



Safety in your building

06 May 2022

Houblon Apartments,
6 Tyne Street,
Whitechapel
E1 7AN

Dear residents,

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

www.networkhomes.org.uk
customerservice@
networkhomes.org.uk
0300 373 3000

Our submissions to balcony consultation/ACM cladding removal from John D Wood

You'll be aware that John D Wood, the managing agent of Houblon Apartments has begun the Section 20 consultation for the replacement of the balcony decking and the removal of ACM cladding from the rooftop plant room. We previously told you that we would share our response to the consultation with you. I have therefore included a copy of the letter sent to John D Wood with Network Homes' observations, so you're aware of what we have said.

The period to provide observations or comments on the proposed work ends on **Tuesday 17 May**, so you are still able to provide your own feedback if you have not done so already.

Please feel free to get in touch with me if you have any questions.

Best wishes

Dominic Clarke
Section 20 Consultation Project Manager

FAO Ray Bloom
John D Wood
34-35 Clarges Street
London
W1J 7EJ

27th April 2022

Dear Ray,

**Re: Notice of Intention; Balcony decking replacement and ACM removal
The Crawford Building, Houblon Apartments, One Commercial Street, E1 7PT**

Further to receipt of the attached Section 20 notice dated 31st March 2022, please accept this email as Network Homes' formal observations to the impending balcony decking replacement works and ACM removal on the roof plant room as outlined below.

General queries

- Can you confirm that the necessary Equal Opportunities policies are in place?
- Will access appointments for Network residents be made and arranged by the relevant Managing Agent?
- How will materials be mobilised throughout the building and individual units?
- What measures will be put in place all vulnerable residents?

Proposed Contractors

- Please can we have sight of the tender document detailing the protection of the communal areas and lifts?
- Will contractors take before and after photos of the condition of areas where work is to take place?
- Can you provide evidence of Tranquil Construction's competence to carry out such works?
- We are unable to locate a Tranquil Construction Ltd via Companies House find company information service. Please could you confirm their company number and if you have assessed their financial standing and overall competence to complete these works.
- Please could you confirm that you have seen the contractor's insurances.
- Will the contractor provide any form of guarantee for their work?
- Please could you confirm the type of construction contract that you intend to use to appoint the contractor?
- If competitive tenders are not sought, the consultation will be rendered void and recharges capped at £250 per unit. Network does not agree to waive the consultation requirements for the purposes of appointing Tranquil Construction.

We have concerns about the methodology proposed to carry out this programme of works. Our main concerns are to do with doing the work from the inside of flats and the health and safety implications on working in occupied properties and on balconies without a scaffold. How will Health and Safety be managed should areas of the building and/or flats be inaccessible to occupants of the building?

A set of protocols will need to be in place before contractors enter and exit a resident's flat. Once the works are done to an individual property, we need to have assurances that works are complete with minimal risk of comebacks or repeat work.

Management

We will need to understand the following. Please provide a breakdown of each of the points raised below.

- How are materials are going to be delivered and stored?
- What are the proposed working hours?
- How will you manage occupation of flats while works are underway?
- How many operatives will be involved in each property and for how long?
- Will you make available schedules of condition before works start and at commencement?

Understandably there will be elements of noise nuisance to those occupying the flats; for those who work from home, are bedbound or have no alternative accommodation, please detail how disruption to the general occupation of flats will be mitigated.

Network are happy to engage in discussions and provide support where necessary to ensure this project is carried out efficiently with maximum benefit to all residents.

We look forward to your full response to our observations raised.

Yours sincerely,



Dom Clarke

Section 20 Consultation Project Manager

0204 512 5945

dominic.clarke@networkhomes.org.uk