



CONSTRUCTION UPDATE

With the removal of the scaffolding to the Capitol Way elevation of Avery House and the refurbishment of the courtyards actioned, all the major construction works at the TNQ Development are now finished.

EWS1 Certificates have now been issued for all blocks, all fire doors have been inspected and adjusted where required and all internal compartmentation works have been carried out.

The construction of the development is now as fire safe as it is possible to be, and the development has been returned to the condition it was before the works started. Royal London have honoured their pledge made to leaseholders and residents when the issues left by the original contractor were identified.

Outstanding Inspections and Snagging Works



The contractor, client and building managers have all carried out a snagging exercise for the buildings and common areas, and the contractor is working through these items over the next couple of weeks.

An inspection and snagging regime have been carried out to all dwellings and these items have been addressed by the team.

If, however, you have not had a final inspection carried out on your property, then please don't hesitate to contact your relevant resident liaison team as soon as possible to arrange a visit.

Please note the closing date for carrying out the final inspections will be Friday 1st September 2023.

What Happens Next?

Courtyards

The courtyards have a 12-month maintenance period with the contractor. After this time, they will pass back to the management of either Premier or Network Homes. The irrigation and lighting to the courtyards has been refurbished as part of these works and these will be maintained for 12 months.



Block Maintenance

The maintenance of each block once again becomes the responsibility of the managing agents; Network Homes for Avery and Bree, and Premier for Cara, Dara and Everly. Whilst it would not have been possible for the managing agents to fully undertake some of their tasks whilst the remedial works were ongoing, there are now no restrictions, and I am sure all residents will see the benefits of the dedicated development management teams.





Fire Safety Systems

Under the terms of the Building Safety Act, the responsibility for the Fire Safety Systems across the development fall to Network Homes and Premier as the appointed persons. The Building Safety Act is reasonably specific with regards to the ongoing checks and record keeping that need to be undertaken by the appointed persons and we can confirm that both parties have been getting ready to undertake these duties

There may be some responsibilities that fall to leaseholders with respect to front entrance door maintenance, or where they have internal protected lobby areas. Further information on this will be communicated by the managing agents.



Nighttime Security / Concierge Cover

The freeholder is currently installing several fire alert panels and beacons across all four blocks which will enable us to remove the nighttime cover to the concierge area.

We anticipate that these works will be completed by the end of August with some cause and effect testing likely to be carried out during the final two weeks of the month.



Ongoing Communication and Issues Arising

With the successful completion of the remedial works, the CBRE led client team will be disbanded and moving onto other projects from the end of August 2023.

Please note that any ongoing communications around snagging, claims or other issues should be completed by the end of the month. If you have outstanding issues in abeyance please progress via your resident liaison office at CWLiaison@networkhomes.org.uk, or at info@tnq-london.com.

Following the end of August, any new issues arising will need to be directed to either Network Homes or Premier directly.

Thank You for Your Continued Patience

Finally, on behalf of the whole project management team, I would like to take this opportunity to thank you for your patience during these essential remedial works. Throughout the process we have aimed to balance the practical challenges of these vital construction works with the needs of our residents.

The spectrum for Fire Remediation and Façade Systems has changed dramatically since the issues with TNQ were first identified within this sector of the construction industry.

This project has been groundbreaking in defect identification, QAQC and remediation, and will help guide the industry in years to come.

I am now delighted to confirm that the Fire Compartmentation to all four blocks has been completed, all fire doors have been checked and adjusted where required and that the façade has had all significant quantities of flammable materials removed and rebuilt using materials of limited combustibility.



Key contacts

AVERY AND BREE COURT

Security team: **07891 216 201**

Resident Liaison Team:

cwliaison@networkhomes.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