

TNQ NEWS

DECEMBER 2022

TNQ

Dear Residents,

Welcome to the December edition of the newsletter.

We hope you are all well and getting into the festive spirit now that December is here!

Please keep reading for a full update on the construction works throughout the development.

Best wishes,

The TNQ Team

CONSTRUCTION UPDATE

Façade Replacement Works

We are pleased to report that the Internal Compartmentation remedial works and External Façade works to the first block on the development are completed, with an EWS1 form issued.

With the whole of the UK construction industry suffering from many of the problems we have encountered at TNQ, there are very few developments throughout the country, and even fewer of a similar size, in this position.

There is still some work ahead of us and whilst there is a possibility of the cold weather delaying rendering operations through the

winter months, it's fantastic to see the project heading towards completion in the springtime next year.

As always, we would like to take the opportunity to thank all our residents and stakeholders for their continued patience throughout these remedial works.

Block Specific Update

CEDRAL

The stages for blocks to go through on level 5 & 6, as referenced in the newsletter, are as follows:

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
Repairs to SFS (steel frames)	Installation of Y-wall board to SFS (steel frames)	Application of Tyvek (vapour membrane)	Installation of helping hands (bracketry for cedral planks) and insulation	Installation of carrier rails to take cedral planks	Installation of cedral planks	Final inspection	Commence scaffold strike

EWI

The stages for blocks to go through from level 4 to mezzanine, as referenced in the newsletter, are as follows:

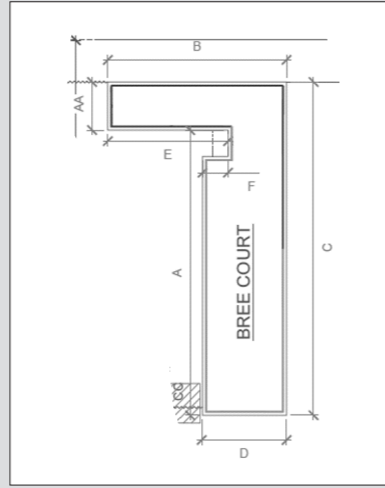
Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
Repairs to SFS (steel frames)	Installation of Y-wall board to SFS (steel frames)	Installation of VCL (vapour membrane)	Installation of insulation	Application of render basecoat	Application of topcoat	Final inspection	Commence scaffold strike

Block Specific Update (continued)

Bree Court

Expected EWS1 form issue date	Mid November 2022
Block completion date	Late November 2022

- All scaffolding including the hoist to this block is now removed.
- The replacement façade works and the associated fire compartmentation works are complete and the EWS1 form has been issued from our Fire Engineers (Arup).
- Final internal inspections within residents apartments have taken place, so long as access dates can be agreed with those residents concerned all minor internal defects works should be completed at the end of January 2023.

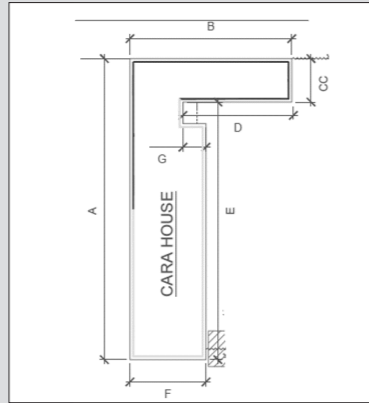


Cara House

Expected EWS1 form issue date	End January 2023
Expected block completion date	End February 2023

Cedral cladding is now complete on elevation A, B, CC, D, E & F, the external wall insulation is almost complete and rendering operations have commenced, for further details please see below.

- Elevation A & F are now finished with the scaffold strike almost complete.
- Elevation B has advanced to the last stages, with scaffold removed from level 6-4. Level 3-1 is planned to be completed and the scaffolding removed by end of December – weather permitting.
- Elevation D, CC and E have scaffolding removed from level 6-5. The remaining levels 4-1 are progressing, we expect to complete the render by end of December assuming the cold weather permits this. Any remaining scaffold will be down early in the New Year.

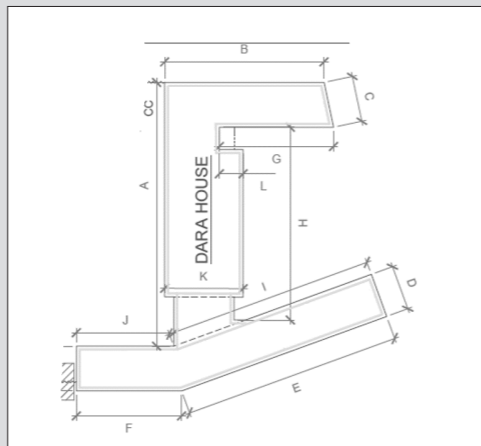


Dara House

Expected EWS1 form issue date	Early March 2023	Expected block completion date	End March 2023
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Cedral cladding is complete to elevation A, with the other elevations at various stages – please see below for further details.

