



**Avery Court**  
 Capitol Way  
 London  
 NW9

16<sup>th</sup> August 2022

Dear Resident,

**Re: Capitol Way – Façade Replacement Project – Projected Completion Dates**

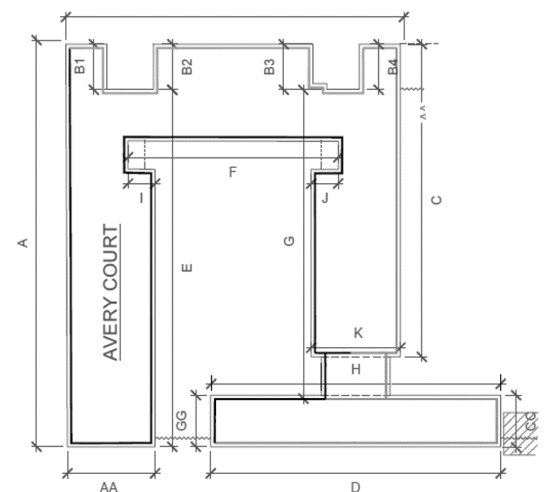
Further to the recent residents’ newsletters and other direct communications, you will be aware that the façade contractor, Lawtech Group Ltd, have encountered problems in relation to the procurement and retention of sub-contract labour levels. This is a situation that is facing many other contractors in the area due to ongoing issues in the sector.

Given this, both Royal London and CBRE have been working together with Lawtech to understand how we can assist the progress of the works, and have put together a package of measures including additional and advance funding, management support and resource allocation assistance.

Whilst these measures will enable the contractor to progress in a more structured manner, we do have to confirm that further delays to the overall programme are expected. We understand that this will be disappointing news. Please be assured that we are doing everything in our power to minimise the delays as much as possible.

Please find below a plan of Avery Court and projected Scaffold Drop and Completion dates on an elevation-by-elevation basis.

Block / Elevation	Scaffold Drop	Elevation Completion Dates
Avery		
A	End December 2022	End January 2023
B	End December 2023	End January 2023
C	End December 2022	End January 2023
G	End May 2023	Early June 2023
E	End May 2023	Early June 2023
F	End May 2023	Early June 2023
AA	End December 2022	End January 2023
D	End May 2023	Mid June 2023
CC	End December 2022	End January 2023
H	End of May 2023	Mid June 2023
H2 & K	End of May 2023	Mid June 2023
GG	End of May 2023	End June 2023
Hoist	Removal May 2023	





We have chosen to report both dates to all affected residents as it is important to understand that, whilst scaffold drop is a significant milestone in the works and will give residents full use of the balconies / terraces as well as unobstructed daylight, following the removal of the scaffold there are still several activities to progress at the wall / floor (terrace slabs) junction at base level.

Once these works at the wall / floor junction have been completed works on the block will be considered fully complete, allowing the EWS1 form to be issued by Arup, the fire engineers who have overseen all the works.

As is always the case with ongoing works, this programme of dates is reliant upon the availability of both materials and labour, however we are confident we have taken all the necessary steps to compile as accurate a timetable as possible, and will look to report against these in future communications.

We trust you find the above clear, however should you have any further queries please do not hesitate to contact your Resident Liaison team at [cwliaison@networkhomes.org.uk](mailto:cwliaison@networkhomes.org.uk).

Kind regards

Nigel Bacon  
**Project Director**