

Safety in your building

22 July 2024

Upton House, Hemella House, Aldermans House, Tan House, Humberton House,
Kenworthy Road 14a-c, Ward Lane, Sadler Place, Kenworthy Place,
Homerton,
E9 5QQ

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk
[customerservice@
networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
0300 373 3000

Dear residents,

External wall remediation project update

We've previously written to let you know that we need to fix some issues we have found in the external wall system of your building. The building is safe to live in while we organise the project so that the work can begin.

Planning

We have submitted our planning application to Hackney Council to complete the necessary remediation works to your building and are waiting on their decision. This will be done under a Certificate of Lawfulness rather than a full blown planning application.

Procurement

We've started the procurement process by seeking expressions of interest from a number of contractors to carry out the work required. We've had a good number who have responded saying they would like to tender for the works, so we are hopeful that we will be able to find a quality contractor at a good price when the time comes. We will let you know when we have completed the tender process and appointed the contractor.

Insurer demands

We are currently looking to renew our insurance and as part of this process, a review the risk profile of each of our buildings needs to be carried out. This is currently underway for Kenworthy Road and we may have to amend our remediation strategy to include some additional work into the proposed remediation criteria. We are currently waiting for clarification from the insurers regarding this.

Project start

We're expecting to be able to start on-site towards the end of this year or early next year– but we will update you if this changes. One thing to bear in mind is that we need to be able to complete these works in the dry and warmer weather due to the materials being used, so this will be factored into the start date of the project.

Funding

We will be submitting a funding application to the government's Cladding Safety Scheme soon. We believe there will be limited funding available for this project due to the types and ratio of tenure at Kenworthy Road.

Internal Investigations

We will be conducting internal investigations works at Kenworthy Road soon to ascertain the integrity of the compartmentation and fire doors. Compartmentation looks at how fire spread can be limited

A summary of this letter

We're making good progress on the planning for the remediation of the external wall system at your building.

We hope to be able to start on-site at the end of the year or early next year.

A reminder

Your building's fire strategy is **stay put**, so you should stay in your home unless you are directly affected by smoke, heat or fire, or are told to evacuate by the fire brigade. There is no communal alarm in the building.

between flats and the corridor inside the building. Therefore, if the team reach out to you to provide access, please do your best to assist by granting access so we can complete this work.

As always, your patience, understanding, and cooperation is welcome regarding the situation at Kenworthy Road.

Further support

If you need further support, you can:

- 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/>
- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/kenworthybuildingsafety/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)

Progress at your building

There's lots of stages until we complete the work at your building. Here's what we're up to and how long we've got left:

1. **Identify building as requiring investigation.**
2. **Carry out an external wall investigation to PAS9980 standard.**
3. **Issue investigation report determining if there are issues.**
4. **Establish the scope of the required works.**
5. **Implement any required interim safety measures.**
6. **Design the solution to fix the issues found.**
7. **Appoint contractor to carry out the work – we're working on this.**
8. **Determine funding source/relevant warranty/insurance.**
9. **Agree start and finish dates for the work.**
10. **Lender letter issued.**
11. **Hold a resident webinar to answer any questions.**
12. **Start remediation work.**
13. **Remediation work taking place.**
14. **Remediation work complete.**
15. **Interim safety measures stopped.**
16. **EWS1 form issued – risk rating of building confirmed as low.**