

Safety in your building

25 February 2025

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

Dear residents,

Work may begin on-site at the end of the summer

As we communicated in our last letter, we were preparing to go out to tender for a contractor to carry out the external wall remediation that is required at your building. We've now started this and expect the tender process will take between two and three months to complete due to the size and complexity of the project. We currently expect that works will commence towards the end of the summer.

We will hold a resident webinar before the works start, so you can hear what works will be carried out and introducing the team that will deliver the project. You'll also be able to ask us any questions you may have.

Internal work

We've been carrying out internal surveys to check internal firestopping and fire doors over the last few weeks, and these will be concluded imminently. Firestopping should be present between flats to slow the spread of fire in an incident. We expect to receive the reports regarding the compartmentation surveys in March for review.

During our internal investigations, a few residents brought to our attention the fact that they had experienced water ingress issues above or around the windows. Thank you to those of you who told us about this. If you are experiencing this issue and haven't yet told us, please let us know. We would also like to take this opportunity to thank everyone who allowed us into their homes which has greatly helped us with the investigations and building a more holistic overview of the safety of the buildings.

Planning approval

We have received planning approval from Hackney Council for the work required to your building. We received this in June 2024, but mistakenly said we were still waiting for approval in our July update. Thank you to the resident who pointed this out!

Further support

We work on a three-month update basis, so you can expect to hear from us every three months or sooner if we have something confirmed which we need to tell you.

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/>

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

A summary of this letter

We expect work to begin in late summer; we are currently receiving tenders from contractors regarding the project.

In March, we're expecting reports back on the internal investigations we carried out.

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.

- 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)