

3 November 2023

## Vantage Point webinar 19 October 2023

Thank you to everyone who joined our webinar and especially those of you who asked us a question – we had quite a few questions on the night and have answered them below.

### Contact details

If you have any further questions, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk). You can also contact our Resident Liaison Officer (RLO) Zoe Kyriacou on [Zoe.Kyriacou@networkhomes.org.uk](mailto:Zoe.Kyriacou@networkhomes.org.uk) or **0204 512 5947**.

The Hive  
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HA9 0HP  
[www.sng.org.uk](http://www.sng.org.uk)  
[customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)  
0300 373 3000

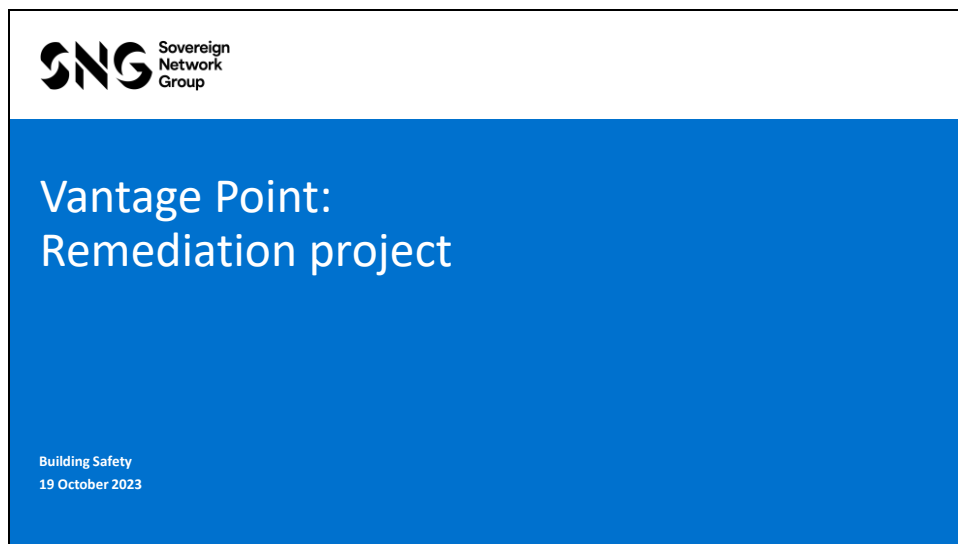
You can also contact our contractor Conneely on [Vantagepoint@cdl-ltd.co.uk](mailto:Vantagepoint@cdl-ltd.co.uk). Their Resident Liaison Officer is Pauline Depusior, who you can contact on [Pdepusior@cdl-ltd.co.uk](mailto:Pdepusior@cdl-ltd.co.uk) or **07970 130299**.

### Webinar recording

You can watch a recording of the webinar via this link on YouTube: <https://youtu.be/Fb7GTJgrT7U>. The video is about 25 minutes long. Please note, the FAQs are not included as part of this recording.

### Presentation slides

Please see below the slides from the webinar presentation, from both SNG and our contractor Conneely.



## Agenda

Introductions and welcome	Raj Gandecha
What are we aiming for?	Raj Gandecha
Project team and overview	Peter Park
Balcony and parking	Zoe Kyriacou
Fire strategy	Sam Drinkwater
Contractor presentation	Conneely
Q&A	Raj Gandecha

## What are we aiming for?

- Efficiently carry out remediations required to the external walls and cladding.
- Improve the building and reassure you that you are safe in your homes.
- Provide you with an EWS1 form (risk certificate) at the end of the project – we'll send you a lender letter too.
- Do the above in collaboration with you, with as little disruption as possible.

## Network Homes Project team

- Resident management team



- Technical team



## Contractors and consultants

- **Main contractor:** Conneely Group
- **Supported by:**
  - PRP Architects
  - Meinhardt Façade Consultants
  - CHPK FE Fire Engineer
  - Philip Pank Partnership
  - Act Building Control
  - Byrne Looby Structural Engineers
  - Jonathan Taylor Ecology

