



Network Homes

Safety in your building

16 March 2022

Vantage Point,
Berger Road,
Homerton,
E9

Dear residents,

Project update, plus importance of keeping internal fire doors closed

We're making progress with the remediation project planning and have included an update on several aspects of the project below.

Scaffolding and railway line

We are liaising with Network Rail about the scaffolding arrangements at your buildings back onto the railway line and Homerton Station. We need to ensure that we don't interfere with the railway and also ensure the project is safe for all residents, operatives and railway staff and passengers given the location.

We're in discussion with Hackney Council about the relevant scaffolding arrangements for the rest of the building as we will need to have some scaffolding on the pavement. It may be that the council will also need to suspend some parking bays, but we will know more once the arrangements have been finalised.

Green wall planning decision

We're in regular contact with the council regarding our planning application for the replacement of the green wall on Archer Tower. They've still not reached a decision and have said to us they are liaising with their Building Control colleagues before deciding on the planning application.

Once we have the decision on the planning application and a confirmed arrangement regarding the scaffolding from the council and Network Rail, we will be able to share further information on when the remediation project will begin on-site. I'd like to thank you all for your patience while we get to that stage.

Fire alarm work

We have now tested the fire alarm system in all low-rise blocks and are currently working on some faults in Archer Tower. There may be some minor remediation work still required because of our findings and we would like to reiterate our appreciation for allowing us access to your home during this work.

As this programme of work draws to a close, you can be assured that the fire alarm system fitted to Vantage Point has been modified to reduce false alarms and increase efficiency as it can now pinpoint faults and unauthorised tampering. **If the communal alarm system activates then you must evacuate the building immediately.** If this is a false alarm, the matter will be quickly resolved by the onsite team and/or London Fire Brigade and you will be allowed back into your home as soon as practicably possible.

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A summary of this letter

We're finalising agreements with Hackney Council and Network Rail regarding the scaffolding required for this project.

We're still waiting on a planning decision from Hackney Council on the green wall replacement.

There may be some more work required to the alarm system in Archer Tower – thank you for your cooperation!

Please do not prop open internal fire doors. These are designed to slow the spread of smoke/fire and keep everyone in your buildings safe. If you see them propped open, please remove whatever is keeping the door open.

A reminder

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

Importance of keeping internal fire doors closed

Recently when members of the team have attended the site, they've repeatedly noted that a number of internal fire doors are being wedged open. These are mainly in Bowman House and Archer Tower.

It is very important for **the safety of all residents that this stops immediately**. The purpose of the common area fire doors is to protect your escape route from filling with smoke in the event of a fire and to provide a clear smoke-free exit route from the building. The doors also give the fire brigade a chance to get the situation under control and rescue any residents who are unable to leave the building. Doors propped open by residents will only slow any evacuation or rescue possibly resulting in an increased risk to life and unnecessary significant levels of damage. Keeping doors closed will also help in containing any fire, making the situation safer/easier for emergency services.

It is important that everyone plays their part in keeping the buildings safe. We therefore ask that you **don't prop fire doors open**, as this increases the fire risk in the event of such an incident. If you see doors being propped open, you should remove whatever is being used to hold the door open and advise the on-site staff or Network Homes.

We all have a duty of care for each other's safety.

Get in touch with us on customerservice@networkhomes.org.uk if you have any questions. You can view all documents for Vantage Point here: www.networkhomes.org.uk/vantagebuildingsafety/.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)