

TNQ NEWS

SEPTEMBER 2021



Dear Residents,

Welcome to the September edition of the TNQ newsletter – it’s been another busy month at TNQ.

We hope you’re all keeping safe and enjoyed the final few days of Summer. To find out about some upcoming local events and for a full construction update regarding the ongoing works throughout the development, make sure you keep on reading!

Best wishes,

The TNQ Team

CONSTRUCTION UPDATE

Internal Updates

Internal Compartmentation Complete %



The internal works at TNQ are progressing well, and we are pleased to share that we are on track to complete all internal works by Christmas 2021. Cara House is advancing nicely and is due to be completed by the end of the month, and Avery Court is not far behind with works to the final floors in progress. As Dara residents will be aware, works have now progressed to Level 4 – all those affected will be contacted in due course to discuss moving out arrangements.

As always, if you would like further details regarding the ongoing works, please get in contact with your relevant TNQ Resident Liaison Team who will be happy to assist.

Block	Level	Expected Commencement	Expected Completion
Avery Court	1	Works Completed	Works Completed
	2	Works In Progress	September 2021
	3	Works Completed	Works Completed
	4	Works In Progress	December 2021
	5	Works In Progress	November 2021
	6	Works In Progress	November 2021
Bree Court	1	Works Completed	Works Completed
	2	Works Completed	Works Completed
	3	Works Completed	Works Completed
	4	Works Completed	Works Completed
	5	Works Completed	Works Completed
	6	Works Completed	Works Completed

Block	Level	Expected Commencement	Expected Completion
Dara House	1	Works Completed	Works Completed
	2	Works Completed	Works Completed
	3	Works In Progress	September 2021
	4	Works In Progress	December 2021
	5	Works In Progress	November 2021
Cara House	1	Works Completed	Works Completed
	2	Works In Progress	September 2021
	3	Works Completed	Works Completed
	4	Works Completed	Works Completed
	5	Works Completed	Works Completed
	6	Works Completed	Works Completed

External Updates

EVERY COURT

As residents will have noted, the scaffolding is now fully erected along the westernmost elevation of Avery Court. The scaffolding has been handed over to the facades contractor and they have commenced with the stripping of this elevation. Scaffolding has also progressed notably along the northern elevation.

As the works progress on these external elevations, we are reviewing the routes into the courtyard to ensure they are erected as efficiently as possible and remain in situ only for the required period. We anticipate a great deal of progress with Avery Court in the coming month.

BREE COURT

Works continue at various stages to Bree Court. The elevation which faces onto the road is just now reaching repair stage, whilst the courtyard elevations are beginning installation/application of the final layers. The northern elevation and easternmost elevation continue to progress with the installation of new materials. Although this process is the longest period of the works, our rigorous sign off process is showing completion of installation to a consistently high standard.

CARA HOUSE

The new façade materials are being installed across various elevations of Cara House up to the new insulation layer, upon which the render will be applied. The contractor will be commencing with the erection of scaffolding to the roadside elevation of the block in the coming month to allow for the commencement of stripping works.

DARA HOUSE

Dara House continues to receive the new façade materials, with some of the earlier elevations now installed with the new insulation layer. The rendering layers will be applied over this insulation in due course. The contractor will be commencing with the erection of scaffolding to the roadside elevation of the block in the coming month to allow for the commencement of stripping works.



Intercom Issues



We are currently into the second week of investigations regarding the intercom system issues within dwellings and it is progressing well.

The maintenance contractor, Triman, have managed to assess the issue in a number of flats in Avery and Bree which has been arranged via Network Homes. However, there are a number of flats in Avery, Bree, Cara and Dara still to be evaluated over the next three weeks. We will provide an update once the investigation has been concluded.

Once again, we wish to thank you all for your cooperation and patience to date and hope to have this issue resolved as quickly as possible.

THANK YOU.

Items on Balconies - REMINDER

We are still receiving reports of items being left on balconies, accordingly we would like to remind residents that their balconies must be clear in order for us to start work to the facades efficiently and safely. Residents should note that if there are items within the balcony, the contractor will not start works which will subsequently delay the process.

Resident Liaison Teams will be happy to provide any assistance and can arrange for items to be placed into storage if needed.

Please get in touch if we can assist.

To arrange for items to be moved, residents of **Cara and Dara House** email info@tnq-london.com, residents of **Avery and Bree Court** email cwliaison@networkhomes.org.uk

FIRE DOOR ADJUSTMENTS

As previously communicated, we will need to arrange for visits within properties which have already been remediated to ensure that all doors and walls work together to provide adequate compartmentation. We will be in contact to make convenient arrangements for the relevant surveyors to inspect and, if necessary, make adjustments to the door to meet the requirements.

