



## **HAND DELIVERED**

20 April 2022

All residents  
Bree Court,  
Capitol Way,  
Colindale,  
NW9

Dear residents,

### **Removal of Waking Watch and Change to Current Fire Strategy**

**As we are now coming to the end of the remediation project at Capitol Way, we have now been advised by the fire engineers, Arup, that the fire strategy at Bree Court can revert to its original “Stay Put” fire strategy, the temporary alarm system removed, and the waking watch no longer required. Arup has confirmed:**

- **Internal works** – all non-compliances to fire stopping identified have now been remediated. The contractor is in the process of completing the final communal fire doors and these will be all completed within the next two weeks.
- **External works** – All façade materials that could allow the spread of fire over the external walls, and that were included in the need for the interim fire strategy, have now been removed. There is a small section at podium level beneath the terrace paving slabs that still needs to be removed, however this does not warrant retention of the interim strategy.

Given this, we can confirm that the **waking watch will end their patrols on Wednesday 4<sup>th</sup> May 2022 at 7:00am** and Bree Court will revert to a **Stay Put fire strategy**.

This means that in the event of a fire in the building you should stay in your flat, unless your own flat is on fire, you are affected by smoke, or you are otherwise instructed by a member of the emergency services.

**Please note that other blocks are moving at a different pace and may have a different fire strategy in place. Please follow the fire strategy as outlined in this letter only.**

The Freeholder has notified the London Fire Brigade of the changes.

Both the waking watch and the fire alarm system will be removed from Bree Court on 4<sup>th</sup> May 2022 at 7:00am and we will remove the sounders within flats in the period after.

We still need to make sure escape routes are clear, so please ensure **no items are stored in communal areas**. For your safety, and the safety of all residents, we have a zero-tolerance approach and personal items left in the communal areas will be removed. Flammable items such as BBQs, gas bottles, cardboard and packaging should not be stored on balconies. These should be removed immediately, as this is a breach of your tenancy/lease.



### Webinars and Resident Drop-In Sessions

We understand that you might have questions relating to these updates. Attached is a Q&A document and guide to the change in fire strategy. We ask that all residents familiarise themselves with this document.

For any queries, we will also be running two webinars on the changes; please find below the links and QR codes should you wish to register and attend the webinars

**Thursday 21<sup>st</sup> April:** 09:00am – 10:00am

[https://us02web.zoom.us/webinar/register/WN\\_h1BtCeGYToygFTtsK0BQMA](https://us02web.zoom.us/webinar/register/WN_h1BtCeGYToygFTtsK0BQMA)



**Saturday 30<sup>th</sup> April:** 10.00am – 11:00am

[https://us02web.zoom.us/webinar/register/WN\\_QemmCweBTfGjLvoE7HEUeA](https://us02web.zoom.us/webinar/register/WN_QemmCweBTfGjLvoE7HEUeA)



We will also be available to answer resident queries as part of two drop-in sessions located in Unit 6 Capitol Way (beside Anytime Fitness on Capitol Way). These will take place on:

Monday 25<sup>th</sup> April: 12:00pm – 2:00pm

Tuesday 26 April: 6:00pm – 7:00pm

If you have any questions about the content of this letter or accompanying Q&A, please email us at [Customerservice@networkhomes.org.uk](mailto:Customerservice@networkhomes.org.uk) or call us on **0300 373 3000**.

Kind Regards,

Nigel Bacon  
**Project Director - CBRE**