

Safety in your building

31 January 2024

20 and 22 Sidney Road,
Stockwell,
SW9

Dear residents,

External wall investigation to take place Thursday 22 and Friday 23 February

Following our previous updates about the need to investigate your building's external wall system, we have now scheduled in these investigations for **Thursday 22 and Friday 23 February**. The external wall system is anything that makes up the external wall of your building – this includes things like cladding, tiles, insulation, fire barriers and render systems.

Logistics during the investigations

We will be using a raised platform to carry out the investigations to the external wall system. We'll be inspecting areas across the buildings and looking at all the different material types used. If we need to make any cuts to look behind the outer wall, we will put things back to the way they were before we arrived.

We don't expect this to affect parking during our investigations, but please do make sure you park within allotted spaces to make sure we are able to access the external wall where necessary. We will have some marshals on-site and may need to stop access for some minutes at a time while we move the platform.

We need to access some of the top floor terraces to take a look at materials used in these areas. We will get in touch with residents who live on the top floor closer to the time to request access to their terraces. We also need access to ground floor properties with gardens as the contractor will need to access your garden with their raised platform. Please get in touch with us to arrange access on the below details.

Why are investigations taking place?

We've written to you about this before but thought it would be useful to include a reminder of why we're taking a look at your building. Following the Grenfell Tower fire, the government told owners of tall buildings over 18 metres to investigate their buildings and determine if the correct materials had been used, and the construction method/workmanship was appropriate. SNG (then Network Homes) has nearly 100 tall buildings and so it took us some time to be able to investigate all of them. This is especially because professionals with the skills to investigate are in very high demand, due to the number of tall buildings in the UK and London particularly.

We're now investigation our next priority group, which is of buildings of between 11 and 18 metres – this includes your building. If we don't find any issues, we will be able to issue an EWS1 form (external wall system – EWS) which is a form that certifies the fire safety level of a building. The government has said this is only required for buildings over 18 metres, but some lenders are asking for it to lend on a property. If we do find any issues, we will write to you when we have the next steps to share.

Who pays for the work if we find any issues?

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk
[customerservice@
networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
0300 373 3000

A summary of this letter

We're following guidance from government that we need to investigate the external wall system of buildings like yours.

Your investigation will take place on **Thursday 22 and Friday 23 February**.

We need to access your terrace if you live on the top floor and your garden if you live on the ground floor – we'll be in touch about this.

A reminder

Your building's fire strategy is **stay put**, so you should stay in your home unless you are directly affected by smoke, heat or fire, or are told to evacuate by the fire brigade. There is no communal alarm in the building.

The government has a fund for buildings between 11 and 18 metres to help fund fixing some of the issues that we could find. This is called the Cladding Compensation Scheme (CSS). While we have not yet needed to apply to this scheme, we have successfully applied to the scheme for buildings over 18 metres many times, and have a good relationship with the Department for Levelling Up, Housing and Communities. We're therefore optimistic about any application we make to the CSS. The CSS is designed to cover costs for some issues which might have otherwise been recovered from leaseholders through the service charge – please note not every single issue or material is covered by this fund. We'll confirm further down the line if/when we find any issues. Tenants will not need to contribute as this is done through rent payments.

Further support

If you need further support, you can:

- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/sidneybuildingsafety/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)