

TNQ NEWS

JUNE 2022

TNQ

Dear Residents,

Welcome to the June edition of the newsletter!

We hope you had a lovely time celebrating the Queen's Platinum Jubilee over the four-day weekend. Please read on to find out about our progress throughout the development as well as some important updates.

Best wishes,

The TNQ Team

CONSTRUCTION UPDATE

Internal works

Programme update

We are now able to confirm that by the end of May all passive fire compartmentation remediation will have been completed to dwellings and corridors across all four blocks of TNQ.

We are currently in the process of completing some decorating work in the final two flats to be remediated as well as some additional works within some corridors, alongside the completion of the fire door adjustment works.

Since the first issues were identified in March 2017, the team has now remediated 379 flats. The majority of these have required full resident decant, extensive remedial works, redecoration as required and re-occupation. This is in addition to the remediation of 32 corridors.

Whilst this is pleasing to be able to report that the works are now almost complete, we are mindful of the inconvenience and disturbance that these works will have caused residents. We would like to take this opportunity to apologise once again for this and thank you all for your patience and assistance throughout the period.

Once the remedial works are completed, the blocks will be handed back to Premier and Network Homes for their day-to-day management, and the handover process to facilitate this is currently ongoing.

In addition, the entrance foyer's to each block have now been redecorated and all corridors will be professionally fully cleaned as a part of the handover process.

Fire Door Adjustment Updates

The works required around the adjustments to front entrance doors, dwellings and the communal corridor doors are progressing well. Despite great progress, we are now facing some challenges to gain access to the final outstanding properties in each block.

AVERY COURT	BREE COURT	CARA HOUSE	DARA HOUSE
78 complete	76 complete	66 complete	79 complete
61 to commence	0 to commence	10 to commence	9 to commence

Thanks to the number of properties now completed in some blocks which has reduced the levels of risk, Arup has advised us remove the '*Waking Watch*.' However, it will be a requirement for all doors to be completed to allow the full Warrington and NHBC Certification to be issued and hence access to these currently un-remediated dwellings is essential for us to progress.

If you have not yet arranged access for the adjustments to be carried out to the front entrance door and the internal protected lobby doors of your dwelling, please contact your RLO Team as soon as possible, so that these works can be booked in and completed. This is critical to the completion of the works being carried out.

Return to 'Stay Put' Strategy – Removal of the 'Waking Watch'

With the internal firestopping remedial works complete to many areas, the adjustments to the fire doors practically complete and any significant quantities of flammable materials having now been removed, we can now begin the phased removal of the 'Waking Watch' wardens.

The process of checks and notifications have progressed to Bree Court and this block has now returned to its originally designed 'Stay Put' fire strategy.

For the residents of Bree Court this now means:

- If a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service
- If a fire starts in the common parts, anyone in these areas must make their way out of the building and summon the fire and rescue service
- Anyone in the communal areas below the podium would know to leave the building because there is an audible alarm & that if the alarm is sounding entering the building, you should leave immediately

All other residents not directly affected by the fire would be expected to stay in their flat unless directed to leave by the fire and rescue service.

The next block where works have progressed sufficiently to have their existing strategy changed, will be Cara House, where the **Waking Watch** will be removed from **7.00am on Tuesday 7th June 2022**. From this point onwards, the existing alarm system within the communal corridors will be disabled and the sounders within apartments can be removed.

To arrange the removal of the sounders within dwellings and any associated 'making good' works, please contact your RLO Team to book a convenient appointment.

Whilst we are hoping to be able to change the strategy within Dara House in July, please be aware that all blocks are moving at a different pace and could possibly have different arrangements in place.

Please continue to observe your current strategy until formally informed otherwise.

Cara House / Dara House

Works are continuing to progress to all elevations following the same sequence of works and progression around the building that is being employed on Bree Court.

We are anticipating our first area for inspection imminently, which will have the benefit of learnings from the process carried out on Bree Court.



The team are currently reviewing the elevation-by-elevation programme for Cara House and Dara House. Considering the labour difficulties encountered recently, and revised scaffold drop dates and EWS1 dates, these will be firmed up and communicated to everybody as soon as possible.



Façade works

Programme update

Works are still ongoing to all four blocks, however recent issues around contractor labour levels have led to the progress made in the month being less than originally anticipated.

Unfortunately, the contractor is still struggling from a marketplace that is swamped with façade-related works following the influx of Government funding some months ago.

Whilst the need to undertake these works to numerous developments throughout London is fully understood, the commencement of so many projects at the same time has led to a major shortage of materials and labour force within the industry.

We are working closely with the contractor currently to see how we can support them through this period and to look at how

areas of the works can be specifically focussed on to maximise progression, scaffold down and completion of elevations as quickly as possible.

Good progress is being made to several elements that have caused problems recently. The Cedral Click process is now fully understood and the team are becoming quicker to install this. Likewise, the process around water testing is now significantly more efficient.

Block progress

Bree Court

Bree Court continues to progress towards completion with further areas of Cedral Click now being completed by the contractor and being offered for final inspection.

