



## Residents of Bree Court

28 February 2020

Dear Resident,

### **Re: Capitol Way – Blocks A-D, Internal Firestopping and Façade Remedial Works, Update to Residents – February 2020**

I write further to my previous formal update with regards to the Internal Compartmentation remedial works (dated 16<sup>th</sup> October 2019) and the regular updates in the monthly Residents Newsletter.

As noted previously, after commencing the remedial works, Shepherd Construction ceased their involvement in September 2019. To help the work progress as quickly as possible Royal London has contracted directly with the trade contractor who had commenced the works under Shepherd originally, Charles Edwards Ltd. This was for a limited number of properties on an ongoing trial.

Following the success of this trial, contracts have now been agreed and signed for Charles Edwards Ltd to complete these works across all the remaining properties and corridors.

At the end of the current batch of ongoing works, we will have completed the remedial works to 106 properties and associated corridors.

The contractor's experience to date and the commitment of Royal London to successful delivery will make for a strong partnership as we progress the remaining works, whilst prioritising residents at all times.

In order to limit disruption across the development as a whole we have had to limit the amount of areas that can be worked on at any one time. To that end, the repairs will take place in no more than three blocks at a time, and on no more than two floors per block at a time.

Unfortunately, this will mean the timings of the overall programme will extend beyond where we had originally hoped. This will ensure the works are completed to a good standard whilst causing as little disruption as possible.

As always, progress through the various floors and around the blocks is dependent on the assistance of all residents in the provision of access to undertake the works, and we have been extremely grateful for your help with this. In order to assist this process, and informed by discussions with a number of residents and their legal advisors, we have compiled an Access Agreement to be entered into between the Resident and Royal London which makes very clear the obligations of all parties and safeguards each party. This Access Agreement will be issued as a part of the initial notice of the commencement of works (around 10 weeks prior to commencement on any floor). These can then be reviewed in detail with the Resident Liaison Team during the one-to-one review meetings which form an integral part of the work.

With all the above noted, please find attached a table detailing the current projected commencement / completion dates for each floor within each block. Whilst some flexibility is possible in the order of properties, unfortunately it will not be possible to move outside of these slots unless there are very exceptional circumstances.

As you may recall, the National House Building Council have agreed to extend their warranty cover on all properties. The warranty will be extended once remedial works within each block have all been completed.

As always, should you have any queries regarding the internal remedial works, or the programme attached, please do not hesitate to contact the Network Homes Liaison Team, Raj Gandecha on 0208 782 5497 or Joseph Vereenoghe on 0208 782 5405 and they will arrange a one-to-one meeting to discuss in greater detail.

### **External Façade Investigations**

Over the past few months we have provided updates in the Residents Newsletters about the investigations being carried out to the external envelope of the blocks. After carefully considering the results of these investigations, we have decided to replace the insulated render and timber on the external envelope that covers the walls, which will bring it into line with the latest Government guidance.

The Interim Fire Strategy that has been in place since the defects were discovered will continue whilst these works are undertaken. This involved the installation of additional fire alarms and detectors and a 'waking watch' series of guards patrolling the corridors, all in accordance with guidance from the National Fire Chiefs Council. It has also been confirmed by both the London Fire Brigade and Arup Fire Engineering that the current patrol arrangement is suitable.

These façade remedial works have been reviewed with a specialist contractor, in line with our overarching objectives of completing them as quickly as possible with minimal disruption. The façade works will be completed ahead of the conclusion of the internal works, so there is no impact on the overall timeline for completion of all works. This will also forego the need for the maintenance and painting work to the facades that would have been required soon for Avery Court, Bree Court, Cara House and Dara House had the existing facades remained in place.

Once the planning for this work is complete, which we expect to be in the coming weeks, we will provide further detailed communications to all residents.

Once again, we would like to take this opportunity to apologise for the need to undertake the essential remedial works. We absolutely understand that you may have frustrations but would like to reassure you that at the end of this process all properties will be in the best possible condition, and will comply with all current guidance.

Royal London, Network Homes and all of the project management team are committed to completing these works quickly and with as little disruption as possible. As always, should you have any further queries please do not hesitate to contact the TNQ Team as soon as possible. We would also be happy to brief you on the specific timings for your property.

Kind regards,

Nigel Bacon  
**Project Director**

### Internal Remedial Works – Programme

Avery Court		
Level 1 – East / South (Flats: 3, 4, 5, 13, 14, 15)	March 2020	May 2020
Level 1 – East / North (Flats: 6, 7, 8, 9, 10, 11, 12)	April 2020	June 2020
Level 1 – West / South (Flats: 65, 66, 67, 68, 69, 70, 71)	June 2020	August 2020
Level 1 – West / North (Flats: 63, 64, 106, 107)	July 2020	September 2020
Level 1 – North (Flats: 108, 109, 110, 111, 112, 113, 114, 115, 116, 117)	January 2021	April 2021
Level 1 – South (Flats: 1, 6, 7, 8)	September 2020	November 2020
Level 2 – South (Flats: 19, 20, 21, 22, 23)	September 2020	November 2020
Level 2 – West (Flats: 72, 73, 74, 75, 76, 77, 118, 119)	April 2021	June 2021
Level 3 – North (Flat: 128)	Ongoing	March 2020
Level 3 – East / North (Flats: 30, 31, 33, 35)	February 2020	March 2020
Level 3 – East / South (Flats: 26, 27, 28, 36, 37, 38)	Ongoing	February 2020
Level 3 – South (Flats: 24, 25, 39, 40, 41)	February 2020	March 2020
Level 3 – West (Flat: 81)	Completed	
Level 4 – South (Flats: 42, 43, 44, 45, 46)	August 2021	October 2021
Level 4 – West / South (Flats: 91, 92, 93, 94, 95, 96)	June 2021	August 2021
Level 4 – West / North (Flats: 88, 89, 132, 133)	July 2021	September 2021
Level 5&6 – East / North (Flats: 50, 51, 52, 54, 55, 56, 57)	January 2021	March 2021
Level 5&6 – East / South (Flats: 47, 48, 49, 58, 59, 60)	September 2020	December 2020
Level 5&6 – North (Flats: 138, 139, 140)	March 2021	April 2021
Level 5&6 – West / North (Flats: 97, 98, 134, 135, 136, 137)	July 2020	September 2020
Level 5&6 – West / South (Flats: 99, 100, 101, 102, 103, 104, 105)	June 2020	August 2020
Level 6 – East (Flats: 53, 61, 62)	March 2021	April 2021

<b>Bree Court</b>		
Level 1	Ongoing	February 2020
Level 2	Completed	
Level 3	Completed	
Level 4	Ongoing	February 2020
Level 5	February 2020	May 2020
Level 6	April 2020	July 2020
<b>Cara House</b>		
Level 1	Ongoing	February 2020
Level 2	January 2021	April 2021
Level 3	Ongoing	March 2020
Level 4	March 2020	June 2020
Level 5	June 2020	September 2020
Level 6	September 2020	December 2020
<b>Dara House</b>		
Level 1	July 2020	December 2020
Level 2	January 2021	April 2021
Level 3	April 2021	July 2021
Level 4	May 2021	August 2021
Level 5/6	July 2021	October 2021