



# Network Homes

26 July 2022

## 11 and 17 Thornton Street, 1 and 7 Robsart Street resident meeting 12 July 2022

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

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Thank you to everyone who joined our webinar. You can watch a recording of the webinar via this link on YouTube: <https://youtu.be/5iVV0t2j7yw>. Please note, the FAQs are not included as part of this recording and have been included in the document below.

### Contact details

Throughout the project you will have the support of our Resident Management Team. You can get in touch with Zoe Kyriacou, Resident Liaison Officer (RLO) on [Zoe.kyriacou@networkhomes.org.uk](mailto:Zoe.kyriacou@networkhomes.org.uk) or **0204 512 5947**. Peter Park is our Project Manager and will also be on-site to support.

For other issues, please contact Network Homes on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

### Presentation slides

**11 and 17 Thornton Street,  
1 and 7 Robsart Street  
resident webinar**

12 July 2022

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**Introductions and welcome**

- Network Homes Resident Management Team
- Network Homes Project Management Team
- Professional Team- Calford Seaden
- Construction company- Higgins.

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**Agenda**

- Introductions and welcome Raj Gandecha
- What are we aiming for? Suraj Shah
- Funding update Suraj Shah
- Project update and timescales Peter Park
- Intro to contractor Matt Francis- Higgins
- Project overview Matt Francis- Higgins
- Neighbourhood Charter Joan Borzak- Higgins
- Q&A.

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**What are we aiming for?**

- Efficiently carry out remediation to make the building compliant with regulations
- Improve the building and reassure you that you are safe in your homes
- Provide you with an EWS1 form (fire risk certificate) at the end of the project- new EWS1 guidance
- Do the above in collaboration with you, with as little disruption as possible.

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## Funding update

- Total project cost: **£2.9m**
  - Construction cost: **£1.9m**
- Split between:
  - Higgins: **£926k**
  - Network Homes: **£700k**
  - Building Safety Fund: **£1.26m**
  - Waking Watch Relief Fund: **£82k**
- Leaseholders will not need to contribute to any costs for the external wall remediation.



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## Project Update



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## Journey

- Preliminary report- June 2020
- Contractual negotiations- Higgins
- Government funding- MHCLG / DLUHC
- Technical discussions- IFC
- Statutory discussions- LABC
- Alarm installation and changing of fire strategy.



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## Project Team

- Network Homes Building Safety Team resident management and technical
- Higgins – contractor
- CalfordSeaden – Employers' Agent, Principal Designer, Construction Design and Management, Clerk of Works
- IFC – fire engineer
- BPTW – architect
- SW9 Community Housing – local management.



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## Sites



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## Properties affected

Robsart Street 2 project		
11 Robsart Street	Flats	1-26
9 Robsart Street	Ground floor flat	Own entrance
13 Robsart Street	Ground floor flat	Own entrance
15 Robsart Street	Ground floor flat	Own entrance
17 Robsart Street	Flats	1-6
19 Robsart Street	Ground floor flat	Own entrance
1 Thornton Street	Flats	1-6
3 Thornton Street	Ground floor flat	Own entrance
5 Thornton Street	Ground floor flat	Own entrance
7 Thornton Street	Flats	1-9
9 Thornton Street	Ground floor flat	Own entrance
11 Thornton Street	Ground floor flat	Own entrance



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## Overview of Works

- Brickwork- install cavity barriers (green box)
- Replace Proteus panel and insulation behind, including cavity barriers (red box)
- Replace EPS render system (yellow box)
- Balconies- no works required
- Fire doors.



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## Façade Types

- Brickwork - install cavity barriers (green box)
- Replace EPS render system (yellow box).



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## Timescales & Outcome

- Planned start date: **Monday 25 July**
- Commence scaffolding: **Monday 8 August**
- Commence rendering removal/replacement: **September**
- Commence brickwork repairs: **October**
- Duration: **44 weeks**
- Current expected finish date: **May 2023**
- Will provide a compliant building and EWS1 form.



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## INTRODUCTION TO HIGGINS

Higgins has established a reputation as one of the most forward thinking developer/contractor companies in the UK. It is recognised as an award winning company delivering outstanding regeneration projects through joint venture partnerships composing of private sale, new build and refurbishment solutions.

- One of the largest family owned and operated construction companies in London and the South East
- 60 years as an established Developer and Main Contractor.



## PROJECT OVERVIEW

To bring the building in line with current Government guidelines and regulations Higgins will carry out the following works:

- Progressive erection of the scaffolding to provide a safe working platform and access to the work areas.
- The removal and replacement of the insulation and rendering system which covers the majority of the building with a rockwool insulation and a SPS Envirowall render system.
- The replacement of a small area of the cladding and insulating and replacement with a Rockwool insulation and new panelled system and cavity barriers.
- The opening up of the brickwork and installation of new cavity fire barriers.