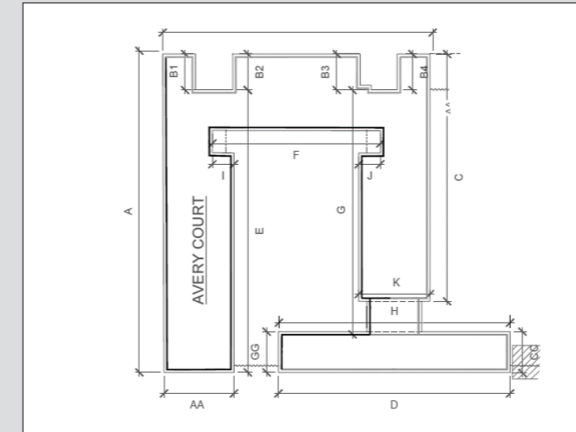
- Elevation A – This is the most advanced elevation, level 6-5 are complete and scaffolding removed. The inset balconies are in progress on remaining levels 4-1 and once complete, the elevation can undergo the final render, inspections and the scaffold strike can commence. The scaffolding on level 5-4 is planned to be removed before Christmas.
- Elevation B, C, D & G – Levels 6-5 are progressing well here, with the remaining levels 4-1 now progressing on to stage 6.
- Elevation E – Level 6 & 5 is on stage 3 & 4. On levels 4-1 the render has now commenced.
- Elevation J – Only has EWI from levels 4-1 and this is on stage 6 and ready for topcoat.
- Elevation H – Level 6-5 will be at stage 5 by Christmas. Also levels 4-1 is on stage 5 and render has now commenced.
- Elevation I – Level 4-1 is on stage 4 & 3, with the less critical winter garden area on stage 2.
- Elevation K & L – Level 4-1 is progressing to stage 5.



Avery House

Expected EWS1 form issue date	Early June 2023	Expected block completion date	Late June 2023
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Cedral cladding is now complete to elevations AA and C. The subsequent External Wall Insulation is advancing well, see further details for all the elevations below



- Elevation A – Level 6-5 have moved on to the final stages of Cedral Click installation.
- Elevation AA and CC – These elevations are complete with the scaffolding now removed.
- Elevation B – Currently on stage 6.
- Elevation C – Level 6-5 are complete with scaffold removed. Remaining levels 4-1 are progressing on stage 5.
- Elevation D – Scaffolding to be erected in the New Year.
- Elevation E, F & G – On stage 1 of repairs.
- Elevation GG – Scaffolding is up, and the existing façade material is currently being removed.
- Elevation I – Level 4-1 existing façade material is being removed.
- Elevation J & K – Scaffolding is up, with the stripping commenced.

What Does Block Completion Mean?

A block will be deemed to be complete when:

1. All significant quantities of materials which do not have a suitable resistance to the spread of fire have been removed
2. All 'in-wall' fire barriers have been installed and certified
3. All wall copings and façade cladding has been reinstated
4. All balconies have been remediated
5. All electrical items, including security cameras and door entry systems have been reinstated
6. All lightning protection have been reinstated and tested
7. Any remaining minor repairs can be completed within a short period of time

This will return the blocks to their 'as new' condition whilst ensuring that the wall build up and surface finish meet all recently revised standards around fire safety.

WEEKEND WORKING

As you will be aware since our last communication, some elements of work have been carried out at weekends to benefit from the reasonable weather conditions and increased available resource levels. We greatly appreciate the cooperation from residents which has allowed us to make significant progress with the programme of works.

We remain mindful however, that as residents can suffer disturbance from these works during the normal working week, that weekend working will continue to only be considered where:

- i. **Demonstrable progress and programme benefits can be identified**
- ii. **Operative resource levels are sufficient to ensure that suitable progress can be achieved**
- iii. **The correct level of management resource can be provided by the contractor**
- iv. **The correct level of management resource can be provided by the client team**

Where such instances occur, we will ensure the work will be localised, and will inform all residents directly affected in advance.

Internal Works

Internal firestopping remedial works are completed to all blocks. All blocks have now been returned to the day-to-day management of Network Homes and Premier Estates Limited as originally intended.

We have begun to remove the Waking Watch Wardens from some areas of Avery Court which has resulted in some sections of corridors remaining as 'Full Evacuation' and the remaining areas moving to a 'Stay Put' strategy. Details of the changes have been communicated to those residents concerned under separate notifications. We would ask all residents to ensure they understand which strategy applies to them and to please get in touch with the TNQ team if you have any questions.

Development-wide Cleaning and Housekeeping

We continue to work hard with the contractor to maintain the overall cleanliness of and ensure respect for the occupied development.

Additional attention to site cleanliness has been in place since 10/10/22 and we hope residents have seen a noticeable improvement to the appearance of the site during remedial works. If there are any concerns with the cleanliness of the site, we ask residents to please communicate with the **Development Managing Agent**, or with the **TNQ Team** and these will be addressed immediately.



CONDENSATION, MOULD GROWTH AND INTERNAL DAMAGE

We have received complaints from a few residents across the development regarding instances of condensation and mould growth within their dwellings, this risk is made worse in the winter months by a lack of ventilation, and cold external walls resulting from the ongoing façade remedial works. In these instances, Lawtech has at all times attended and addressed initially with a fungicidal wash pending any further repairs which may be necessary on completion of the façade works.

During the winter months we would recommend that your heating is kept at a constant temperature, that all vents are kept open and that airflow through the property is encouraged as much as possible. Please be aware that drying damp clothes and the use of tumble

dryers will increase the risk of condensation and mould growth, and adequate ventilation is critical in preventing this.

Where walls are uninsulated following the stripping off of the old insulation, we are installing temporary insulation to mitigate the temperature difference between internal and external wall surfaces, this in turn will minimise the risk of mould and condensation.

Please be assured that all damage within dwellings, which is determined to be a result of the works to the façade, will be addressed by the contractor towards the end of the facade remedial work programme for each block. In the first instance however, please ensure that any such damage is reported to your relevant RLO Teams to ensure it is logged and monitored accordingly.

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