



**Avery Court**  
Capitol Way  
London, NW9

Thursday 27<sup>th</sup> May 2021

Dear Leaseholders & Residents,

**RE: Works Commencement to Avery Court**

We are writing to you today to inform you that scaffolding and façade works are planned to commence to Avery Court from the end of May 2021. You will already be aware of the nature of these works and we would like to welcome you to attend the following webinar that we will be holding to review the works, the revised programme and to answer any questions you may have.

- Thursday 3rd June 2021 at 6:00pm. Please register for the webinar, by scanning the QR code located on the right.

Alternatively, you can type the following web address into your browser to register:

[https://us02web.zoom.us/webinar/register/WN\\_r2HDBKQVQ7CINujjyXsRlg](https://us02web.zoom.us/webinar/register/WN_r2HDBKQVQ7CINujjyXsRlg)



**Re-Scheduling of Works**

Some of you will have received a letter earlier this year alerting you of impending works to Avery. In February the decision was made not to commence those works as previously planned, we postponed commencement until our contractor was able to allocate sufficient resources. If the works had been allowed to commence with inadequate resources, the scaffolding and the works themselves would have taken longer than necessary. One of our key focuses has been to the reduction of disturbance to residents, the revised commencement of the works to Avery Court means that the period of scaffolding and disruption to residents should now be reduced from the previously allocated 12 months to circa 10 months.

Scaffolding will start to be erected from the north west corner where residents enter the car park and Anytime Fitness is located within the next few weeks. It will progress along the westernmost elevation and the northern elevation at ground level, before progressing upwards. Although there is no avoiding the obstruction of windows and balconies and the disturbance these works will cause, we assure you that the health, safety and privacy of residents has been treated with the utmost importance.

Our works to Avery are planned to be completed at the end of March 2022.

**Access into Your Homes**

We have already gained access to a number of properties to undertake the following activities and would like to thank those residents who have been involved. For those who have yet to arrange the below, please note that these activities must take place in order to allow the overall project to progress.



### **1. Pre-commencement Condition Survey**

The purpose of this survey is to ensure that the current condition within your home is suitably recorded such that in the unlikely event that any damage were to be caused as a direct result of the remedial works, we would have all necessary records pertaining to the pre-start condition, therefore protecting you.

Please note, all external elements will be surveyed as an integral part of the external works contract and will be undertaken as the scaffold is erected. Copies of the survey of your property can be provided should you wish to retain a copy 48 hours after the survey has been completed.

### **2. Disconnection of Balcony Electrical Lighting / Socket Supplies**

Access will be required to the Electrical Distribution Board within your home to disconnect those electrical supplies which are located in the area of the remedial works.

Any lights or sockets within these areas will then need to be tested to ensure that they are safe and then removed. As you will understand this disconnection is essential for the safe undertaking of the remedial works.

All electrical elements will be fully reinstated as soon as the remedial works to the elevation have been completed.

### **3. Booking a Visit**

To limit disruption to yourself we would like to undertake both of the above noted actions concurrently in one single visit.

We anticipate that each visit can last up to 60 minutes. Each visit will involve 1 representative from the contractor Lawtech and 1 representative from the Electrical Contractor.

These visits will follow a strict COVID-19 protocol which will include all appropriate PPE and Face Masks, Social Distancing at all times and cleaning of all tools / usables after each visit.

All our staff and operatives are temperature checked each day upon their arrival at the development.

Upon arrival the Lawtech representative will ask a series of short questions to determine whether you or any of your family are self-isolating and to establish that you are happy for the visit to progress.

A representative from Network Homes will be in contact with you to arrange a suitable time for the booking of these visits.

We look forward to seeing as many of you as possible at the upcoming webinar events and would like to thank you again for your cooperation and understanding. As always, should you have any further queries please do not hesitate to contact the Team at [CWLiaison@networkhomes.org.uk](mailto:CWLiaison@networkhomes.org.uk).

Kind Regards,

**Foyso Uddin**  
**TNQ Resident Liaison Team**