## STATUTORY OVERVIEW

**Planning**  
The works have the required Planning Permissions.

**Building control**  
The overall effect to the building SAP ratings with the change of the wall insulation is negligible.

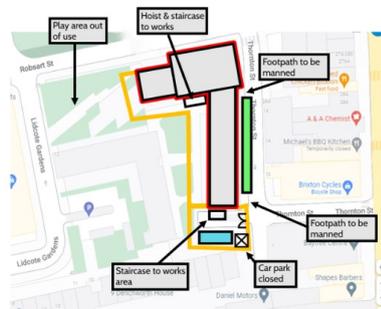
Overview of the materials being removed/replaced and combustibility rating.

All new materials comply with regulation 7(2) requirement to achieve A2 (limited combustibility) or A1 (non-combustible) rating when tested to BS EN 135011.



## SITE BOUNDARY

KEY	
Site entrance turnstile	
Scaffolding to building	
Site welfare cabins	
Parking suspended	
Double doors	
Heras Fencing	



## SUSPENDED LOCATIONS



- Suspended parking
- Main scaffolding



## ADDRESSING THE CONSTRUCTION CHALLENGES

We recognise the following main construction challenges that could cause disruption to local residents:

- Noise
- Vibration
- Dust
- Site traffic
- Pedestrian routes
- Changes to access and egress routes
- Restricted parking
- Child safety
- Security
- Restricted access to your external space.



## TO COMBAT THESE WE WILL:

- Use modern machinery and plant with in-built noise, dust and vibration suppression devices.
- Use dust suppression measures such as dampening down with water.
- Implement traffic & pedestrian Management plan detailing delivery times and routes to the site to avoid peak travel times, congested routes and school drop off / collection times.
- Employ banksmen marshalling the construction traffic around the site and prioritising the needs of the local residents.
- Use clear signage and advance notification for any pedestrian diversions and provide well lit routes.
- Inform residents early on in the construction of closed footpaths and possible suspension of parking bays to allow the arrangement of steady alternatives.
- Liaise with third parties such as emergency services and estate services.
- Offer Health & Safety presentations in local schools and activities for children on the estate.
- Arrange Estate walk-a-bouts with local residents to identify and resolve any issues.

**Higgins**

## VEHICLE AND PEDESTRIAN MANAGEMENT

We expect our workforce and supply chain to adhere to the below rules:

- The Accessed and exiting of the site will be constantly monitored due to the changing nature of the works.
- Vehicles will be met by the site gatemen & will have to read and sign up to the sites drivers rules before entering the site.
- Drivers have to follow the site speed limit and vehicle banksman's directions at all times.
- Drivers who do not adhere to the site rules will not be unloaded or allowed to return to site.
- Site traffic management plans must be followed at all times both on and off site.
- We have a plan to manage the volume of traffic flow to and from site. There will be traffic marshals on site to ensure that vehicles move safely into and out of the site.
- The traffic marshals will control the movement of vehicles and pedestrians during each delivery to site.
- Deliveries of materials will arranged in advance for set times to avoid vehicles causing congestion.

**Higgins**

## NEIGHBOURHOOD CHARTER

This is our promise of how we will deliver this contract and may be updated as the project progresses. The following points will form our 'Neighbourhood Charter' and our initial promise:

- Pre-condition survey and post survey
- Regular updates to residents including newsletters and bulletins
- There will be a point of contact at all times
- We will be respectful to our neighbouring residents and pedestrians
- We will respect and work within the planning conditions for hours of work:
  - 8.00 am – 5.00 pm Monday to Friday
  - There will be no weekend or Bank Holiday working
- Every delivery to site will be coordinated
- All machinery will be immobilised at the end of each working day
- No contractors will obstruct resident parking
- All operatives will wear PPE (personal protective equipment).



## FAQs and next steps

- Network Homes RLO team: [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
- Zoe Kyriacou RLO 0204 512 5791
- Joan Borzak Higgins RLO 07793 902 544
- Higgins: [robsartstreet@higgingroup.co.uk](mailto:robsartstreet@higgingroup.co.uk)
- We'll provide regular updates to let you know how the project is going
- We'll issue a guide to work document and send out the slides within two weeks, plus answers to all the questions asked
- Emergency Out of Hour Numbers:
  - Higgins 0871 750 3001 (Bridge Security)
  - Network Homes 0300 373 3000.



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## FAQs

We received a number of questions from residents both before the webinar on Slido and during the presentation. As such, we have condensed all those questions asked into the ones included below, as there were some which all covered the same question with a slightly different wording.

