



Network Homes

Safety in your building

29 March 2021

Templar House,
Northolt Road,
South Harrow,
HA2 0YL

Dear residents,

Building safety fund application approved and webinar on 6 April

I'm really pleased to share some great news with you – the government has approved our Building Safety Fund application for Templar House.

Our team has worked hard on your behalf to achieve this outcome and this approval is one of the first to be confirmed by the government.

What will and won't be covered by this funding?

While this is very positive news, it's important to bear in mind that this fund may not cover the cost of all the work that needs to be done. We have already exhausted all available funding options from contractors, warranty providers or insurers at Templar House. There is no government funding for the tenant costs and so Network Homes will be covering the tenanted portion of costs.

The Building Safety Fund only covers work on the external wall system. As part of government guidance, we may need to carry out other remediation such as internal fire safety work. We've already sent you information about the costs for evacuation management. Therefore, I feel I should be clear that any costs that are not covered by the Building Safety Fund may still need to be recovered through your service charge in the future. We will write to you again when the position is clear on this.

We are continuing to work on your behalf, and we still maintain the position that any costs would be recovered from leaseholders as a last resort.

Construction work due to begin

We've now concluded our Tender procedure and have reached agreement with Mulalley & Co to carry out the work. We are now in a position that we can start construction work on-site, to remediate the building safety issues we have found. These include:

- Replacing the render system on the external walls
- Replacing the zinc cladding on the top two floors of the building
- Installing new insulation and cavity barriers behind the new zinc cladding.

We will have a pre-commencement meeting with Mulalley on Tuesday 30 March 2021 and will commence site surveys and set up from Wednesday 31 March. We will outline further information about the construction project, duration, scaffolding, Covid-19 precautions and more on the webinar. Mulalley will work within government guidelines: <https://www.gov.uk/guidance/working-safely-during-coronavirus-covid-19/construction-and-other-outdoor-work>.

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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

A summary of this letter

The government has approved your building's application to the £1bn Building Safety Fund.

This is good news but does not guarantee no costs will fall on leaseholders.

We will continue to pursue all possible avenues to recover costs from third parties.

Site surveys will begin on **Wednesday 31 March** with our contractor Mulalley.

We'll hold a webinar on **Tuesday 6 April** to tell you about the funding and construction project, and you'll be able to ask us questions.

Webinar on Tuesday 6 April

We'll be holding a webinar on **Tuesday 6 April from 6-7pm**, on the upcoming work to Templar House. You'll be able to ask us any questions you may have.

During the webinar, we will cover:

- Work to be completed to the external render system and zinc cladding
- How long work will take and disruption this will cause
- Scaffolding
- How work will be monitored
- Disruption to car park
- Clearing balconies/patio areas of possessions during work
- Funding arrangements and cost to leaseholders.

For information on how to join the meeting and submit a question beforehand, please visit the link above. Make sure you have enough time to download or login to Teams if you need to. If you have questions or queries about other matters, please get in touch with us separately, so we can dedicate this time to answering your queries on building safety.

Parking changes

While we carry out the construction work, we will need to make changes to car parking at Templar:

- The four bays at the front of the building will need to be used for the construction site office. We have looked at the available space in the rear car park and believe there will be enough space if we slightly rejig the layout. We will explain further information in the webinar.
- If you are allocated the four bays at the front, please email us on Customerservice@networkhomes.org.uk or call Cameron Anterkyi, Resident Liaison Officer on **0204 512 5791** so we can confirm your contact details and car registration.

Fire Strategy Reminder

Currently Templar House 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 assembly point which is located at the bus stop outside the Police Station on Northolt Road.

What should you do if there is a fire in your flat, you hear the fire alarm or the fire warden tells you to evacuate?

- Evacuate immediately using the nearest staircase as indicated by the fire signage within your block. Do not use the lift.
- Do not pack or bring any possessions with you.
- Close all doors behind you when leaving your flat and the building.
- Follow the instructions of the fire warden if they have told you to leave, or make sure you tell the fire warden about the alarm/fire.
- Proceed to the assembly point located outside the Police Station until advised to return by the Evacuation Manager.
- Call 999.
- Tell the fire wardens or the Fire Brigade if any family members need assistance to evacuate.

If you have any questions, please get in touch with us on customerservice@networkhomes.org.uk or **0300 373 3000**.

Kind regards

Carla Ferrarello
Project Manager – Building Safety

Access the meeting

You can access the meeting and the link to the Slido to ask questions by visiting www.networkhomes.org.uk/buildingsafetymeetings.