

14 October 2024

Vantage Point,
Berger Road,
Homerton,
E9

Dear residents,

Majority of remediation to complete by Christmas, green wall by April 2025

The external wall remediation project is progressing well and on schedule with most of the works due to be completed by the end of the year. We explain further down why we don't expect the green wall to be completed by Christmas.

Beginning of scaffold removal

We are currently progressing with the installation of the new cappings (materials applied to the top of the wall). Once this has been completed, the phased removal of the scaffold will begin, following the regular quality assurance checks. We expect this to begin within the next couple of weeks and finish before Christmas. There will be two areas which must remain in place to support the work required to the green wall – one within the courtyard and one on the railway side.

Works to the brickwork area at the front the office at the base of The Archer Tower will commence before Christmas however these are not scheduled to complete until the first few weeks of January 2025.

To support the removal of the scaffold, please make a note of these important dates:

- **Tuesday 22 October**
Conneely will be closing Berger Road from the corner of Digby Road up to just past the car park entrance opposite Gilby House. This is to use a crane to remove the cabins currently located on the scaffold by Nock House.
- **Tuesday 3 December**
Conneely will be closing Berger Road from the car park entrance to Gilby House up to corner opposite the underpass to Sedgewick Street. This is to use a crane to remove the cabins currently located on scaffold by Archer Tower.

Green wall to complete next year

The green wall has proven to be challenging. SNG and the Conneely Team have worked hard with both Network Rail and Hackney Council to obtain the necessary permissions for this area to be remediated to ensure the safety of SNG's residents. Due to the long time taken to manufacture the green tiles, we expect the tiles to be delivered in the new year, and work to be completed in March/April. We have started to complete much of the preparation work in this area so Conneely can fit the new tiles once received.

Internal work

During the last few months, we have been reviewing the internal fire stopping at Vantage Point in all blocks. We have identified that works will be required and are busy working with consultants to determine the extent of these work. Once we have concluded the scope of works, we will write to residents to explain what needs to be done and when this is likely to happen.

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A summary of this letter

We expect the majority of the work to be complete and scaffold to be removed by Christmas. This is except for the work to the green wall and the scaffold which will support the green wall work, which we expect to finish in March/April.

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.

A reminder

Please ensure yourself and your household do not access the scaffold for any reason as this is a health and safety hazard. Accessing the scaffolding is a trespassing offence.

Scaffold safety

We would like to reiterate the message about not going on to the scaffold. There have been numerous instances of residents and non-residents trespassing on to the scaffold. This is both unacceptable and unsafe. I would like to take this opportunity to reiterate this message during the dismantling phase of the scaffold, **you must not for any reason go on to the scaffold**. This includes retrieving your cat or to retrieve an item you may have dropped from your balcony or from an open window. If you have dropped something which is on the scaffold, attend the site office at the earliest opportunity and the Conneely team will be extremely happy to assist with the recovery of your item.

Fire alarm

The fire alarm will remain active so upon hearing the fire alarm, please continue to evacuate the building as you have done so. We will keep this under regular review and once our fire engineer advises we can revert the fire strategy we will do so, until such time the fire strategy for the building is one of simultaneous evacuation.

Following the fire alarm activation on Thursday 10 October, we would like to thank you for evacuating the building and remind everyone you must proceed to the designated assembly point which is opposite Homerton Station. SNG's fire safety team will investigate the cause and write to all residents in the near future with a full update.

This has been long journey, and we are now almost at the end and would ask that you bear with us for a few more months while we conclude the essential external wall remediation works. Your continued support, understanding and cooperation have been invaluable to the smooth running of this project, and it is very much appreciated by both SNG and Conneely.

Reminder of safety information

While the remediation work takes place, it's important that everyone living at Vantage Point works together to keep each other safe. We therefore wanted to remind everyone of some safety information that we think is important:

- Dispose of cigarettes in an appropriate place and make sure they are completely extinguished
- Make sure you and members of your household know the building's fire strategy and what to do in the event of an incident
- Make sure you and members of your household know where the nearest fire exit is
- Don't store flammable materials on balconies
- Don't use barbeques on balconies
- Don't leave open flames unattended
- Check your home's smoke alarms are working.

Further support

If you need further support, you can:

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