



Safety in your building

10 June 2022

Rainbow House,
Water Lane,
Watford,
WD17 2AP

Dear residents,

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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

Night work required during August – selected flat appointments to be arranged

As you'll know, we've been working to reach an agreement with Network Rail to establish a safe way to erect scaffolding on the side of the building close to the railway. One of the main challenges has been finding a solution which does not disrupt the train schedule from operating. As such, Network Rail is only able to approve access to the railway line to put up scaffolding when trains aren't running during the night.

The dates we have been given by Network Rail are **Tuesday 2 August – Friday 5 August, and Sunday 14 August**. The work is expected to take place between 1am and 5am. I know this will be disappointing to hear and will cause you some disruption. We've included a link to a video summary where the team talk through a project update and what's going to happen with the railway scaffold, plus a series of FAQs is below. Here's a link to the video summary: <https://youtu.be/mY64LWSWEdc>.

Which flats are going to be most affected?

There are four flats which back directly onto the railway line so these will be the most severely affected. Some neighbouring properties will then experience medium disruption, while the remainder may experience a mild impact.

- Severe impact: Flats closest to railway line
- Medium impact: Flats overlooking railway line
- Mild impact: All other flats.

How is Network Homes going to minimise the impact?

We'll need to discuss your individual circumstances with you to determine what the best approach will be to help you minimise the disturbance you feel. Please complete this form to help us understand your requirements – a member of our resident team will then get in touch to arrange an appointment with those who will have severe/medium impact, and those with young children/additional needs: <https://forms.office.com/Pages/ResponsePage.aspx?id=iMv5LbqKPkamtvBWwyHdoRWvuPXhgKNPj8meNqb2BFVUNTZYTIBJTDIMRTAwSVNGRIBWM0E4SDcyMC4u>. Let us know if you work nights, will be on holiday or have the possibility of staying with family or friends during the night.

What level of disruption is there going to be?

There will need to be some loud drilling during the night working hours to fix the scaffolding to the building using 'ties'. This is so we can ensure that the scaffolding is securely fixed to the building, for the safety of our operatives and the trains passing underneath. However, we estimate there will only be around four ties needed to be drilled per night. Of course, this will be much louder for those residents directly overlooking the trainline, than for those facing the ring road. There will also be some

A summary of this letter

Due to the close proximity of the railway, it is not safe to erect scaffolding while trains are passing underneath. Network Rail has informed us we will only be able to put up scaffolding in the night, between 1-5am.

The dates for this are **Tues 2 August – Fri 5 August, and Sun 14 August**.

Please watch our summary video and then fill out our online form. We'll then be in touch to discuss your circumstances and what we can do to reduce the impact.

A reminder

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

other drilling as we secure different fixings across the scaffolding. We also expect there to be some low-level vibration, as we will be drilling into the fabric of the building to secure the scaffolding.

As we carry out the drilling, we will try and have several operatives drilling at the same times, to reduce the number of instances of noise from the drilling.

Why are you not able to use hand drills?

We have looked into the possibility of only using small hand drills for this type of work. However, we don't think it is feasible. While there will be less noise from the sound of the drills, there will still be other noise from securing the scaffold to the building. Using hand drills would significantly increase the number of nights we would need to safely erect the scaffolding, therefore increasing the overall disruption.

Why do you need so many nights to carry out this work?

The timeslot we have been given by Network Rail for when work might be able to be carried out is between 1-5am. However, each night we will be given specific instructions on the timings available, which we will only receive late in the evening. It could mean that we are only able to carry out work for an hour one night, and then use the full four hours the next night. We've therefore got several nights confirmed so we have enough time to carry out all the work.

How will you keep us informed about the night work?

We'll send out a quick update following each night's work to let you know if we are still required to work the next night and how progress is going.

How will we know how much disruption there will be?

We will be holding a drilling demonstration so you can come down and see how much noise/vibration might be made during the night. Please indicate on the form above if you are interested in this.

What options are there for those who will be affected by noise?

We're aware some residents work nights and so we're giving enough notice so you may be able to schedule your shifts across these dates. We're also giving you notice as some of you may be planning a summer holiday and could schedule it across these dates. You may also have the option to stay with family/friends during these nights, so we would ask that you see if this is a possibility. There may be an option for some residents to stay in a hotel for the nights when we need to carry out work. This will only be in very limited circumstances – we will discuss this with you. To set expectations for this, it is very likely we will only offer hotel stays to an extremely limited number of households, such as those who will be severely affected or those who have a medium impact but have additional needs.

What will happen when the scaffolding needs to be taken down?

When we need to remove the scaffold, this will have to be during the night as well. We think this will be sometime in the Autumn – we will confirm once our programme has been updated in June. There will be less disruption as we don't need to drill into the building when removing the scaffold, but there will still be some low-level disruption. We'll write again nearer the time to discuss with you again about minimising the impact.

Check our document library for your building's letters <https://www.networkhomes.org.uk/rainbowbuildingsafety/> and you can email us on customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)