The first wave of snagging inspections with residents has happened. We are picking up and addressing any damage which might have occurred within dwellings during the remedial works along with any aesthetic damages to external terrace / balcony areas.

The rendered areas of the façade are progressing. Most areas are now at the level where the base coat has been rendered.

Some of the detail is yet to be completed around the parapets and the balconies, which is preventing the render topcoat being applied throughout. However, the team are currently working their way through these.

Unfortunately, the restricted availability of the specialist labour force needed to complete these areas has prevented us from progressing as quickly as we had hoped. Nevertheless, we are expecting to see the scaffolding come down shortly on the first elevations.



Avery Court

Works to the courtyard at Avery Court have been somewhat stop and start since this area was given to the contractor in April.

A combination of highways issues and working in the proximity of the nursery has led to a slower start than had been anticipated. However, the contractor is confident that this time can be caught up throughout the programme.

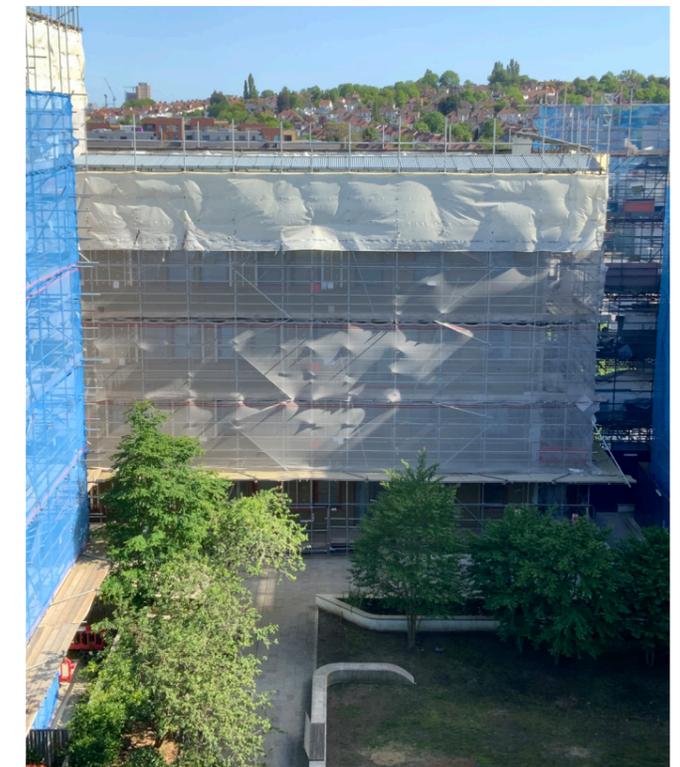
The contractor has also designed the scaffold for Avery Court in a slightly different manner which should allow us to drop scaffold quicker once an elevation has been rendered and is complete.

Elevation / Block Scaffold Down and Completion Dates

Following the review of the most recent programme offered by the contractor, we have asked them to consider a few potential issues which may arise due to the current uncertainty around labour levels, especially when considering the upcoming holiday season.

We are very aware of the need to communicate EWS1 issue dates to all stakeholders and residents. However, we are equally aware of the need to have these as accurate as possible noting that many people will be making plans based on these dates.

In the meantime, we will be producing a full list of elevation-by-elevation scaffold drop and completion dates as soon as the review is complete.



CONDENSATION, MOULD GROWTH AND INTERNAL DAMAGE

We are currently in a period of warmer weather and the likelihood of problems related to mould growth and condensation should be lessened. However, any damage within dwellings which is the direct result of the works to the façade, will be addressed by the contractor towards the end of the façade remedial works to each block.

In the first instance, please ensure that any such damage is reported to your relevant RLO Teams so this can be logged and monitored accordingly.

Resident feedback

As we come towards the end of the internal remedial works, the management of TNQ Colindale would like to give residents an opportunity to contribute any feedback or ideas around communication and resident liaison. We will use the feedback to ensure we provide the best possible service to residents during the remaining façade works.

If you have any thoughts or feedback you would like to share with us, please contact your TNQ RLO Team.

IN THE COMMUNITY

Looking to help the homeless community in Barnet?

Together in Barnet in partnership with Homeless Action Barnet are looking for donations of the following items:

Eggs, instant mash, tuna, tinned pork, small meat, pot noodle packets and pots, cuppa soup sachets, microwave rice, tinned fruit, caster sugar.

They are also looking for donations of toilet roll, biscuits, crackers, crisps, sweet treats for adults, cereal, marmalade and jam, peanut butter, toothbrushes, toothpaste and razors.



Together in Barnet
SHELTER FOR PEOPLE EXPERIENCING HOMELESSNESS



HOMELESS ACTION IN BARNET

FREE Yoga Classes

Are you interested in starting yoga within a friendly environment?

Free yoga classes will be taking place between: 6.30 – 7.30pm in the **Old Library building**.

**Old Library
Grahame Park
NW9 5XA**



You tell us

If you have any photos you would like to share of the development, or a story to tell, please do email us at info@tnq-london.com and we can publish them in our next newsletter.



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