



Network Homes

Safety in your building

28 March 2023

Templar House,
Northolt Road,
South Harrow,
HA2

Dear residents,

New completion date in August, 5th floor works progressing well

We're making good progress on the project to remediate the internal and external areas of Templar House.

Internal works progressing well

We're pleased to say that the 5th floor temporary moves have been completed, with residents settled in the temporary accommodation and we're now progressing well with internal firestopping work.

Although good progress has been made, we encountered some additional design requirements as we opened up the ceilings on the 5th Floor which increased the amount of work required. Now these details are designed, we are starting to see an increase in labour levels on site, and we expect this to increase over the coming weeks. The contractor is currently reviewing the programme and once the review is complete, we will be liaising with the 5th floor residents to arrange moving back into their properties.

We now expect the project to complete in August.

Residents of the 6th floor have received the official notice of their move date. The majority of the individual meetings have taken place and the remainder will be scheduled shortly.

Starting in April, the internal compartmentation work in the remaining communal areas from the ground to the 4th floor will commence. Further information will be sent by Mulalley regarding the work procedure and measures in place to ensure the safety of residents on those floors during the works.

External wall system works

Mulalley has notified all residents on the 6th floor that they are ready to begin the works to the cavity barriers surrounding the windows. As we noted in our literature issued last year, we need to sequence the cavity barrier works in line with the external works, ahead of your moves for the internal works, to ensure the contractor can complete the external works and scaffold can be removed.

Once the cavity barrier works are complete, the contractor can commence with the installation of the final external wall materials, waterproof the window reveals and gradually begin to remove the scaffold. The contractor has a dedicated trained resource available to do these works, and we do not want this resource to be redirected to other projects. Our resident liaison team will speak with you to discuss how this will work and to ensure you and your items remain safe and secure.

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

www.networkhomes.org.uk

customerservice@
networkhomes.org.uk
0300 373 3000

A summary of this letter

Completed 5th floor moves;
6th floor coming soon.

Work is taking longer than expected, completion now planned for August.

Communal corridor work starting in April.

Cavity barriers on 5th and 6th floor to be replaced soon, most likely while residents are in their properties.

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.

We've had some questions about dust and decoration while the cavity barriers around the windows are replaced:

- **Dust:** some residents have expressed concerns that there will be increased dust within properties while work is done to cavity barriers. To reduce the risk of dust, Mulalley will employ dust-suppressing tools and clean up as they work. We carried out this work to floors 1-4 while residents were in their homes and no issues were raised around dust left behind.
- **Decorations:** after the cavity barriers are repaired and windows replaced, we will be restoring the area to the same appearance as it was before. However, for residents on the 6th Floor, the full redecorations will be done whilst the fire stopping works in your flats is being completed. This may mean having small areas of your property undecorated for a few weeks before you are moved to temporary accommodation. All areas will be left secure and weather tight.

We have had some contact from residents about the noise outside their home while they are working from home. If you have a very important meeting, please speak to the site team and see if they can work with you to reduce the disruption. At the moment we're seeing work outside each property take two to three days, so we're hopeful we can work with you during these more disruptive times outside each individual home.

As always, we appreciate your patience and cooperation while we carry out this essential work. As above, some residents are reaching out to us regarding their concerns and we continue to invite you to do so, which will hopefully allow us to mitigate any disruption you may face.

Rooftop terrace temporarily closed

Access to the roof terrace has been closed while the work to the external wall system takes place and will remain so until it is safe to access. We will write and let you know when you can access it again.

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 if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)