

TNQ NEWS

MARCH 2023

TNQ

Dear Residents,

Welcome to the March edition of the newsletter!

Works are largely in the final stages as we head towards the Spring and I'm sure, like us, you are looking forward to longer days and more daylight. Please read on to hear about our recent progress.

Best wishes,

The TNQ Team

CONSTRUCTION UPDATE

Façade Replacement Works

We are pleased to report that the façade replacement remedial works are continuing to progress well. The scaffolding has now been removed from many of the elevations, whilst the final elevations at Avery Court, where work is yet to commence now have scaffold erected ready for the stripping operation to begin.

Unfortunately, our programme has been slightly delayed due to the long spell of cold weather during December, January and February; due to the nature of the work involved in the final

stages of the build programme (the final render and finishing trades in particular), work cannot commence until the air temperature is 5 degrees or above as the materials are susceptible to extreme weather and temperature.

Whilst flexibility is made within the programmes for periods of downtime, the cold spells this winter have been longer than anticipated which has caused some minor delays.

As always, we would like to thank you for your continued understanding and patience during these remedial works.

Block Specific Update

CEDRAL

The stages for blocks to go through on level 5 & 6, as referenced in the newsletter, are as follows:

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
Repairs to SFS (steel frames)	Installation of Y-wall board to SFS (steel frames)	Application of Tyvek (vapour membrane)	Installation of helping hands (bracketry for cedral planks) and insulation	Installation of carrier rails to take cedral planks	Installation of cedral planks	Final inspection	Commence scaffold strike

EWI

The stages for blocks to go through from level 4 to mezzanine, as referenced in the newsletter, are as follows:

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
Repairs to SFS (steel frames)	Installation of Y-wall board to SFS (steel frames)	Installation of VCL (vapour membrane)	Installation of insulation	Application of render basecoat	Application of topcoat	Final inspection	Commence scaffold strike

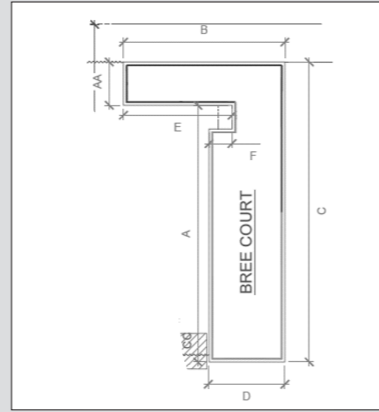
Block Specific Update (continued)

Bree Court

All remedial works to Bree Court, both internally and to the façade, are now completed. However, we are aware that we still need to revisit some properties to rectify any snagging issues. We will be in contact shortly with residents of these properties.

We were regrettably unable to gain access to a small number of properties and these have now been passed back to Network Homes.

If you have any queries regarding snagging works to your property, please do not hesitate to contact the Network RLO at CWLiason@networkhomes.org.uk or the project team at info@tnq-london.com.

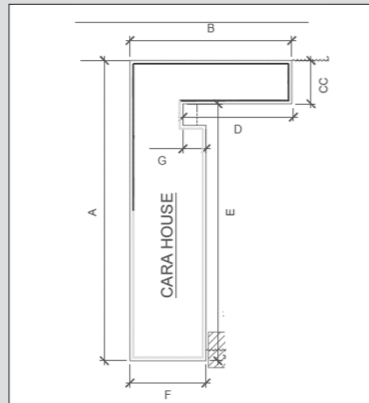


Cara House

Works are nearing completion to Cara House with some elevations now clear of scaffold and the final finishing works underway on the others.

Once the scaffold has been removed there is a small element of work to be carried out at the junction where the façade meets the podium level terrace. Unfortunately, it is not possible to undertake these works with the scaffold in place for Health & Safety reasons.

These remaining works need to be complete to allow the EWS1 form to be issued. We are aiming to have the block completed by the end of March.



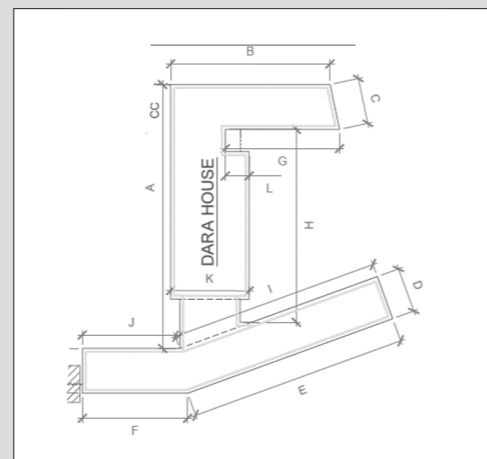
Dara House

Overall block completion date April 2023.

