



## Safety in your building

23 June 2023

Templar House,  
Northolt Road,  
South Harrow,  
HA0  
Dear residents,

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

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networkhomes.org.uk  
0300 373 3000

### **We need your help to finish the project on time – allowing access to windows**

I've spoken to some of you, or you've spoken to a member of the building safety team, about allowing us access into your home before you are temporarily moved. We'd like to carry out essential remedial work to the cavity barriers around the window, which help to slow the spread of fire from the outside to the inside and vice versa.

I understand that you might have concerns and frustrations, especially around us not being able to wait until you have moved for this work to take place. However, I wanted to share with you the potential impact of your decision not to allow access.

#### **Why are we doing the cavity barriers around the windows?**

We are doing these works as they are a requirement of our Fire Engineer being able to sign off the EWS1 form with a B1 rating. Cavity barriers around the windows improve fire safety and prevent the spread of the fire within a building and protect both occupants and the building itself in the event of a fire. They are installed around the windows openings to seal off the cavity around the window with non-combustible material.

#### **Why do we have to do these works with residents in occupation?**

The contractor has now completed the additional structural works required at levels 5 and 6, installed the board, and is currently finalising the installation of the final insulation and vertical and horizontal cavity barriers. Once this is on, the contractor will install the final zinc on levels 5 and 6. Before the zinc is installed, the contractor needs to install the cavity barriers around the windows on level 6. All windows have been completed on 5<sup>th</sup> Floor level.

Failing to complete the installation of the cavity barriers around the windows will prevent the installation of the zinc panels and hinder the removal of scaffold, leading to significant delays.

#### **Will it be disruptive?**

Mulalley successfully completed the installation of the cavity barriers in all flats from floors 1-4 with residents in occupation. Their specialist contractor ensures disruption is kept to a minimum by protecting all residents' belongings, using dust suppressing equipment to prevent excess dust in your home and cleaning up straight after. We have received no complaints from the lower floor residents about excess dust while they had their window cavity barriers replaced.

As you can see in the photo on the next page, each window is fully reinstated, watertight and made good with a trim at the end of each working day. The contractor also ensures that the surrounding area is left clean and tidy.

#### **A summary of this letter**

An outline of the direct impact 6<sup>th</sup> floor residents can have on the completion date of the Templar House project, the safety of the building and the disruption caused to the residents on the lower floors.

Residents can have this direct impact by working with us to complete the window cavity barrier work now and allowing access to their homes.

**What impact will this have on the programme?**

If we cannot carry out the work now, the contractor will not be able to start the installation of the zinc panels and complete the project. Every week we have to wait to do the windows, adds an extra week at the end of the project.

**What impact will this have on staffing levels?**

Any delay in the installation of the zinc panels could also lead to the allocation of staff to other projects as contractors and subcontractors may be deployed elsewhere once they finish the installation of the zinc support system. In addition, reduced staffing levels means all tasks take longer and the project end date is pushed back.

**What impact will this have on other residents at Templar House?**

These delays will also directly impact on resident on the lower floors, who allowed access to their homes for the works, and prolong the inconveniences caused by the presence of scaffolding.

**What impact will this have on dust levels in your home?**

As mentioned above, the impact will be minimal – we have specialist dust suppressing equipment to prevent excess dust in your home. We have received no complaints from the lower floor residents about excess dust while they had their window cavity barriers replaced.

**What impact will this have on safety in the building?**

Allowing us access into your home will quickly close off another risk, get us closer to a building with a very low risk of fire spread and meet the requirements of the Fire Engineer who issues the EWS1 form.

**What help is available?**

Please reach out to us if there are any special circumstances that you would like to discuss with us, and we will try and assist you.

**What impact will this have on you?**

You've shared with us how stressful and disruptive this project has been. We want to do everything we can to finish the project in good time, clear the site, and leave you to enjoy your home. While I understand your frustration that the window work is not taking place while you are temporarily moved out, I wanted to share how important it is to complete these works right now and how we cannot do that without your help in accessing your windows from the inside.

If you need further support, you can check our dedicated webpage for your building's updates: <https://www.networkhomes.org.uk/templarbuildingsafety/>. You can also get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)