**CONNELY GROUP**  
Drylining & Facades

PRP

MEINHARDT

CH  
PK  
FIRE ENGINEERING

PHILIP PANK  
PARTNERSHIP

ACT  
BUILDING CONTROL

BYRNE LOOBY  
AN avesa COMPANY

J Taylor  
Ecology Consulting

Petrarch

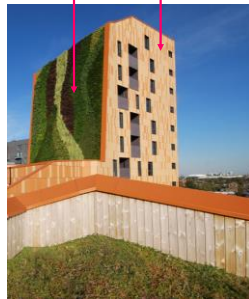


Brickwork



Green wall

Terracotta tiles



## Remediation required

### No change to requirements:

- **Petrarch**
  - To be removed, new non-combustible subframe fitted, new mineral wool insulation fitted where required, new compliant Petrarch fitted
- **Brickwork**
  - Cavity barriers behind brickwork to be replaced
- **Terracotta tiles**
  - To be removed, issues behind fixed, new mineral wool insulation fitted and existing tiles put back on
- **Green wall**
  - To be replaced with a tile solution.



## Green wall

- **Glint and Glare assessment**
  - For safety of train drivers, a matt tile will be required
- **Hackney Council**
  - Matt option submitted to the Council for planning approval.

## Key dates



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Vantage Point: Remediation project



## Likelihood of delays



SNG has been carrying out large scale, complex remediation projects for over five years. In our experience, projects of this size and complexity run into unforeseen issues which can **significantly push back the completion date.**

### Delays are very likely.

#### **Programme estimated completion date:**

- The 'official' completion date provided by the contractor based on **issues that we know about now**
- Small contingencies built in for things like weather, delivery delays, operative numbers
- Doesn't build in large contingencies about unknown issues

#### **SNG's estimated completion date:**

- We'll be working hard to try and achieve the programme date
- But we think our estimate is more realistic, based on our experience at other sites. We want you to keep this in mind, so you have a more accurate picture of what to expect.

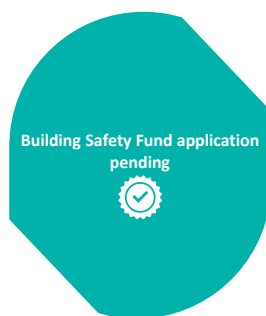


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Vantage Point: Remediation project



## External wall project funding



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Vantage Point: Remediation project



## Fire doors and compartmentation investigations

### Fire doors

- Fire doors replacement works being managed by SNG Asset Management team
- If there are any issues, then please contact customer services 0300 373 3000

### Internal compartmentation investigations

- There is a programme of Internal compartmentation works ongoing
- We will also be completing further internal investigations in flats
- We will be contacting some residents from 1<sup>st</sup> November to allow us access into their homes to complete these investigations
- We will need to cut a small hole in the ceiling to see how the walls between flats have been built. We will put this right before we finish.

## Resident disruption and mitigation

There will be some disruption throughout the project, but we'll do everything we can to reduce it:

- Working hours: Monday to Friday, 8am - 5pm
- Noise: At times there will be some noisy work
- Dust: As we remove materials, there may be some dust
- Light: The scaffold will be lit at lower level
- Security: On-site briefed to complete regular patrols
- CCTV: Scaffolding will be monitored with CCTV and alarm – please report any unauthorised people on the scaffold to the site team or call 999 out of hours.

## Balcony and parking

- Balconies will not be able to be used for safety reasons, during the works
- All items must be removed from balconies , including:
  - Furniture
  - Plants
  - Children's toys
  - Storage.
- Contact us if you may need help with removing large items
- Private gardens on ground floor will need to be cleared

### Fire safety strategy

**! SNG** Sovereign Network Group

**Your fire safety strategy for Vantage Point**  
Simultaneous evacuation - here's what that means:

If you see fire/smoke, take the stairs and sound alarm at the bottom of the stairs. Lift the cover and alarm will scream to stop tampering. Smash the glass and exit



If you hear the alarm, then evacuate using the stairs




If you have to evacuate, leave the building first, and then call the fire brigade on 999



**Don't get caught out!**  
You should evacuate even if you think it is a false alarm

**Assembly point**  
On the pavement on Berger Road, in front of Homerton Station



**Fire alarm test**  
At 4pm every Wednesday



**Our details**  
customerservice@networkhomes.org.uk  
0300 373 3000

### Fire strategy

- The fire strategy will continue to be temporary simultaneous evacuation
- If you see fire or smoke, sound the alarm by pressing a Manual Call Point. An anti-tamper alarm will sound when you lift the cover you will still need to smash the glass to set off the fire alarm
- Everyone must evacuate if they hear the alarm
- Access for battery changes and fault reduction

**SNG** Sovereign Network Group

## Vantage Point

### THE TEAM

## CONNELLY GROUP

Recladding & Facades



**Pauline Depusior**  
Resident Liaison Officer  
PDepusior@cdl-td.co.uk



**Aidan McNicholas**  
Construction Director  
Aidene@cdl-td.co.uk



**Rob Cooke**  
Senior Project Manager  
RCooke@cdl-td.co.uk



**Nerijus Sirunas**  
Project Manager  
NSirunas@cdl-td.co.uk

Expertise you can see.  
Solutions you can trust.

