



# Network Homes

## Safety in your building

29 August 2023

Templar House,  
Northolt Road,  
South Harrow,  
HA2

Dear residents,

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

[www.networkhomes.org.uk](http://www.networkhomes.org.uk)  
customerservice@  
networkhomes.org.uk  
0300 373 3000

### Work progressing well, 6<sup>th</sup> floor moves starting

There's been a lot of activity at Templar House recently, with good progress made on all areas of the remediation. Mulalley has informed us that they're aiming to remove the scaffolding in November, coinciding with the anticipated completion of both internal and external remediation. After finishing the work on the 6<sup>th</sup> floor properties, we will be able to provide details about the final stages of the project and confirm the completion date.

### Work in flats on 5<sup>th</sup> and 6<sup>th</sup> floor

Firestopping work has been completed to the flats on the 5<sup>th</sup> floor. The majority of 5<sup>th</sup> floor residents have now moved back to Templar House from the temporary accommodation and 6<sup>th</sup> floor residents are now preparing to move out. Work to fix the internal firestopping issues on the 5<sup>th</sup> floor took longer than expected as we dealt with several design challenges after the affected areas were exposed. We followed rigorous quality control procedures to verify the proposed solutions and guarantee that the design met the required fireproofing standards according to current building regulations. We'd like to thank residents of 5<sup>th</sup> and 6<sup>th</sup> floor for their continued cooperation in these difficult circumstances.

### Internal communal areas to all floors

The communal corridor work from 1<sup>st</sup> to 5<sup>th</sup> floor are almost finished. The work on the ground floor is awaiting final validation from our fire engineer, while the remaining work on the 6<sup>th</sup> floor corridor started last week and will be completed alongside the internal firestopping work in flats.

### External wall remediation to 5<sup>th</sup> and 6<sup>th</sup> floors

We've successfully replaced the fire barriers around windows in all 5<sup>th</sup> floor flats and a few on the 6<sup>th</sup> floor. We're currently waiting for access to the remaining 6<sup>th</sup> floor flats to finish this task. Once the window fire barriers are done on both levels, we'll be able to start the installation of the zinc cladding. After that, we'll start removing the scaffolding from the top down.

### External wall remediation to ground - 4<sup>th</sup> floor

The majority of work has been completed and the contractor is currently inspecting the external wall base coat installation and carrying out any required repairs in preparation for the top and final coating. The final coating will be applied once the scaffolding begins to come down. Once the scaffolding has been removed the contractor will replace the main entrance canopy system.

### Lifts

Our Repairs team has been in contact with the lift contractor to ensure swift completion of the necessary lift repairs. The final repair is currently planned for next week.

#### A summary of this letter

Mulalley has advised us the remediation is expected to complete in November.

Residents of the 5<sup>th</sup> floor are moving back and 6<sup>th</sup> floor residents are moving out.

#### 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.

I'd like to thank all of you for your continued cooperation during this project, which I know has been disruptive to you. We're now beginning the final stages and I know you will give us your continued support during this final phase.

All previous communications for Templar House can be seen on our dedicated webpage at [www.networkhomes.org.uk/TemplarBuildingSafety](http://www.networkhomes.org.uk/TemplarBuildingSafety). If you have any further questions, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)