



## Safety in your building

9 December 2022

Templar House,  
Northolt Road,  
South Harrow,  
HA2

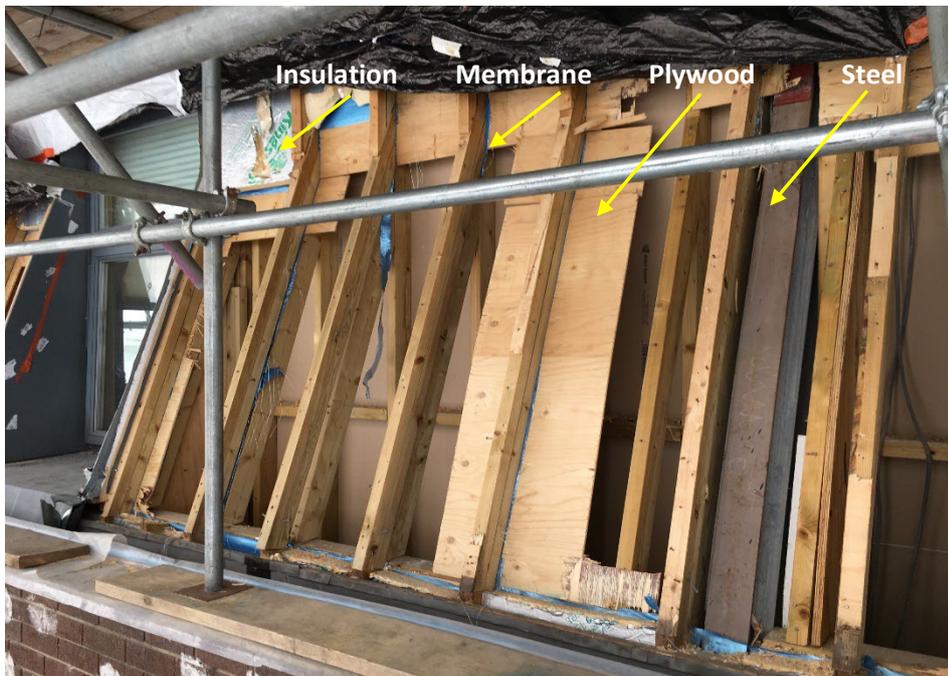
Dear residents,

### Protection from cold and rain, plus car park debris

We've received a query from a resident about the external wall remediation and thought it would be useful to share our response to all of you. Some of you may be concerned about us replacing the insulation on the building during this cold weather, and also about the wall being exposed during any wet weather.

### Insulation and protection from the rain to levels 5 and 6

As you'll know from previous updates, there are several parts to the external wall system. As part of the external wall remediation to levels 5 and 6, we need to remove the zinc cladding, the insulation, the membrane and then the plywood. The design solution requires us to remove these layers and fix the issues behind them, before we can begin to put the new materials back. You can see below an example of where the majority of the layers have been stripped back. The membrane is the blue/grey you can see around the edge of the plywood and timber frame – the zinc is not pictured as it is the first layer removed.



In each section, we will remove the insulation during the day to carry out the works and replace it at the end of each working day to ensure the properties are never left without insulation overnight. If

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#### A summary of this letter

The external wall system on floors 5 and 6 has multiple layers. To fix the issues we found in the external wall, we need to remove multiple layers to get to the issues at the back.

Once we have removed the insulation and layers behind it, we will replace it with new insulation as quickly as possible, so your homes are not overexposed to the cold.

The building has a protective wrap on the roof to prevent excess water getting into the external wall. We've also installed debris netting on the sides of the building to protect it from heavy rain.

The Clerk of Works, Network Homes and Mulalley, check that homes are not left overexposed to the cold.

We'll be ensuring the contractor tidies up the car park regularly, as we've been informed it has been left in a messy state.

we're not able to complete the works to the system in the same day, we will install temporary insulation overnight.

Along with the Clerk of Works and Mulalley, we also check that homes are not left overexposed to the cold.

In terms of water/damp getting into the external wall, the weather protection currently in place includes a shrink wrap to the top of the scaffold, a Monoflex sheet to the top lift of the scaffold and localised Monoflex sheeting applied directly to all external walls. In addition, there is debris netting around the scaffolding that will also reduce any heavy rain running down the building. Our contractor, Mulalley, has assessed the arrangements as adequately weatherproofing the building during the works.

Although current measures are providing adequate weather protection, our contractor is considering the option of re-instating the Monoflex onto the scaffolding and renewing the shrink wrap as this will improve the water tightness. It will stop any rainfall from getting to the face of the building and will also reduce the impact of wind on the building which will reduce direct drafts and improve the thermal performance.

We are carrying out regular joint inspections with the contractor but please let us know if you see any areas of the external wall where water may be getting in.

#### **Car park debris**

We've also been told that the car park is being left in a messy state. We've spoken to the contractor to ensure the space is swept regularly.

#### **Further support**

If you need further support, you can:

- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/templarbuildingsafety/>
- Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

#### **A reminder**

Your building's fire strategy is **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

Kind regards,

Raj Gandecha  
Head of Resident Management (Building Safety)