The number of doors to be surveyed will depend on the 'colour methodology' given to your property throughout the remediation works:

- **For White and Blue properties, only the flat front door needs to be checked/adjusted.**

- **For Red and Yellow properties, both the flat front door and doors within the protected lobby compartment walls need to be checked.**

These works are expected to take between one and two days per property. For those properties which are yet to have their remedial works carried out, we will inspect doors at the same time – negating the need for a further visit. We anticipate these works to be completed in advance of the façade works completion. A follow up certificate will be issued from Warringtonfire for these works, and this will be added to your Due Diligence pack accordingly.

Please get in touch with your relevant Resident Liaison Team if you would like to clarify which colour category your property is in or if you have any questions.

EWS1 FORMS

You will be aware that there have unfortunately been some delays to our expected completion dates, largely due to industry-wide shortages of materials and labour, and we are mindful and understanding of some residents' desire to access the EWS1 forms as quickly as possible.

As we have previously mentioned, we are working with Arup, our Fire Engineers, to establish if the forms can be generated as some key activities have been completed and certified - as opposed to when all works are completed. This would allow the forms to be released in advanced of our new anticipated completion dates.

We will provide a further update on this as soon as possible.

We would also like to reiterate that all existing EWS1 forms and all supporting correspondence from Arup as Fire Engineers is stored on the new portal: The Provision of a Portal for EWS-1 Forms (fia.uk.com). For those looking to progress mortgage and re-mortgage applications, this information should satisfy all mortgage enquiries when read in conjunction with the letter of comfort around costs from Royal London.

Should you require a copy of the Royal London letters, please contact your relevant RLO Teams.



Fire Alarms and Evacuations



Thankfully the previous faults on the Fire Alarm sensors which led to the false alarms have now been resolved. Please remain vigilant and respond appropriately whenever the alarm is sounded.

A few reminders of what should happen when you hear an alarm:

1. **If an alarm is activated, you and your visitors must treat it seriously and evacuate immediately**
2. **Once the alarm sounds, make your way out of the building and go straight to the muster area**
3. **You must not re-enter the building until directed to do so** by either the Waking Watch wardens, the concierge, or the Fire Brigade.



areaworks

RESPITE ACCOMMODATION AND OFFICE FACILITIES

We want to remind residents that we still have respite accommodation and office space available within Avery Court, the CBRE management suite or off-site at AreaWorks in Colindale. This has been provided to give residents the option to work without interruption.

Residents must book a workspace in advance and we will aim to operate bookings on a first come, first served basis, however those facing the most disruption will be prioritised.

To book a space or for further information, please contact your Network Homes or TNQ Resident Liaison representatives.

IN THE COMMUNITY

OUTDOOR WALKING NETBALL

Walking netball is a slowed down version of the game, perfect for those looking to exercise in a more relaxed environment. Walking netball has now started at

Burnt Oak Leisure Centre every **Tuesday 3pm to 4pm** with **FREE SESSIONS*** on **21st and 28th September!**

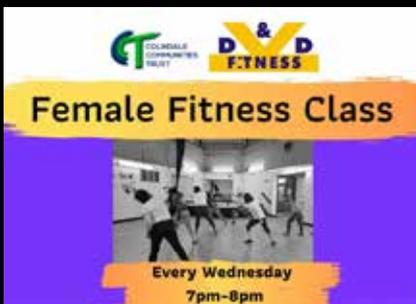
Suitable for all ages and abilities.

Register your interest by emailing annalisa.cellini@gll.org

FREE



sessions*



Female Fitness Class

An all-female fitness class has just started at **Grahame Park Community Centre**, which will take place **every Wednesday 7pm-8pm**. The class is suitable for all abilities and a great way to switch up your exercise routine!

Please call 0208 200 3014 for further information.

WATER WORK OUT!

If you're looking to try a new work out, why not go along to

FINCHLEY LIDO CENTRE'S

WATER WORK OUT

ON WEDNESDAY 6TH OCTOBER!

For more information or to book your space, please contact:

annalisa.cellini@gll.org



FREE TO ATTEND, PLEASE BOOK YOUR SPACE TO AVOID DISAPPOINTMENT!

Key contacts

AVERY AND BREE COURT

Security team: 07891 216 201

Resident Liaison Team:

cwliaison@newtorkhomes.org.uk

Customer Service Centre: 03003 733 000

customerservice@networkhomes.org.uk

Can be contacted for all Neighbourhood and Estate management queries.

CARA, DARA AND EVERLY HOUSE

Cara & Dara House Resident Liaison Team

(Fire Protection Construction): info@tnq-london.com

Concierge: concierge@tnq-London.com

0208 205 8180

07741 743 371

Everly House Aftercare: aftercare@tnq-London.com

01444 229 589