

Safety in your building

24 May 2024

Vantage Point,
Berger Road,
Homerton,
E9

Dear residents,

External wall remediation progressing really well, balcony work coming soon

The project is progressing really well and we've received approval from Network Rail for the work facing the railway which we have been working towards for some time.

External Wall Works

The works are generally progressing very well and approximately 35% of the work is complete. The work is being completed in stages to different areas of the building:

- Removing terracotta tiles.
- Disposing of existing insulation and cladding support structure.
- Installing new sheathing board, new cladding support system, new insulation and new fire barriers along with water proofing works.
- Re-fitting the terracotta tiles.

Balcony works

The technical details for the balcony works have been agreed and initial pilots have been completed, with work continuing to more balconies in coming weeks. Please work with colleagues from SNG and Conneely to clear your balcony to allow the work to proceed as follows:

- Balcony cleared by residents and possessions taken inside the flat.
- Conneely to remove existing balcony wall and ceiling cladding.
- New supporting structure fitted.
- New Insulation and coverings fitted.
- New cladding fitted.

Each balcony has a metal support structure with very sharp edges which will be exposed during the works. To ensure no-one is injured by the sharp edges, access to the balcony will be restricted during each balcony's work, which we expect to take around four weeks. If you think you will need to open access doors during hot weather, please discuss this with the Conneely resident liaison officer and management team based in the office on the ground floor.

During our investigation and remediation works it has been noted that residents are modifying and fixing items to the building structure. The structure of the building does not belong to residents, and this is not permitted please refrain from doing this.

Network Rail and green wall

After a long wait and lots of liaising, Network Rail has finally approved works on the railway elevation. You will have seen that the scaffolding to the railway elevation and the green wall elevations are now well underway. Network Rail has also confirmed they are happy with the new green wall cladding design (pictured below) and that it will not affect the vision of train drivers approaching the station.

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk

customerservice@
networkhomes.org.uk
0300 373 3000

A summary of this letter

External wall remediation is about 35% complete, which is great progress.

Work to balconies is coming in the next few weeks – please work with us to clear your balcony.

We've got approval from Network Rail for the work to the green wall and are now waiting for approval from Hackney Council.

We're still experiencing issues with unauthorised access to the scaffold – this is a serious safety risk and a trespassing offence. Please call the police if you see anyone who you do not think should be on the scaffold.

A reminder

Your building's fire strategy is currently:

**simultaneous
evacuation,**

which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

This will enable our planning application to proceed with the London Borough of Hackney. Hackney still requires us to enter into a legal agreement and make a payment to offset the loss of biodiversity by removing the green wall. We are working with Hackney to complete this so they can then grant us planning permission. This will allow us to place the order to manufacture the new cladding tiles. This issue is the largest risk to the project completion date as it will take some time for the tiles to be manufactured before works can start. In our conversations with Hackney, they have indicated they are minded to approve this design.



Scaffolding safety

Regrettably, I must include in this letter a slightly more negative note and advise residents that there have now been several incidents of unauthorised access to the scaffolding. Both Conneely and SNG view this behaviour as totally unacceptable by those engaging in this activity.

This is a serious health and safety risk, a trespassing offence and a breach of tenancies/leases. If you observe anyone on the scaffold, please report the matter to the police and on-site security team. If possible, please take a photograph of the perpetrator without placing yourself in harm's way.

SNG are working with Conneely to review existing security measures and will take whatever steps are necessary to stop this activity. The scaffolding is covered by a motion activated CCTV system and we are exploring fitting motion activated lights to deter unauthorised access of the scaffold.

This is a serious safety matter, and our main concern is someone injuring themselves on the scaffold or falling from the scaffold, or doing something which could injure one of our operatives. We understand this is also a security concern for all residents which is why we are taking the above action.

Internal firestopping investigations

We have carried out internal compartmentation and firestopping investigations. It is likely some work will be needed inside the building, and we will be reviewing the findings of these investigations with our fire engineers. We will provide more information in a future update letter.

I would like to take this opportunity to thank you for your continued support and cooperation during these essential building safety works. I know as the summer months arrive that frustration levels will grow and I can only reiterate that we are working as quickly as possible to minimise the impact on residents. Hopefully in the coming months, you will see some scaffold starting to come down once the high-level works have been completed.

We will write again in three months or sooner if there is a significant update we need to share.

Previous letters can be found here: <https://www.networkhomes.org.uk/vantagebuildingsafety/>. Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Further info/support

- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>

- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- We understand building safety works can be frustrating and take time to resolve, however we ask that you still treat our staff with respect as they are trying to get the issues at your building fixed. You can read more about how we want to respect each other in our service charter: <https://www.networkhomes.org.uk/your-home/service-charter/>.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)