

Safety in your building

9 March 2021

Grand Union Heights,
Northwick Road,
Alperton,
HA0 1LB

Dear residents,

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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Scaffolding going up from Monday 15 March and design team appointed

We wrote to you in January with the latest position at Grand Union Heights. We have now moved on from that position and have included the latest information below.

Scaffolding going up

The design team (more info below) want to carry out further inspections at the front of the building and within the central courtyard. We will be surveying the building and putting up scaffolding starting from **Monday 15 March** to allow the team to investigate further – we will be looking at areas behind the cladding panels and where the cladding joins the windows and around balconies. We expect the investigations to take place the week after. All of these dates are dependent on the weather and subject to change if there is poor weather.

As part of the investigations, we may need access to your outdoor patio area if you are on the ground floor facing the courtyard. Please make sure the area is free from obstruction from that date. For those of you who have already agreed access with us, we will get in touch with you separately with more information.

Design team and expected forward programme

Our goal is to develop a detailed design proposal in the coming two months, request contractors tender for the work and get detailed prices by June; and begin work in September. We have appointed a design team for the project at Grand Union Heights. These organisations are very experienced and we're pleased to be able to work on this project with them. We have listed them and their role in the project below:

- **Philip Pank Partnership** – Building Surveyor
- **PRP Technical** – Architect leading on designing the solution
- **Wintech** – Façade engineer who will prepare the remedial Façade Performance Specification
- **Tully De'Ath** – Structural engineer
- **MLM** – Building Control consultant
- **CHPK Fire** – Fire engineer ensuring compliance with regulations.

What will the design look like?

At this stage we don't have anything finalised. It's likely that the cladding panels on the building will need to be replaced with a like-for-like alternative to meet current regulations and existing cavity barriers will need to be removed and replaced. We're waiting for further advice from our design team on this. We will be keeping you up to date on the design progress.

Webinar

We plan to hold a webinar once the design process is underway to talk you through remediation proposals. We'll let you know the date and details of how to join once it's been arranged.

Fire Strategy Reminder

Currently Grand Union Heights has a **Simultaneous Evacuation Strategy**. This means if you become aware of a fire within your building or you hear a fire alarm, **you must evacuate immediately** and go to the evacuation point which is located outside Peppermint Heights.

Why do we have the current Fire Strategy?

Our surveys showed concerns with the fire performance of the external wall system that was installed in 2006, most notably the type of cladding material (High Pressure Laminate Panels and Red Cedar Cladding) and the installation of the cavity barriers behind. We've put the current fire strategy in place as a precaution because of this.

What have we done to keep people safe?

Your safety is our top priority. We've appointed a specialist fire engineer to help us until full remediation of the building is completed. In line with National Fire Chief Council Guidance we installed heat detectors within each apartment; upgraded the fire alarm panels in communal areas; and introduced a system so the fire alarm panel can be monitored 24/7. We've consulted the London Fire Brigade at all stages and currently have an on-site presence from our security company United Guarding. The duties of the on-site security officer include monitoring the fire alarm panel and carrying out daily checks of the building in line with our fire engineer's advice.

If you have any questions, please get in touch on customerservice@networkhomes.org.uk.

Kind regards

Carla Ferrarello
Project Manager – Building Safety