## Costs

**Will the total cost of the work which you propose to carry out, be met in full by the government fund application, which you advised has been successful?**

We will not be recovering any costs through the service charge for the work to the external wall system. During this project, there may be other issues we come across that we did not know about. If that is the case, we will need to determine who will pay for these costs. We will go through the statutory consultation process on costs if it gets to that stage.

## Site logistics

**For how much of the 44-week proposed duration will the building be scaffolded? Will it be removed as each floor is complete, as we saw with Park Heights? How long will it take for the site to be fully scaffolded from the start? When do we anticipate all scaffolding be down?**

We will confirm this once we have the Construction Phase Plan. Once the work is finished on each elevation and has been checked and signed off, the scaffolding will be taken down.

**Will the scaffold cover the entire elevations or balconies will be afforded open views? Will there be any covering of the windows which may impact the natural light?**

We'll share further information on this once we have the Construction Phase Plan.

**What type of netting will be used over the scaffolding? Can you assure us it will be as thin as possible and let plenty of sunlight through?**

Debris netting will be used on the scaffolding to allow as much light as possible through – we have chosen this rather than plastic sheeting, based on the feedback we have received from residents on other sites.

**I live on the ground floor - what will my access/light look like?**

There will be some overshadowing by the scaffolding which is unavoidable.

**What will the timings/days of the week the work is carried out?**

Work will be carried out Monday to Friday, 8am-5pm. There will be no weekend or bank holiday working.

**What are the accommodations being made for those of us who work unsociable hours and will need to be sleeping during the day?**

There will be some unavoidable noise and disruption during the project while we carry out this essential work. Please get in touch with our resident liaison team to discuss this with you and see if there is anything we can do to mitigate this.

**What are the expected noise levels (in decibels)?**

There will be some noise during the work, with some louder noise when we need to do some work like drilling etc. We do not have decibel readings for the tools we are going to use but we can look into this if you become concerned about the noise levels.

**When do you anticipate having the construction phase plan to be able to share with us?**

Higgins have agreed to provide a pictorial overview of the building elevations with outline dates on regarding scaffolding phasing so that residents are aware of the impact their balconies/gardens and light into their apartments. We will write separately to residents once Higgins have supplied this to Network Homes and we have had a chance to review; we hope this will be in the next few weeks. Higgins has made some last-minute adjustments to the site logistic plan and delivery of equipment which is being relocated from another site is delayed slightly, which is why we aren't able to provide the detailed plan yet. This will not affect the overall programme of works.

**Will the scaffolding be setup within the patios of the ground floor flats? Will the patios be useable or need rearranging?**

Patios will have some scaffolding in them to carry out this essential work. We will work with you to try and use as little space as possible and to ensure you understand the safety requirements when underneath the scaffolding.

**Will the scaffolding block the current two-way traffic on Robsart Street? It's a pretty narrow road already.**

We don't anticipate that the scaffolding will block the traffic as it will be over the pavement.

**Can you also get the windows cleaned while the scaffolding is up? We have a few inaccessible windows with 12 years of dirt on them.**

As part of the work, we will ask Higgins to clean the windows once the scaffolding begins to be removed at the end of the project.

## **EWS1 form**

**Does the 44 weeks include time to get the EWS1 certificate? If not, how long do you see that taking once the work is finished?**

We expect to receive a B1 rated EWS1 form 6-8 weeks after the completion of the work – this is not included in the 44 week schedule.

If you require an EWS1 form to sell or remortgage, there is new guidance that may allow you to begin that process very soon. Some high street banks have agreed to offer a loan on a building safety affected property without an EWS1 form, if they are provided with a fully costed funding plan and start/completion dates. So, you may be able to sell/remortgage before the work is complete.

You can find the required letter here: <https://www.networkhomes.org.uk/media/14910/20220722-robart-street-and-thornton-street-lender-letter-updated-sent.pdf>. This link has been updated to show the correct address so please use this as the default version going forward. The links we texted out will no longer work. The updated letter explaining the new guidance can be found here: <https://www.networkhomes.org.uk/media/14909/20220722-robart-2-lender-letter-available-sent.pdf>.

#### **Can you tell us which lenders have been known to lend based on the project letter?**

As of March 2022, the following lenders have signed up to this:

- Barclays Bank
- HSBC
- Lloyds Banking Group
- Nationwide Building Society
- NatWest
- Santander.

You can read more about the announcement here: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/joint-statement-cladding>.

## **Communications**

#### **Will we be updated on the progress regularly, including being told ASAP if the work is falling behind schedule?**

You'll get regular updates from Network Homes on a 6-8 week basis, alongside updates from Higgins throughout the project. If there is a significant delay, we will let you know once we have an updated programme so that we can be clear on how this has affected the completion date.