



# Network Homes

## Safety in your building

1 June 2022

Avery Court,  
Capitol Way,  
Colindale,  
NW9

Dear residents,

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

[www.networkhomes.org.uk](http://www.networkhomes.org.uk)  
customerservice@  
networkhomes.org.uk  
0300 373 3000

### Corridor work to begin to remediate external wall behind flue system

I am writing to let you know of upcoming work within corridors directly opposite the A5 Lift (Northeast) in Avery Court.

During external wall work, the contractor has identified that it cannot remediate a section of external wall system from the outside. There are three large flues, serving the Heat Network, which extend from the central plant room and run up the side of the building. The location of these flues mean that the external wall is obscured in this area and the contractor cannot carry out the proposed remediation work.

This work is essential to complete external wall work and obtain Fire Engineer sign off, and as such the only way this work can be completed is from the inside.

### Where will the internal work take place?

There will be temporary disruption in four locations, directly opposite the A5 Lifts. The work will take place to external walls adjacent to flats 112, 126 and 140. Work will also take place in the stair core at 6<sup>th</sup> floor level.

The scope of work is agreed, and we expect to start this work on **Monday 13 June**. Work will be in a sequence and it will take approximately one month to complete all areas. To undertake the work, we will need to take expose the external wall and ceiling void – we make them good once the work is complete. Throughout the work, the zones will be adequately protected and marshalled, and will be left clear on completion of the work.

We are sorry for the inconvenience this has caused, and we will ensure the contractor keeps disruption to a minimum. If you have any further questions, please get in touch with us as usual on [cwliaison@networkhomes.org.uk](mailto:cwliaison@networkhomes.org.uk). A reminder, you can view all updates on the following link: <https://www.networkhomes.org.uk/cwbuildingsafety/>

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)

### A summary of this letter

We need to carry out some work to the external wall but will need to do this from the inside, as we are unable to remove some flues which are currently fixed to the external wall.

Work will start on **Monday 13 June**. This will be outside flats 112, 126 and 140 in the corridor, and in the 6<sup>th</sup> floor stair core. We'll need to take down a part of the external wall and ceilings and will make them good once we're done.