## Vantage Point

### PROJECT KEY STAGES

## CONNELLY GROUP

Recladding & Facades

- Site set up
- Traffic management plan
- Scaffolding phasing and consideration
- Pre-condition surveys
- Phasing of the works
- Project duration
- Resident engagement.

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Solutions you can trust.

CONSTRUCTION WORKS

- Scaffold erected
- Remove tiles
- Dismantle inner elements of the wall
- Repair any defects discovered
- Rebuild wall
  - Install new cavity barriers
  - Install new insulation
  - Refit tiles.

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Solutions you can trust.

RESIDENT ENGAGEMENT

- Contractor letter of introduction
- Regular resident updates via contractors notice board, plus Network Homes and Conneely Facades joint newsletter
- Contact – [Vantagepoint@cdl-ltd.co.uk](mailto:Vantagepoint@cdl-ltd.co.uk)
- Resident Liaison Officer - Pauline Depusior  
07970 130299 [Pdepusior@cdl-ltd.co.uk](mailto:Pdepusior@cdl-ltd.co.uk)

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Solutions you can trust.

PRE CONDITION SURVEYS

- Surveys carried out by appointment
- Purpose of surveys
- Process – Conneely Facades RLO
- Photographic schedule of condition
- Balconies will need to be cleared.

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Solutions you can trust.





Create Vehicle Turning Safe Zone on Junction of Berger Road & Digby Road.

Mobilise Mobile Welfare to Berger Road.

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Solutions you can trust.



Install Cantilever Welfare, Temporary Road Closure and Diversion to facilitate the Lift.

Expertise you can see.  
Solutions you can trust.



Install Cantilever Scaffold to Berger Road Elevation

Install Cantilever Scaffold over Berger Road Pillane.

Expertise you can see.  
Solutions you can trust.





Expertise you can see.  
Solutions you can trust.



Expertise you can see.  
Solutions you can trust.

APPENDIX ONE – TRAFFIC MANAGEMENT PLAN



Expertise you can see.  
Solutions you can trust.

Vantage Point

**CONNEELY GROUP**  
Recladding & Facades



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Install Green Wall Scaffold

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Install Courtyard Elevation Scaffold.

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Install Northern Elevation Scaffold.

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Solutions you can trust.

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Install Berger Road Elevation Upper Scaffold.

Expertise you can see.  
Solutions you can trust.

Vantage Point

**CONNEELY GROUP**  
Recladding & Facades



Expertise you can see.  
Solutions you can trust.



Expertise you can see.  
Solutions you can trust.



### FAQs and next steps

- SNG RLO team:
  - [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
  - Zoe Kyriacou 07464 922875
- Conneely RLO team:
  - [Vantagepoint@cdl-ltd.co.uk](mailto:Vantagepoint@cdl-ltd.co.uk)
  - Pauline Depusior 07970 130299 Pdepusior@cdl-ltd.co.uk
- Emergency out of hours numbers:
  - SNG 0300 373 3000
  - Conneely 07540 013170
  - Dial 999 in the event of an emergency

We'll send out the slides within two weeks, a recording of this presentation, plus answers to all the questions asked.



## FAQs - costs

### As tenants, are we going to have to pay for any shortfalls in funding via increased rent?

Tenants do not have to contribute to the external wall remediation. Rents usually increase in April and are based on CPI (Consumer Price Index) plus 1%; increases are applied the same to all our social rented homes and do not factor in building safety costs. Last year, government capped rent increases to 7% and you can read about that here: <https://www.housing.org.uk/news-and-blogs/news/government-publishes-response-to-consultation-on-social-housing-rents/>.

### Can you confirm the project has not gone back out to tender and therefore your original budget still holds?

The project did not go out to tender again, as Conneely was our preferred choice to get the work started again. The project scope has stayed the same and so the budget remains the same.

### Can you confirm who is funding the internal compartmentation investigations in flats?

We've asked our colleagues in the fire safety team and they're not yet in a position to confirm this.

