

Safety in your building

17 December 2024

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

Dear residents,

Internal firestopping works likely to take place next year and EWS1 letter

It's been a little while since we have written to you, as the work to your building's external wall system has now finished. We wanted to write again to keep in touch regarding future works that need to take place to your building.

Internal works

As part of our project to remediate the issues we had found in the external wall system, we also carried out some investigations internally. This was to check if the firestopping works, which slows the spread of fire and smoke between flats and between floors, was in place as expected. We wrote to you at the time to let you know we had found some issues that we will need to resolve.

It is also expected that there will be works required to the fire doors and we continue to liaise with Higgins regarding the scope of works and when these are likely to take place.

Next steps

We're still working on agreeing the details of the project and so don't have a start date for the work next year. Once we do, we'll write and share more information, and if necessary we'll hold another resident webinar so you can ask us any questions you have. We're writing now to remind you that this work still needs to take place, and to reassure you that we are still working on agreeing the requirements so that we can complete the work.

Fire Strategy

The fire strategy remains the same which is simultaneous evacuation. This will likely revert once all the works have been completed, and we will write to advise further on this when the time is right.

EWS1 form cover letter now available

We have been reviewing the information we have shared with you recently and have realised we did not send you a document related to your EWS1 form, following the completion of the external wall remediation project. You'll remember that an EWS1 form certifies the fire risk in a building's external wall system.

When we send residents the EWS1 form, we usually also share a cover letter from the fire engineer as well. Sometimes, lenders have asked for a covering letter from the signing fire engineering firm and individual fire engineer, outlining the work carried out. This is the document that we realised we have not shared with you.

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A summary of this letter

We're still working on agreeing the details for internal firestopping work we need to carry out – we expect it to start next year.

We'll write again when we have some confirmed details to share.

We forgot to share an EWS1 form related document with you – this is a cover letter from the fire engineer which can sometimes be a requirement of lenders. Please file the document away where you have filed the EWS1 form.

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.

Please save the below document in the same place you have filed your EWS1 form:

- EWS1 cover letter: <https://www.networkhomes.org.uk/media/21884/22739-robotsart-2-ews-cover-letter-signed.pdf>
- Webpage where you can find your EWS1 form and all previous updates about the external wall remediation project: <https://www.networkhomes.org.uk/robotsart2buildingsafety/>
- Fire industry Association (FIA) portal, where lenders can search for EWS1 forms: https://buildingsafetyportal.co.uk/search_forms.

We don't think this incident would have hindered any sales, remortgaging or staircasing taking place at your buildings. However, please accept our apologies, as we should have shared the cover letter with you when we received it.

If you have any questions, please get in touch at customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)