

## Safety in your building

21 March 2024

Cumnor House, Helmi House and Lidcote House,  
Robsart Street,  
Stockwell,  
SW9

Dear residents,

### Scaffolding expected to be removed May/June

We last told you that we expected work to the external wall system to complete in the first quarter of 2024. You'll have seen from the level of scaffolding still on the buildings that we're disappointingly not going to meet this date.

#### Expected completion

The external wall works have overrun significantly due to several technical issues, but we are now nearing the end of the programme. Scaffolding has started to be dismantled to the upper levels of Helmi House and other areas of scaffolding will start to be dismantled towards the end of March/early April after all quality inspections have been completed.

The remaining scaffold is expected to take circa 6-8 weeks to fully dismantle. This is dependent on successful quality inspections, no further unforeseen issues and weather conditions. We're expecting scaffold to be completely removed in May/June.

Once scaffold has been dismantled, reinstatement works can begin to the landscaped areas that were affected by the scaffold. SNG is working closely with Higgins and SW9 Community Housing to ensure that the area is returned in an acceptable condition.

Some cladding spandrel panels on Helmi House will need to be replaced which we expect to happen in May, as we are awaiting sign off of the panels from LABC (Local Authority Building Control). No other panels are affected.

The fire engineer will then issue the EWS1 within 4-6 weeks of all works having been completed. We'll send it to you once we've received it and completed our due diligence.

#### Helmi firestopping works

Higgins are in process of completing the final firestopping works required within Helmi House before they then start to make good the ceilings and redecorate.

#### Lidcote, Cumnor internal works

The new fire alarm is active at Lidcote and Cumnor House and we would like to extend our thanks to everyone for your cooperation. The alarm is tested every Wednesday and will remain active until we have completed the necessary firestopping and fire door works inside the building.

We are in discussions with Higgins about the required firestopping and fire door works, and we will write again once we have reached an agreement with them. The position is still the same that leaseholders will not need to contribute towards the firestopping works as these are original defects.

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#### **A summary of this letter**

We're now expecting scaffolding to be removed in May/June.

Once we have agreed next steps with Higgins, we will write to Cumnor and Lidcote residents about firestopping and fire door works.

#### **Reminders**

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

Please ensure yourself and your household do not access the scaffold for any reason as this is a health and safety hazard. Accessing the scaffolding is a trespassing offence.

The work required to fire doors is a mixture of installation defects and maintenance issues therefore we cannot rule out some form of leaseholder recharging for fire door maintenance at this stage. Our approach will be to explore all options before recharging leaseholders for this element of work.

SNG would like to extend our thanks to all residents for their cooperation before and during the works, we understand the disruption it has caused and are incredibly grateful. All previous updates can be found here: <https://www.networkhomes.org.uk/robsart1buildingsafety/>. Please email us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

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