



Network Homes

Safety in your building

28 May 2021

Humberton House,
12 Ward Lane,
Kenworthy Road,
Homerton,
E9 5GX

The Hive
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Wembley
HA9 0HP

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Dear residents,

Don't use barbeques on balconies, plus further investigations needed

You'll have received a letter from us about our building safety programme for buildings below 18 metres and we indicated we would be carrying out further investigations this year.

Following the Grenfell Tower tragedy, the focus from government guidance was to initially investigate ACM (Aluminium Composite Material) cladding on buildings. This was the type of cladding that was on Grenfell – we removed this type of cladding from your neighbouring buildings in 2019 at our cost.

Since then, the conversation has moved on and the focus has broadened to look at a wider number of materials on buildings and other building/fire safety related issues. Network Homes has carried out investigations at numerous other buildings across London and we now need to carry out some further investigations at the buildings on the Kenworthy Road estate. As government guidance has changed, we are now looking at other materials which have been used on the buildings.

We will be including Humberton House in the project to investigate further the buildings on the Kenworthy Road estate.

Barbeques on balconies

During our investigations, we saw that some residents have barbeques on their balconies. **You should not be using a barbeque on your balcony or on communal grounds.** Some of the balconies have a gas pipe running along the balcony roof and are close to the materials listed below and so barbeques must not be used. If you need help disposing of your balcony, please get in touch with us on the contact details below. We will be in touch with any flats which we know have barbeques on them.

The London Fire Brigade (LFB) has identified barbeques as a major cause of fires starting on balconies and says that barbeques should **never be used on balconies**. A major fire in Deptford last year was started by a barbeque on a balcony. You can read more from the LFB here: <https://www.london-fire.gov.uk/news/2020-news/may/don-t-be-the-cause-of-a-balcony-blaze-warn-firefighters/>.

Barbeques should never be used on balconies – please do not use your barbeque!

Initial investigations

We carried out a non-intrusive survey and have found some things which will need further investigation and consideration from a fire engineer. This includes:

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Helpful information

Visit our website at www.networkhomes.org.uk/your-home/building-fire-safety-and-cladding/ for a variety of information dedicated to building safety including:

- EWS1 forms
- Remortgaging and product transfers
- Resident Associations
- Leaseholder groups
- Compensation eligibility
- Government funding.

We upload all Building Safety letters sent to you: www.networkhomes.org.uk/your-home/my-block-documents-fras/.

Good homes make everything possible

- Timber decking on balconies
- Timber 'Brise Soleil' horizontal slats
- Timber privacy screens on balconies
- Insulated render system.
- Any other fire related safety defects discovered during an intrusive investigation.

Further investigations

We are putting together a qualified professional team of building surveyors and fire engineers to carry out an intrusive investigation into your building which will take a further look and confirm the types of material and external wall system used on your building. We will then be provided with a report by the fire engineer who will let us know if we need to remediate the issues above.

Building Safety Fund

The government provides grant funding for buildings that are above 18m tall with a 30cm tolerance. The buildings at Kenworthy Road development are all approximately 15m in height. This is measured from the ground level to the floor level of the top occupied storey. Your building is not eligible for the Government's Building Safety Fund, however the Government has announced that other forms of loan funding will be available for low rise buildings. The Government has said it will release more information about this funding in the coming months.

It is our intention to carry out thorough investigations to assess and then pursue all avenues for third party funding such as the original builder or the warranty provider. As the last option, we may need to recover costs through the service charge.

Discussions with insurer re blue fibreglass cladding

We have reached an agreement with our insurer for a claim in relation to the blue fibreglass cladding which is present on other buildings on the estate. This is a good indicator, should we find any further issues which need to be remediated. Hopefully this reassures you that we are working to reach the best resolution possible on your behalf.

After the further investigations are complete, we will submit further claims to the warranty provider if this is necessary.

Webinar at next significant update

If the fire engineer believes we need to remediate the building, we'll organise a webinar to discuss the next steps once we have a confirmed position.

We've once again included some info above with a reminder of some helpful information we have on our website, so please do have a look. If you have any additional questions, get in touch on customerservice@networkhomes.org.uk.

I would also like to reiterate our ask to you to please not use barbeques on your balcony.

Kind regards

Peter Park
Project Manager (Building Safety)