Please see a more detailed update for each elevation below.

- **Elevation A** – The works to this elevation are 95% complete with some works to the wall / podium upstand remaining.
- **Elevation B** – All works complete and scaffolding now removed down to podium.
- **Elevation C** – The cedral click installation to the upper floors is now complete. The render areas to levels 4-1 are progressing.
- **Elevation D** – Topcoat complete and scaffold to be struck in the coming week.
- **Elevation E** – Top-coat render complete, finishing trades ongoing currently with scaffold drop planned for late February. Cedral to level 6&5 now complete.
- **Elevation F** – Top-coat render complete, finishing trades ongoing currently with scaffold drop planned for late February.

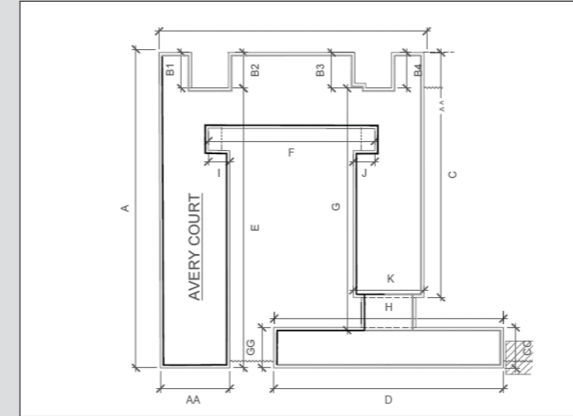
- **Elevation G** – The cedral click installation to level 5 is complete. Render levels 4-1 top-coat and finishing trades is ongoing with scaffold drop planned for late February.
- **Elevation H** – The cedral click installation to level 6&5 is ongoing with scaffold strike due shortly. The render is complete with finishing trades to commence imminently with scaffold drop planned for early march.
- **Elevation J** – Render top-coat and finishing trade is complete down to level 3. Scaffold strike is planned for level 4&3 in the coming week.
- **Elevation K** – Works progressing nicely.
- **Elevation AA** – Render areas primed, ready for the next stages of works.



Avery Court

Overall block completion date: July 2023.

Please see a more detailed update for each elevation below.



- **Elevation A** – Cedral click installation is complete to levels 6&5, with render on levels 4-1, and the inset balconies in progress.
- **Elevation B** – The cedral click is complete to level 6 and 80% complete to level 5. Render basecoat is complete at 90%.
- **Elevation B1, B2, B3, B4** – There is some cedral click installation outstanding but this is progressing. Render levels 4-1 is 70% complete.
- **Elevation C** – Cedral click installation to levels 6&5 is 95% complete, with privacy screens to be installed. Render to levels 4-1, basecoat and sponge coat is completed, top coat and finishing trades to follow imminently.
- **Elevation D** – Scaffolding erection now complete, the façade strip has commenced ahead of schedule.
- **Elevation E** – Cedral click support structure ongoing to level 6&5. In-wall repair works ongoing to levels 4-1.
- **Elevation F** – Cedral click is in early stages to levels 6&5. Base boarding being installed to levels 4-1 with insulation installation to follow.

- **Elevation G** – Cedral click is in early stages to levels 6&5. Base boarding being installed to levels 4-1 with insulation installation to follow.
- **Elevation H** – Progressing from defect identification onto wall board installation to levels 4-1.
- **Elevation I** – Stripping complete and moving through defect identification.
- **Elevation J** – In-wall repairs complete, wall board installed with vapour barrier being applied.
- **Elevation K** – Stripping complete and moving through defect identification.
- **Elevation GG** – Scaffold erected, stripped and working through defect identification.
- **Elevation AA** – All works complete.
- **Elevation CC** – All works complete.

What Does Block Completion Mean?

A block will be deemed to be complete when:

1. All significant quantities of materials which do not have a suitable resistance to the spread of fire have been removed
2. All 'in-wall' fire barriers have been installed and certified
3. All wall copings and façade cladding has been reinstated
4. All balconies have been remediated
5. All electrical items, including security cameras and door entry systems have been reinstated
6. All lightning protection have been reinstated and tested
7. Any remaining minor repairs can be completed within a short period of time This will return the blocks to their 'as new' condition whilst ensuring that the wall build up and surface finish meet all recently revised standards around fire safety.

