

TNQ NEWS

MAY 2023

TNQ

Dear Residents,

Welcome to the May edition of the newsletter!

We hope you are all well and enjoying the Spring sunshine. Please read on for a construction update as we near completion of the remedial works.

Best wishes,

The TNQ Team

CONSTRUCTION UPDATE

Façade Replacement Works

It is fantastic to see the completion of the remedial works is fast approaching, with more and more areas of scaffolding being dropped around the development!

With works completed to Bree and Cara, and with Dara now in its final snagging stage following the issue of the EWS1 Form, the only block with significant remedial works ongoing is Avery where completion is scheduled for Summer 2023.

Thank you for your continued understanding and patience as we near the final stages.



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

Apart from some minor snagging works to a small number of dwellings, we are pleased to confirm the remedial works to Bree Court are now complete.

Should there be any leaseholders / residents who believe that there are items noted previously which remain outstanding, please do not hesitate to raise these with the Network RLO via CWLiason@networkhomes.org.uk, or with the project team via info@tnq-london.com.

With the remedial works now complete, any other property or development related issues that may arise should be progressed via CWLiason@networkhomes.org.uk.



Cara House

We are pleased to confirm that the EWS1 Form for Cara House was issued on 14th March 2023 and the remainder of the works scheduled for after the scaffold drop have now been actioned; we can confirm that, aside from minor snagging items raised by leaseholders/residents, the remedial works are complete!

Whilst we are still in the process of completing any minor snagging items following the removal of the scaffolding, we would urge any leaseholders / residents who have not yet had their dwellings inspected, or are awaiting a booking to carry out snagging works identified, to contact our Project Team RLO via info@tnq-london.com.

Please note the deadline for reporting any outstanding items is the 31st May so please do notify us as soon as possible.



Dara House

The EWS1 Form for Dara House was issued on 29th April 2023. The scaffold has now been dropped throughout the block and works are ongoing to finish all items required to achieve 'block completion'.

These remaining works include the necessary reinstatement of all elements which form the 'winter gardens' walkway, as well as the inspection / remediation of any directly related snagging items within dwellings or on balconies.

The team are currently undertaking the final inspections of dwellings and arranging the completion of any snagging items with leaseholders / residents, with the intention that all such items should be addressed and completed ideally by the end of June.

If you have not yet had an inspection carried out or are awaiting confirmation of attendance to address items which have already been inspected, please contact our Project Team RLO via info@tnq-london.com.



Avery Court

With the works on other blocks ending, we have been able to allocate additional resources to other blocks at Avery, which is our biggest block with the most elevations to be completed. We are progressing well, with works 70% complete.

All the stripping of the existing façade has been completed, allowing for the original 'stay put' fire strategy to be reinstated and the last of the 'waking watch' fire wardens to be removed.

As Avery has the highest number of elevations due to its size and shape, the 22 elevations are in varying stages of completion, with many completed whilst others are in the final stages (4 & 5).



Block Specific Update (continued)

The tasks to complete each elevation are progressing sequentially including render application, cleaning, mastic work and sill repairs, all prior to final clean and scaffold drop with the final elevation due to be completed - ready for the issue of the EWS1 Form - in mid- August.

Unfortunately, it is not possible to issue the EWS1 Form until all elevations are complete as it is issued on a block basis.

We have commenced the final inspections within dwellings where all remedial works have been completed; we would ask any residents contacted by the Network Homes RLO via CWLiason@networkhomes.org.uk requesting an appointment to visit and carry out the inspection, to respond and arrange a suitable date and time at their earliest convenience. The sequential process required for completion means that we are working to have all dwelling snagging items completed by the end of August 2023.



What is an EWS1 form and what is it used for?

The EWS1 Form is a declaration by a Qualified Fire Engineer that the fire resistance of a block / dwelling achieves a standard of fire resistance measured against standards which are consistent throughout the residential construction industry.

The EWS1 rating for TNQ Capitol Way is certified to achieve an A2 rating which is the highest possible rating for an existing building of this nature.

The EWS1 Form is used by the Managing Agents when undertaking the annual Fire Risk Assessment, as well as by lenders when looking at property sales or mortgaging purposes.

A copy of this form is held by the Managing Agents and is available on request; it is also held on a portal which is accessible to all mortgage lenders.

INTERNAL DAMAGE

A small number of elevations are without insulation or temporary insulation and as the warmer weather arrives, we'd like to remind residents that keeping windows open for longer periods significantly decreases the likelihood of condensation and mould growth.

If you have had or continue to have issues with mould growth, please ensure you notify your appropriate Resident Liaison Team who will be happy to help.

CIGARETTE BUTTS

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

WEEKEND WORKING

The ability for our teams to undertake some works on Saturday's has been essential to trying to maintain the programme's timescales, especially during the periods of poor weather throughout the winter and early spring months.

Throughout May we will be looking to continue this arrangement, as well as intending to work on Bank Holidays, as we believe the additional days will be required to maintain our efforts to complete by the end of August.

As always, we would like to thank you all for your ongoing understanding and patience regarding weekend working and of course for your continued patience throughout the remedial works in their entirety.

Development-wide Cleaning and Housekeeping

As many substantial works are now completed, the team are working to ensure that all areas of the development are controlled to maintain cleanliness and housekeeping.

There are still areas of work ongoing to Dara House and Avery Court which may generate some disruption, however we will endeavour to ensure that these are always localised and managed to prevent any inconvenience wherever possible.

The contractor has agreed to maintain a dedicated resource for this purpose and, as always, should you be aware of any areas which do not meet our desired standard across the development, please do not hesitate to contact the relevant RLO.



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.

Communal Areas and Courtyard Refurbishment

As an ongoing part of Royal London's commitment to ensuring that the development should be returned to its condition prior to when the remedial works commenced, a full refurbishment of the external communal areas and courtyard gardens is due to commence in May 2023.

The work will commence on the courtyard between Dara and Everly and will work through Cara, then Bree before being completed in Avery Court to coincide the scaffold drop within the courtyard with the start of these works.

The intent is for the courtyards to be reinstated broadly in line with the original design with regards to the landscaping, irrigation, and lighting layouts, however upon advice from a Landscape Consultant with regards to plant density and drainage, there may be minimal design differences to ensure good growth and coverage is maximised.

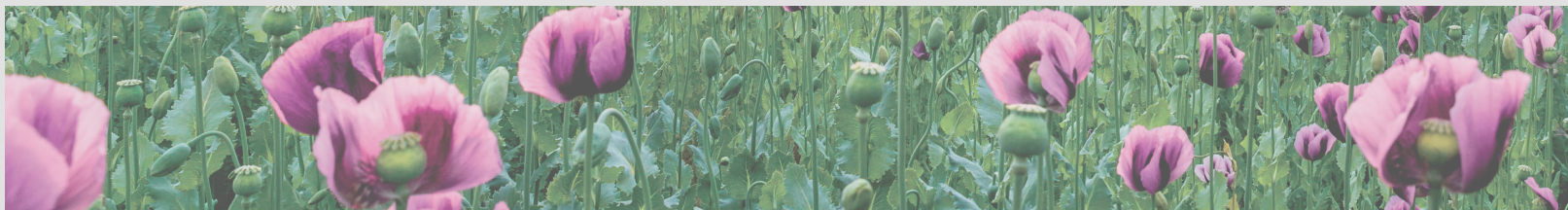
We hope to have this work completed at the earliest convenience to allow residents to enjoy the areas throughout the Summer, however we trust you will appreciate that there will be a period where the grassed areas will be inaccessible to allow the new planting to take root.

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 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