## **FAQs – contractor**

### **Has full and proper due diligence been taken on Connelly as going from sub to main contractor?**

Yes, we have gone through our standard due diligence process when making an agreement with Connelly to be the main contractor.

### **If Connelly were the original sub-contractor, do they have the required experience and insurance to cover being the main contractor?**

Connelly has over 30 years' experience working in facades in the UK, and their members of the project team have considerable experience working on high rise facades. We would not have Connelly on board if we had any concerns about their ability to be our main contractor on their project. They have the required business insurance to complete the project.

Connelly has also been involved in the Vantage Point project for nearly two years and so are familiar with the site, the set-up and work required.

## **FAQs – project logistics**

### **What type of insulation will be used? Will it meet or improve on the insulating standards as the original?**

The insulation we will be putting on the building is Rockwool insulation. It has the same approximate thermal value as the insulation we are removing. However, as the rest of the work to the external wall system will be improved such as better fittings, we anticipate there will be a small improvement in the performance of the new insulation, compared to the existing insulation.

### **As part of this project will residents be able to access the archer tower roof garden (previously closed without consultation)?**

For safety reasons, the roof garden will need to remain closed during the external wall remediation project. Reopening the roof garden is not something that the building safety team is able to decide on, however we will ask the neighbourhood team if the roof will be reopened.

### **Can clear signage be added to highlight the main entrance to archer tower and most delivery services do not know it's behind the current scaffolding? This is probably a safety issue also.**

We don't think this will be a safety issue, but will be looking at whether we can improve signage during the project to make deliveries easier. We'll be adding better way signage by the end of November.

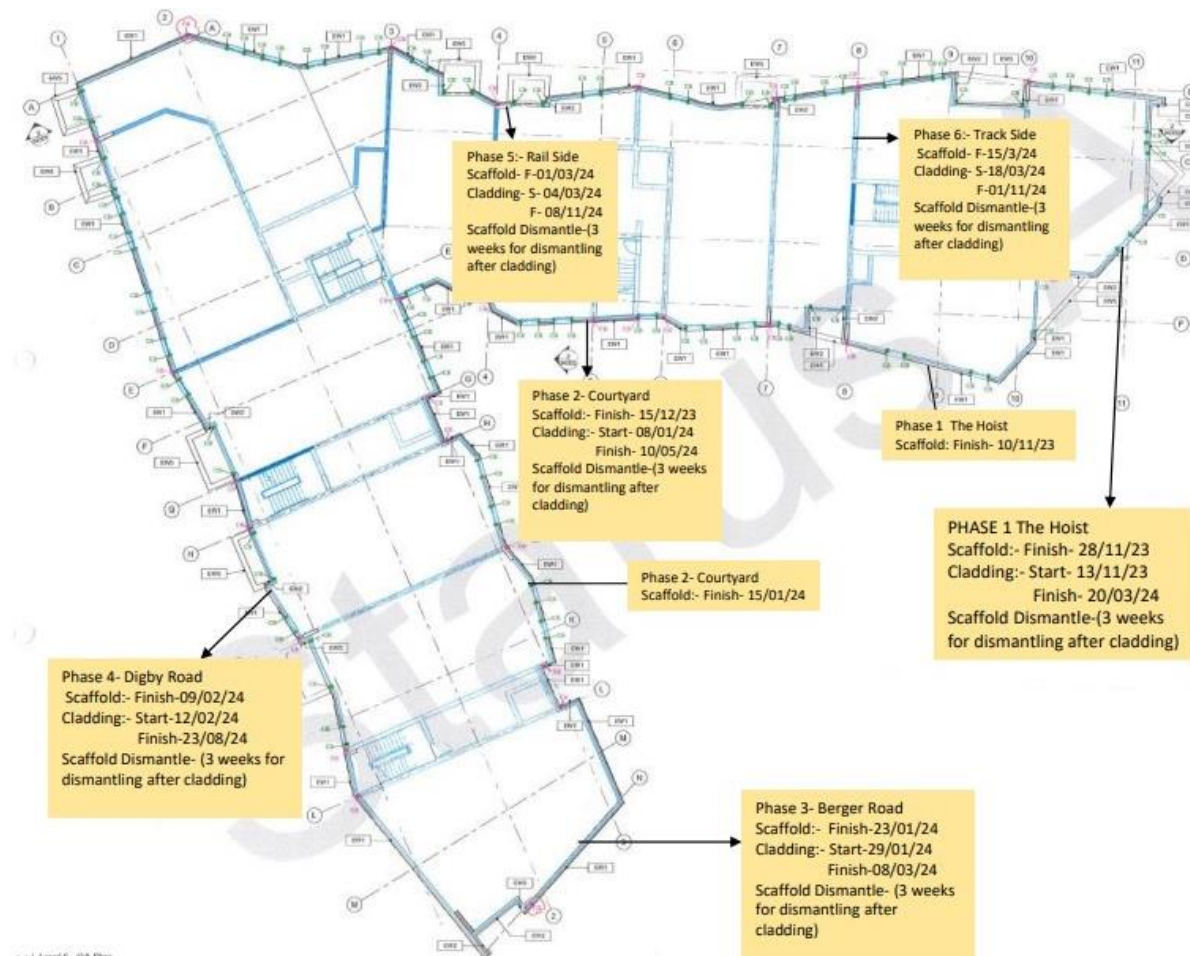
### **Will monoflex sheeting only be used to the north side facing the railway line?**

