



Network Homes

Safety in your building

16 July 2021

Vantage Point,
Berger Road,
Homerton,
E9

Dear Resident,

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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customerservice@
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0300 373 3000

Vantage Point Cladding Remediation Update – work to begin on 29 July

Following our last update at the end of March, we are writing to let you know of the next steps in the remediation project at Vantage Point. The negotiations have been both complex and time consuming, but we are pleased to be able to share this latest position with you. The position with insurer costs and the Building Safety Fund remain the same as the previous update. You can read that here: <https://www.networkhomes.org.uk/media/11502/20210330-vantage-fund-application-approved-sent.pdf>.

We will be splitting the project into two parts – this has been one of the challenges we have been facing in terms of extending the time on-site.

Phase one to start on Thursday 29 July

Phase one of this project will involve further investigations and preparing the design of the remediation project. We have appointed Claritas to carry out the work at Vantage Point. During phase one we will be undertaking extensive opening up works to examine some locations as advised by our professional team. This will give Claritas more information to prepare a suitable design solution. This will add some time onto the length of the project, but all parties have agreed this is the best way to mitigate any unknowns which may cause problems further into the remediation process.

The opening up work will start on **Thursday 29 July** and last for about two weeks, if all goes to plan and the weather is good. The work will see us remove some terracotta tiles to confirm what lies behind, in areas identified by our appointed fire engineer. The team will then prepare and submit a fully costed remediation design proposal for consideration by the insurers and Network Homes, with the remediation forming phase two of the project. At the moment, we anticipate being on site by March 2022 and hope to have this phase of the work completed by March 2023 assuming there are no technical issues or serious weather problems.

We have said previously that we will hold a webinar to give you the opportunity to ask us questions. We don't believe that it is necessary to hold one for the above work as it is an information gathering exercise. We plan on holding one when we can invite the contractor on and we have the fully costed design proposal, so we can answer your specific questions about programme dates, disruption, the site layout, scaffolding and more. We'll therefore hold a webinar when we have much more information to share with you at the beginning of phase two.

If we need to open up the external wall outside your home, we will let you know through letters/texts so you're aware there may be people outside your windows working at height. Both Network Homes and Claritas will have a presence on-site during the work, so please come and say hello if you see us.

A summary of this letter

Phase one of the project will see our contractor Claritas carry out some more investigations into the wall. This will start on 29 July and last for a week. We will then decide on a design for the remediation.

We'll write to you once phase one is complete and we know the design of the remediation project. We'll invite you to a resident webinar at this time and currently expect it to be in late 2021/early 2022.

Phase two will be the remediation phase. We will remove the terracotta tiles, fix the issues behind and then replace the tiles.

Phase two

Phase two will be the remediation phase and during this phase the terracotta tiles will be removed from the building, elements of the wall behind the tiles will be rectified and then the tiles replaced. We currently anticipate that this phase of the project will take circa 50 weeks to complete. However, this may be subject to change should complications during the project be encountered – we'll keep you updated on the progress throughout the project.

While I have given a very simplistic overview of the work, the exact nature will not be truly known until after phase one has been concluded. We will next write to you upon the completion of phase one and just before phase two is scheduled to start – this will include information on how to join the webinar. This is anticipated to be towards the end of February/beginning of March 2022.

EWS1 form

Following completion of the work, an EWS1 form will be issued so leaseholders who wish to sell their flat can do so without fear of a mortgage being refused by the lender of a potential purchaser.

Costs

Recovering costs from leaseholders is a last resort and we are doing everything we can to avoid that outcome. We continue to work closely with our insurer to have the building remediated under our warranty claim. Where this may not be possible for some reason, we have submitted an application to the Building Safety Fund – depending on our findings in phase one we may need to resubmit.

Lastly, we are unable to guarantee that leaseholders will see no costs and do not want to make false promises about this, even if it is a slim possibility. We certainly hope that this will not be the case, but we need to be clear from the outset. We have committed to being open with you, rather than taking the easy route which is saying nothing and later asking for money which comes as a shock.

Please get in touch if you have any questions on customerservice@networkhomes.org.uk or call us on **0300 373 3000**.

Kind regards

Peter Park
Project Manager