

Bree Court  
46 Capitol Way  
London  
NW9 0AU



10<sup>th</sup> October 2020

Dear Resident,

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

I write further to our previous formal full development update regarding the progression of the remedial works (dated February 2020).

Of course, in the intervening period there have been various intermediate updates regarding the works, in addition to the monthly residents' newsletters and coronavirus updates.

However, in reviewing the communications and project progression since our last formal update in February, it very quickly became clear what a strange period the last few months have been, both for the project and for the working world in general.

At this point we would like to take the opportunity on behalf of the whole project team to wish you and your families well and to thank you for working with us through this period.

The influence of the pandemic, and the social distancing measures which have arisen as a result of this, inevitably had an initial slowing effect on the day-to-day progression and management of the remedial works. Amongst other things, we have needed to consider working distances, family bubbles, greater cleaning strategies, socially distanced welfare facilities and daily temperature checks for operatives, all of which are elements that none of us have ever needed to consider previously.

Whilst Covid-19 has affected all of us, we have continued to make progress on the works and this comprehensive update summarises the current position across the site.

**Internal Fire Compartmentation Works**

The programme progression for the internal works was going well prior to coronavirus, with the contractor's team becoming well-practised at specifics of the work required, producing gains on time and processes. Unfortunately, the onset of lockdown meant that, even though we were able to have 'key worker status', much of our workforce was isolating or unable to travel. This, allied to our need to implement social distancing on an active construction area, led to a period of reduced productivity.

However, the team all worked well in adapting our processes and day-to-day site activity such that work could return to a near normal state once government guidance allowed.

Whilst methodologies for undertaking remediation have become more complicated, greater efficiencies in the carrying out the works has kept delays down to a minimum. Likewise, we have looked to reduce time lost during the lockdown period by moving a greater concentration of units to later in the overall remediation programme.

This letter includes detail of:

- Progress on internal and external remedial work programmes
- Detail of £150 ex-gratia payment per household
- Updates on the completion of Everly House
- Confirmation of gym opening and Nando's moving in to TNQ
- Estimated timings for the completion of works and confirmation of relevant documentation



As a result, we are now working on the final properties in Bree Court, mainly on the sixth floor, and we expect to complete Bree Court prior to the Christmas break. We have made similar progress on Avery Court, where the third floor is now complete, and the contractor is working on the first floor before moving up to the fifth floor. We expect to complete Avery Court by October 2021. The works to Cara and Dara House are also progressing well. Cara is expected to conclude by May 2021, and Dara by October 2021.

We are currently working with the contractor to provide a more detailed estimate of dates and hope to be able to share this with you as soon as possible.

All of the dates given above are contingent on the government not introducing any further restrictions and the contractor being able to continue to provide sufficient labour and materials. In the meantime, those residents directly impacted by the next phase of works are being updated by way of 1-to-1 meetings and discussions.

We are also in the process of ongoing communications around future decants and reinstating residents who have moved out of their properties for the works to be undertaken. As always, we thank you for your cooperation and patience with these essential works.

### **Façade Remedial / Replacement Works**

Since the previous formal update in February you have all received further correspondence detailing the works required to replace the external envelope façade system to all elevations of the four occupied blocks.

These works should give residents peace of mind that the building complies with the very latest Building Regulations once we have replaced the combustible materials, whilst at the same time allowing all leaseholders the comfort of knowing that if / when they come to sell or re-mortgage their properties, they will do so with the benefit of an EWS-1 A2 rating, completed and signed on behalf of the freeholder, by Arup Fire Engineering.

The works have now commenced with the erection of a scaffold loading platform between Avery Court and Bree Court on the Capitol Way elevation, and with scaffold completed to the courtyard elevations of Bree. The scaffold is now progressing around the building and into the Commercial Courtyard. Works to remove the outer render layer have also commenced to the Bree courtyard elevation with the pre-remedial work investigation and recording well underway.

Prior to these works a series of webinars was undertaken for residents within Bree Court, which were well received and provided some good question and answer opportunities. Further webinars for Cara House residents have been taking place this week (commencing 5<sup>th</sup> October) and it is our intention to carry out further webinars for other residents as and when the programme of works moves towards their blocks.

We are aiming wherever possible to ensure that the works to the façade do not extend significantly beyond the works being carried out to the internal compartmentation, in order that the EWS1 form and revised NHBC warranty can all be issued around the same time. We hope to be able to finalise the detailed programme for all elevations to all blocks shortly and this will be communicated to you.



However, for now we are working towards the following dates for each block:

<b>Block</b>	<b>Start Date</b>	<b>End Date</b>
Avery Court	February 2021	February 2022
Bree Court	June 2020	June 2021
Cara House	Late October 2020	August 2021
Dara House	November 2020	February 2022

Again, these dates are contingent on government restrictions and, of course, weather. These works will negate the need for some of the cyclical maintenance which would ordinarily have been due to the blocks.

Whilst it is accepted that these works are essential, and that the ownership and responsibility for the external fabric lies with the freeholder, the disruption to residents as a result of these works is acknowledged and we apologise for this inconvenience.

To that end Royal London has agreed that on the completion of the external works to each block, the leaseholders or tenants within that block will be eligible to claim an ex-gratia payment of £150 per property.

#### **Everly House – The Tower**

We are pleased to be able to confirm that with the removal of scaffold completed, the works to Everly House are entering their final completion and commissioning stages.

The current programme from the contractor indicates handover in Q4 2020 which should see occupations from the Christmas / New Year period.

As an integral part of the completion of Everly House, the Concierge is due to be moved from its existing location on Edgware Road to its permanent home, which is accessible from Capitol Way. The switch over of services is currently planned for 10<sup>th</sup> October 2020.

At this juncture we would like to apologise for the noise created whilst the scaffold and hoist has been removed, which is a significant step in completing these works.

#### **Commercial Units**

As I trust you are aware, Anytime Fitness opened their gym on 1<sup>st</sup> September 2020 and are now delivering a facility that many residents have been looking forward to since their occupation. In addition, I can confirm that works are complete on the formation of a management suite in Commercial Unit 6 on the corner of Capitol Way, which will be used for the Project Team for the remainder of the remedial works. In addition to this we have formed a new welfare facility for the operatives undertaking all of the remedial works in some empty areas within the existing Energy Centre, thus allowing the removal of the contractor's facility on the mezzanine car park.

Commercial Unit 5 is currently being split into two smaller units following some significant interest from a retailer and we would hope to have these works complete and the retailer in place in the near future.



Furthermore, the completion of Everly House will allow us to complete the landlords works to the commercial unit on the corner of Capitol Way and Edgware Road and therefore allow Nando's to begin works to occupy and open this unit.

### **Concluding thoughts**

I hope you find the above a useful update, with a lot progress to report.

Please be assured that Royal London and the whole of the Project Team remain fully committed to progressing all works as quickly and efficiently as possible, whilst respecting at all times the need to limit the disruption and inconvenience to our residents and their visitors.

As always, should you have any queries, or would like to discuss any of the above in greater detail, please do not hesitate to contact [info@tnq-london.com](mailto:info@tnq-london.com) or [cwliaison@networkhomes.org.uk](mailto:cwliaison@networkhomes.org.uk).

Regards,

Nigel Bacon  
**Project Director**