The side facing the railway requires monoflex sheeting, as required by Network Rail for safety reasons. The remainder of the scaffolding will have netting.

### **At a recent resident meeting we were advised work would be done floor by floor starting at the top and removing scaffold as you go down. How long will each floor take to complete?**



Conneely has provided us with dates for each elevation when the scaffolding will begin to be put up and when the cladding work will begin so you can see how long there will be work on your side of the building.



**Can you clarify what you mean by monflex sheeting? Will that mean there won't be a natural light coming through? Will be the north side be done first to reduce the implication on the health due to reduced light?**

The sheeting we use is white, so there will be some light coming through, but it will be reduced. We'll do what we can to try and ensure the sheeting is up on the north elevation for as short a time as possible to effectively carry out the works.

**Please can the area around the site be kept tidy as it appears to attract a lot of littering within fencing - can it be changed to wooden to stop this?**

The team from Conneely are on-site from **Monday 23 October** and one of their first tasks will be tidying up the site, as we're aware it's been looking a bit unsightly since work stopped. Once it's all tidied up, there will be regular clean-ups to ensure the site doesn't get this bad again. They'll be looking at the fencing to ensure the most appropriate is used.

**Can there be less notices in the receptions area as our home is starting to look like an office?**

We'll speak to our neighbourhood team about tidying up this area and trying to keep notices to a minimum. There will still be some notices, so you can see things like the cleaning rota etc.

**Please clarify the fire evacuation: Is it now stay put or evacuate?**

The fire strategy is simultaneous evacuation – this means if you hear the fire alarm, you need to evacuate the building and head to the assembly point outside Homerton station.

## **FAQs – fire doors and internal works**

**There have been internal investigations on doors/frames/glass - leaving them more vulnerable in case of fire. How quickly will this be addressed?**

The fire safety team are handling the replacement of fire doors at Vantage Point, whereas the building safety team are managing the external wall remediation. The fire safety team has advised us work will continue on fire doors until the end of the year.

**Please note the frames have been pulled leaving gaps.**

Again, we've spoken to the fire safety team, and this will be addressed during the fire door replacement programme. When new doors are delivered, they come as part of a 'fire door set', which includes not only the door, but the frame as well. The system has been engineered together by the same manufacturer, and therefore frames will be included in the replacement programme.

**Cracks have appeared in flats after previous external walls investigations, how and when will this be addressed?**

If you have identified cracks in your walls, please get in touch with us urgently using the contact details at the top of this document. Please be prepared to share pictures with us and/or meet us on site so we can have a look at the issue. We'll then work with you to determine next steps.

## **FAQs – communications**

**How often will the teams be communicating findings etc to us?**

If the project is going as expected and we're keeping on schedule, we'll write to you every two or three months, just to let you know things are going okay. If we come across some difficulties or challenges, especially ones which will affect the project duration, we'll write as soon as we've confirmed the details.

You'll also hear from us and Conneely regularly about smaller details such as balcony access, road closures etc.

**When will we have sight of reports of investigations and findings over the years and/or how do we access these?**

We're not able to share investigations or reports with residents, as we need to protect our legal and commercial position. However, we have been open with you about the issues we've found and if you have any specific questions, please do get in touch and we will do our best to answer them.

**What would you say are the possible challenges that might delay the completion? Will we be kept up to date of any possible delays?**

We could find further issues that did not come to light during our investigations, or face issues with the work on the railway side due to the closeness of the railway line. Whatever happens, as above we will be updating you regularly to let you know how things are progressing on-site.