

Safety in your building

21 March 2024

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

Dear residents,

Scaffold fully dismantled late April/early May

You will already have seen that the scaffold is starting to be dismantled in certain areas around 11 Robsart Street, and at 1 and 7 Thornton Street scaffold has been dismantled on the east and south elevations with the remainder expected to be dismantled next.

We anticipate that the scaffold will be fully dismantled towards end of April or possibly in May. It is difficult to provide an exact date as this will be dependent on a number of factors including weather conditions when applying the render system. The cold temperatures are not an issue anymore but there has been significant rain over the past few months which has impacted on progress. Once the scaffold has been removed from site we will be engaging with Higgins and SW9 to reinstate the landscaping.

Front entrances

Works have commenced to the front entrances and we apologise for any inconvenience that this may have caused. The replacement of the door entry system has been scheduled to coincide with the building safety works and this has meant that the access control panel has had to be re-sited so that the new wall can be constructed without the need to recess the door access panel.

The fire engineer will then issue the EWS1 within 4-6 weeks of all works having been completed.

Zinc repairs to balconies

You may have noticed we have had to carry out some repair works to balcony zinc flashings – areas where the zinc was cut back to allow the scaffolding to be attached/tied to the building. The replacement zinc appears a different colour to the existing zinc. We are advised it is the same colour, as the existing zinc has experienced more than 10 years of weathering and that the appearance difference will improve over time (photo right). This repair method is presently intended to be replicated on other balconies as scaffold is dismantled.



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A summary of this letter

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

Once we have agreed next steps with Higgins, we will write to you 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.

We have considered full replacement of these balcony flashing however this option would cause further disruption to residents and incur significant costs as it would mean taking up balcony flooring and other parts of the balcony build up. Therefore, we are not proposing to do this. We are exploring if there are any other alternative options that could relatively easily be completed that would reduce this visual impact on the exterior of the building.

Roof and smoke vent works

There will be works carried out to the roof of 17 Robsart Street to resolve the leaking automatic opening smoke vent (AOV) hatch. The roof membrane will also include re-covering the two roof terraces of flats 15 and 16 which have experienced some damage. I would also like to mention in this letter that you must not use a BBQ on your balcony or roof terrace as this represents a fire risk and also risks damaging the roof waterproofing membrane. The roof waterproofing membrane is vulnerable to damage from BBQ embers and several areas have been identified as having such damage so please do not store or use BBQs on your balcony or roof terrace.

Internal works

There will be further works required to the internal communal areas and SNG are in discussions with Higgins about the required firestopping and fire doors works. We will write again once we have reached an agreement with Higgins. The linked fire alarm will remain in operation until these internal works are completed.

The position is still the same that leaseholders will not need to contribute towards the fire stopping works as these are original defects. The work required to fire doors are 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.

We would like to extend our thanks to you all for your cooperation before and during the works, we understand the disruption it has caused and are incredibly grateful.

Further support

Check out the documents we've sent: <https://www.networkhomes.org.uk/robsart2buildingsafety/>. And get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

Raj Gandecha
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