



A guide to the fire proofing work at Templar House: Floors ground - 4

April 2023



Contents

Introduction and background	3
Fire Strategy	3
Work required and methodology.....	3
Timeline	3
FAQs.....	4
Support for residents.....	5

Templar House fire stopping

Introduction and background

This guide is here to help you and your household understand the work we need to carry out within the corridors and riser cupboards at Templar House, and how you will be affected. While we have been carrying out the remediation works at Templar House, we have discovered some work is required internally within the communal hallways at Templar House.

Our expert team consists of ECD Architects and CHPK fire (fire engineer), plus our contractor Mulalley and their sub-contractor Intrinsic.



Fire Strategy

The Fire Strategy at Templar House is a “Simultaneous Evacuation Strategy”. This means in the event of a fire you will be expected to evacuate your flat and proceed to the assembly point.

Work required and methodology

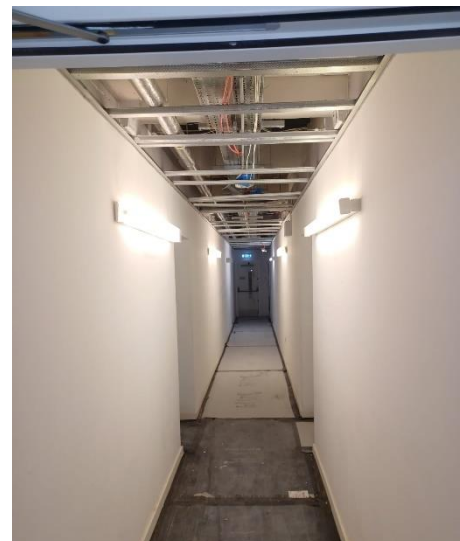
We have identified some works that are required within the communal corridor ceiling voids. We will need to access this area and the easiest and safest way to do this is by removing the ceiling within the communal corridors. **This work will be done with you still living in your homes and using the corridor.**

Prior to works starting, we will undertake a Schedule of Condition on your floor. On completion of works the corridor will be handed back in the same condition it is handed over to you.

Day 1: The contractor will lay protection on the floor. The contractor will protect all areas along the corridor including the new communal fire doors that have been installed and install signage.

Days 2 and 3: The contractor will remove the ceilings and insulation along the floor. This will leave the exposed ceiling grid above. All electrical items above the ceiling grid will be adequately protected. On the right is an image of how this currently looks on the 5th floor.

Completion day: The work will take an estimated five weeks per floor.



Timeline

The outline dates for works on your corridor are listed in the corridor below. These dates are subject to change. The contractor will write to residents on each floor one week before works start.

Floor	Dates
Level 4	Monday 24 April – Tuesday 30 May
Level 3	Friday 12 May – Monday 19 June
Level 2	Thursday 1 June – Friday 7 July
Level 1	Wednesday 14 June – Thursday 20 July
Level GF	Tuesday 4 July – Wednesday 9 August

FAQs

How will I be able to access my property?

You will need to be escorted to and from your property, every time you need to use the corridor between Monday and Friday, 9am to 4pm on your floor's dates above. There may be times you can enter or exit without an escort depending on where work is taking place, but please expect to be escorted at all times between Monday-Friday, 9am -4pm.

The following process will be in place:

- Mulalley will develop a resident logistic plan which will show preferred routes of entry and exit along corridors. All works will be cordoned off with signage in place.
- Mulalley's RLO will liaise with residents to identify any special requirements and go over the specific procedure on a one to one basis.
- Mulalley will request that residents report to the site office (RLO) for chaperoning back into their flats.
- Mulalley will have a dedicated labourer/banksman on this level to assist with unexpected entry/exit requirements for visitors or resident who don't follow the above.
- All staff and workforce will be briefed on the protocol above. Operatives will also make safe and stop works if residents need to pass through
- All mandatory signage and barrier hazard tape protection will be deployed to the working areas which will be easily to remove in the event of an emergency
- There will be two staircases free from our works during the ceiling removal process. Lifts will be monitored so residents can be chaperoned when and where appropriate

This process will be under continual review – please raise any concerns you have with us during the works on the contact details below.

Will this work be dusty?

The work will generate some dust, however the following proposals are in place to mitigate this:

- All mechanical tools will be capable of dust suppression.
- Cleaners will be on standby to clean all areas at regular intervals with the final clean completed by 5pm.
- Contractors will monitor this constantly throughout the course of dusty works.

Will this work be noisy?

The removal of the ceiling will generate some noise. Noisy works will be undertaken between 9am and 5pm, Monday to Friday. The works include noisy activities such as removal of the existing ceiling and fitting of the new ceiling. However, on the most part the works that the contractor will undertake on your floor are non-noisy works.

Will work really only take five weeks per floor?

Yes, we have estimated this based on the same work we have been carrying out already on the 5th floor. We've used what we've learned there to put together our project timeline. If anything changes, we'll keep residents of that floor informed, and any floors where it might mean their start dates change.

Has a health and safety review been carried out?

Yes, a full review has been carried out by Mulalley and Network Homes. This review has said that it is possible for the work to take place while residents still live in their homes.

Templar House fire stopping

Can I still have guests over?

Yes, you will be able to have guests visit your home. However, we would recommend letting them know in advance of the above arrangements and that they will need an escort between Monday-Friday, 9am-4pm.

Will this be safe for my children?

Yes – the process is the same for children. Please advise your children who are old enough to enter and exit the building themselves of the above process. They will need to report to the site office to be escorted home when they return from school.

For younger children, please do speak to them to ensure they don't go out into the corridor unattended.

Will we need to wear protective gear in the corridor?

You will not need to wear any protective gear when you are walking up and down the corridor such as hats or boots. All work will be paused whenever a resident needs to leave their property.

You may choose to wear a mask as you go along the corridor as there will be some level of dust, but this is up to you and your household members if you want to do this.

How can we ensure this work goes well?

Having a good relationship with residents and working together will mean this project will run as smoothly as possible. We have included contact details below for you to raise any concerns you have, and we'll work with you to see what we can do to resolve them.

Many of the residents will have lived in Templar House while the remediation of the external wall has been going on – we ask for your continued understanding and cooperation while we complete this work. I'd like to thank you all in advance for this.

Support for residents

Our dedicated resident liaison team will be on-hand to support you throughout the entire process. The Building Safety team has managed similar works on another scheme in Colindale in recent years, so they are very experienced in supporting residents in this situation.

We know this will be a disruptive time for you and your household, so there will be a dedicated team working with you throughout this process.

Contact details

In the first instance, please contact Mulalley's Resident liaison officer Tracy Pasby on **07507 865859**. She will be on-site and will be able to assist you.

You can also get in touch with us on customerservice@networkhomes.org.uk.