WEEKEND WORKING

We would like to take the opportunity to thank you once again for your continued patience with any disturbance resulting from the works being carried out at weekends.

We are currently averaging over 90 operatives attending at the weekends, which equates to approximately 60 additional man days a week. These extra programme days have been particularly helpful to provide a buffer when working days have had to be postponed due to low temperatures.

The team will continue to try and communicate with as many affected residents as possible ahead of Saturday works. Again, we thank you for your patience and understanding as we move forward to complete these important works.

INTERNAL WORKS

Internal firestopping remedial works are completed to all blocks. All blocks have now been returned to the day-to-day management of Network Homes and Premier Estates Limited as originally intended.

We have begun to remove the Waking Watch Wardens from some areas of Avery Court which has resulted in some sections of corridors remaining as 'Full Evacuation' and the remaining areas moving to a 'Stay Put' strategy. Details of the changes have been communicated to those residents concerned under separate notifications. We would ask all residents to ensure they understand which strategy applies to them and to please get in touch with the TNQ team if you have any questions.

Development-wide Cleaning and Housekeeping

The remedial works team are aware of the need to continually monitor and improve, where possible, the overall site cleanliness.

We have a number of operatives from the contractor dedicated solely to this task, however, with the works at their current stages, such as top-coat render, and dropping the scaffold, this tends to generate higher levels of fallen debris and rubbish to be cleared.

We are continuing to work hard with the contractor to provide more dedicated operatives and will continue to work hard wherever possible to improve this situation.



Works and your Safety (*Scaffold Trespass*)

We would like to take this opportunity to remind you that the scaffold is a working platform and that the operatives and site team are trained and experienced scaffold users. Please remember that a scaffold is an extremely dangerous place to those who are not trained or authorised to use it.

Unauthorised access onto the scaffold is a major health and safety risk to yourself and others.

It is also classed as trespassing to enter the scaffold without permission.

CIGARETTE BUTTS

Please do **NOT** throw cigarette butts onto the scaffold. This is extremely dangerous and could be the cause of a serious fire.

Communal Areas and Courtyard Refurbishment

As a part of the completion of all fire compartmentation remedial works, Royal London will be undertaking an extensive refurbishment of the communal courtyard areas including replacement, where required, of much of the planted areas.

These works are due to commence in March with completion due by summer 2023.

This work is in addition to the internal communal areas and entrance ways which have been refurbished following completion of the internal remedial works.

REPORTING INTERNAL DAMAGE

With very few elevations without insulation or temporary insulation and as the warmer weather arrives, allowing residents to keep doors and windows open for longer periods, the likelihood of condensation and mould growth decreases.

Where such instances have been reported previously, please do not hesitate to progress this through your appropriate Resident Liaison Team.

As the façade replacement works are completed the team will be contacting all residents / leaseholders who wish to book an appointment to initially assess and then to carry out any repair or touch up works needed as a result of the remedial programme.

In order to ensure that any issues you may have are addressed in a timely manner, please ensure that you liaise with your appropriate Resident Liaison team as soon as possible.

Issues Arising in the Future

Following the completion of all remedial works to the various blocks, all leaseholders will be provided with the due diligence pack of information detailing the remedial works specific to their property. This information should be retained for future reference where required.

Block wide due diligence packs are held

by the relevant Managing Agents and information contained within these are available upon request.

The completion of the remedial works to each block effectively signals the end of the Royal London / CBRE involvement with the development. From that point onwards all responsibility for maintenance or repair issues will

revert back to the relevant organisation as outlined within each lease. Within dwellings, all communal supplies are the responsibility of the Managing Agents, and all other issues are the responsibility of the leaseholder.

Within the communal areas, all issues are the responsibility of the Managing Agents.

Key contacts

AVERY AND BREE COURT

Security team: **07891 216 201**

Resident Liaison Team:

cwliaison@newtorkhomes.org.uk

Customer Service Centre: **03003 733 000**

customerservice@networkhomes.org.uk

Can be contacted for all Neighbourhood and Estate management queries.

CARA, DARA AND EVERLY HOUSE

Cara & Dara House Resident Liaison Team

(Fire Protection Construction): **info@tnq-london.com**

Concierge: **concierge@tnq-London.com**

0208 205 8180

07741 743 371

Everly House Aftercare: **aftercare@tnq-London.com**

01444 229 589