

Safety in your building

20 December 2023

9-19 Robsart Street and 1-11 Thornton Street,
Stockwell,
SW9

Dear residents,

External wall work still due for March 2024 completion

I'm pleased to say that Higgins still expect the external wall work to complete in March of next year or sooner. This is dependent on the weather; you will have noticed that most of the debris netting has been removed from some of the elevations. The reason is that this reduces the wind loading and allows some of the scaffold ties to be removed so that those locations can be made good. The application of the render system started but then was delayed by severe weather.

It is hoped that the weather is better in the new year so we can inspect the quality of the render and providing this is acceptable, the scaffold can start to come down.

As an explanation, if there is very stormy weather, it can be unsafe for operatives to be working on scaffolding at height. The render also needs to be applied in dry weather and temperatures of 5°C and rising so particularly wet or cold periods can affect the programme dates.

It has become known that there is a problem with the cladding panels to the front elevation resulting in these having to be re-ordered so there may be a slight delay in the scaffold to the front coming down. We will know more in the new year and shall update once we know the new delivery date.

Internal work

We wrote previously about some internal work which may be required and are awaiting feedback from Higgins, this is still the case, and we hope to progress these early in the new year. We will share any details as these are known to SNG with you as soon as they have been agreed.

You can see previous updates here: www.networkhomes.org.uk/robsart2buildingsafety/. If you have any questions, you can get in touch with us on customerservice@networkhomes.org.uk.

Kind regards

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A summary of this letter

Work is still expected to complete in March 2024, unless there are extended periods of particularly bad weather.

A reminder

Your building's fire strategy is currently **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.