

Safety in your building

28 May 2020

Bree and Avery Court,
Capitol Way,
Colindale,
NW9 0AU



Olympic Office Centre
8 Fulton Road
Wembley
HA9 0NU

www.networkhomes.org.uk
info@networkhomes.org.uk
0300 373 3000

Dear resident,

Re: TNQ Re-Commencement of Internal Remedial Works and Commencement of Façade remedial Works

In recent weeks and months, the leaseholders and residents at TNQ have received a number of communications detailing how the internal compartmentation works and the external façade works have been affected by the Covid-19 pandemic.

During this period, we have been observing all of the communications from the Government and the Construction Leadership Council (CLC) and adapted our works in line with this guidance – you can read the guidance here: <https://www.gov.uk/guidance/working-safely-during-coronavirus-covid-19/construction-and-other-outdoor-work>.

In parallel with this, our supply chain of removal companies, inventory companies and surveyors have been taking their own guidance around social distancing which has resulting in them being unavailable to perform their functions for a significant amount of time, effectively stalling any possibility for progress.

The most recent guidance has now provided a way forward for the construction industry, especially those projects that have an element of fire safety remediation works contained within them, as is the case at TNQ. You can read the guidance here: <https://www.gov.uk/guidance/remediation-and-covid-19-building-safety-update-27-march-2020>.

Taking all of this into account, we have developed a plan to allow us to safely recommence works at TNQ imminently, the details of which follow below.

Internal Compartmentation Remedial Works

These works are scheduled to re-start on Monday 1st June 2020.

We have worked alongside the contractor to re-arrange the current remedial methodologies to allow for each task to be undertaken whilst still maintaining all social distancing requirements. We have also looked to ensure the safe movement of materials, waste and operatives to and from working areas. Furthermore, we have looked at how this can all be achieved whilst maintaining clear access ways for residents and visitors and again whilst maintaining all social distancing protocols.

As I am sure you will understand, some of these arrangements are completely unprecedented and will need to be tried, tested and continually reviewed in order to maximise our productivity under such restrictions.

To that end, we have identified a cluster of properties within Avery Court, served by a single corridor which can be closed at either end, within which all of our arrangements can be trialled and refined in a controlled area.

Once refined, these arrangements will then be implemented through the overall programme of works throughout each floor and block on the development.

Whilst we will still use the rear service lifts for the movement of some personnel, the movement of materials will be via the staircase wherever possible. We have generated segregated travel routes for residents and for the operatives to ensure that any meeting is limited. Additionally, we have asked that when moving through the communal areas all of our Operatives wear suitable PPE including face masks.

Furthermore, we have developed 'cells' of workers who may work together and be within 2m of each other. These are all members of the same family or household and will be identified by wearing similarly coloured armbands.

All properties to be reoccupied and all areas of associated corridor will have a fully sanitised 'deep clean' prior to occupation.

We are of course very mindful of the impact this period of reduced activity will have on the overall programme duration and have worked closely with the contractor to look at how we might introduce further efficiencies into the current programme. We are hoping that these efficiencies will allow a minimal delay to the current anticipated completion date for the development which is November 2021.

External Façade Remedial Works

These works are set to commence in June 2020.

We are currently working with the contractor to complete their full set of proposals, to ensure that all statutory approvals are in place and to ensure that their method statement includes all necessary social distancing requirements, as outlined in the most recent guidance.

We anticipate further detailed discussions with leaseholders and residents within the first block to be remediated (Bree), to commence in early June and with condition surveys being undertaken immediately thereafter.

We further anticipate the necessary pavement closures and temporary traffic control measures being implemented on Capitol Way around mid-June with the scaffold erection targeted to commence around end-June.

In the meantime, we are preparing the various sample boards of the new materials that will be used in replacement of the current (brown) timber façade and projecting balcony panels. These will be placed in each block foyer area for viewing purposes as soon as possible.

We are hoping to produce some further visual information relating to the façade remedial works which we will share in due course.

Covid-19 Working Warden

The safety of our residents and our workforce is paramount for the project team which is why we have followed the Government and CLC Guidance around social distancing and working

arrangements throughout this pandemic. We will continue to follow these guidelines going forwards including the wearing of suitable PPE where required.

To support this, we have recruited a Covid Warden who will be responsible for temperature testing all operatives, management, waking watch and concierge staff on arrival and departure every day. This will allow us to identify any member of our team who may be suffering symptoms. They will then be Covid-19 tested and, if positive, will be restricted from site for a quarantine period of 14 days.

Between arrival and departure, the Covid Warden will spend the day monitoring all our activities to ensure that Covid control arrangements are being implemented diligently.

These measures will not affect the existing Interim Fire Strategy and the Wardens will still be maintaining their patrols.

To support this effort, please would you notify the TNQ Team if you, any of your household or any visitors have symptoms or are self-isolating, so that we can manage our activities accordingly.

We very much hope that you find the above information useful and that you are reassured that this will allow us to complete the necessary remediation works at TNQ as quickly and safely as possible.

As always, we are mindful that the works cannot progress without the help and patience of the leaseholders and residents and once again please allow me to thank you for your assistance.

If you have any questions, please get in touch with our resident liaison team on CWLiaison@Networkhomes.org.uk.

Kind regards and stay safe.

Raj Gandecha
Head of Resident Management (Building Safety)