



19 January 2023

## Hindon Court resident meeting 10 January 2023

Thank you to everyone who joined our webinar. We didn't have many questions as this is quite a short project. If you need any further information, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

You can also contact our Resident Liaison Officer (RLO) Zoe Kyriacou 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.

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0300 373 3000

## Webinar recording

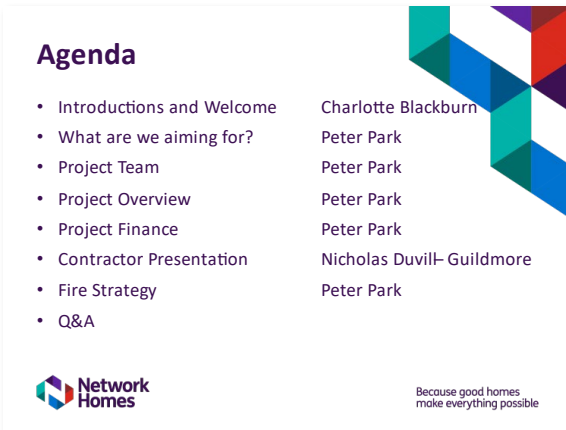
You can watch a recording of the webinar via this link on YouTube: <https://youtu.be/00kGnx1vpUg>. Please note, the FAQs are not included as part of this recording and have been included below.

## Presentation slides




**Hindon Court Resident Webinar**

10 January 2023

**Agenda**

- Introductions and Welcome Charlotte Blackburn
- What are we aiming for? Peter Park
- Project Team Peter Park
- Project Overview Peter Park
- Project Finance Peter Park
- Contractor Presentation Nicholas Duvill- Guildmore
- Fire Strategy Peter Park
- Q&A



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**What are we aiming for?**

- Efficiently carry out remediation to make the building compliant with PAS 9980 regulations
- Improve the building and reassure you that you are safe in your homes
- Provide you with an EWS1 form (safety certificate) at the end of the project- we'll send you a lender letter too
- Do the above in collaboration with you, with as little disruption as possible.



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**Project Team**

- Network Homes Resident and Project Management Team



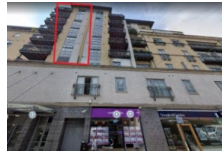
- Fire engineer- IFC
- Professional Team- JRP
- Construction Company- Guildmore
- Building control- Westminster



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## Project Overview

- Building issues:
  - Spandrel panels (red box)
  - Fire barriers
  - Missing insulation
- Remediation
  - Fit new spandrel panels
  - Fit new fire barriers
  - Install new insulation
- No work required to brickwork or rendered walls.



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## Project Finance

- Overall cost of the external wall remediation
  - **£119,442**
- Building Safety Fund
  - **£28,944**
- Resident contribution
  - **£0**
- Network Homes has achieved the best financial outcome for our residents.



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**GUILDMORE**  
PLANNED WORKS DIVISION

## Who we are



- Guildmore is a family owned business primarily dedicated to delivering quality, sustainable, affordable homes fit for the future. Guildmore have been established and successfully delivering Planned works across the social housing sector for over 4 years.
- The business has 4 operating divisions, which include Planned Maintenance, Facades & Cladding, Construction, and Land.
- Our Planned works division specialises in complex sites working predominantly with housing associations and local authorities to deliver schemes with contract values from £1m to £5m.

### KEY POINTS

- Established over 24 years
- Family owned business
- £100m turnover company
- 75 direct employees

### WE SPECIALISE IN THE FOLLOWING

- Planned Maintenance
- Cladding remediation
- Fit Safety
- Development
- Construction

LOCAL AUTHORITIES	FRAMEWORK PARTNERS	OTHER CLIENTS

## Project Team



**Head of Planned Works**  
Stephan Cortez@guildmore.com  
M 07852354026

Overall Project Responsibility

**Contracts Manager**  
Coral Filipe@guildmore.com  
M 0753357779

Operational Responsibility

**Commercial Manager**  
Nicholas Dwyll@guildmore.com  
M 07538574825

Commercial Responsibility



## Work required- spandrel panels



The work involves the removal and subsequent replacement of the spandrel panels to the highlighted elevation only.

The panels are made to measure Aluminium sandwich panel with a mineral wool core by 'Genius Facades' which is 'A1' Rated (Completely Non-Combustible).

**Product Name:**  
"Genius Facades Specialist Panel"

**Report No.:**  
"001-000000"

**Sample No.:**  
"2"

**Prepared For:**  
Genius Facades Ltd.



**A.2 Classification**  
The product, "Genius Facades Specialist Panel", a "PC" coated aluminium sandwich panel with an mineral wool core, is classified as follows in accordance with BS EN 13501-1:

**Reaction to fire classification: A1**

## Work required- insulation and fire barriers



The old degraded insulation will be removed and disposed of, and new insulation installed.



The new insulation behind the spandrel panels will be a 'Rockwool' Mineral wool insulation. This is also an A1 Non-Combustible product.

Horizontal and vertical fire barriers are also to be installed behind the spandrel panel edges and at each floor junction level.



## Proposed Welfare Unit and Location



**Key**

- Available space
- Demolished space
- Existing space
- Proposed new space
- Other space e.g. disabled space or parking bay



**Indicative Programme Dates**



Date	Key item	Likely activities
Monday 9 January	Possession of site	Guildmore take possession of site Scaffold build starts
Monday 16 January	Start onsite	Delivery of spandrel panels Parking suspension starts Delivery of welfare unit Pavement Licence starts
Monday 16 January	Work starts	Removal of old spandrel panels Insulation installation Fire barrier installation New spandrel panel installation
Monday 13 February	Work finishes	Client inspections Water testing of new panels Site clearance and cleaning
Monday 20 February	Practical completion	Health and Safety documentation Operation and Maintenance Manual

## Fire strategy


- Your building has **stay put** fire strategy
- This will remain while the project is taking place
- This means during an incident you should stay put in your home unless you are directly affected by heat, smoke or flames.



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## Upcoming surveys

- Separate surveys to be arranged later in the year:
  - Fire doors: To include flat front doors and communal doors
  - Compartmentation: To check firestopping between communal internal walls.



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## FAQs and next steps

- Network Homes RLO team [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
  - Zoe Kyriacou RLO 0204 5125947
- Guildmore Site Contact: Costel Filipescu 07535 357779  
[Costel.Filipescu@guildmore.com](mailto:Costel.Filipescu@guildmore.com)
- Emergency Out of Hours Numbers:
  - Guildmore/Costel Filipescu 07535 357779
  - Network Homes 0300 373 3000
- We'll send out the slides within two weeks, plus answers to all the questions asked.



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Please note the phone number for Zoe Kyriacou has been changed on the above slide. The correct number is the one at the top of this document and in the slide, not the one in the presentation.

## FAQs

**Regarding the future survey on fire doors and flat doors you mentioned, do you envisage any costs for residents as an outcome of this?**

This will depend on what we find once we have carried out the investigations. It may be that there has been an issue with repairs and/or maintenance. If that is the case, then we will speak to the original contractor about returning to resolve the issues. If we think there will need to be a cost recovered from leaseholders, we will follow the section 20 consultation process. As soon as we have further information on the fire doors, we will share this with you.

**How will we find that the work has been completed successfully?**

We will let you know once the work has been completed. We will also share the EWS1 form (building certificate) with you as soon as we have it. This can take between 6-8 weeks following the completion of the work.