

## Safety in your building

20 November 2023

Templar House,  
Northolt Road,  
South Harrow,  
HA2

Dear residents,

### External wall remediation expected to complete in March

We're disappointed to say that the completion date is now expected to take place in March. This is due to a significant delay as we were unable to gain access to complete the work required to remove windows and install cavity barriers around the windows – work to the zinc cladding could not take place until the window work was done.

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

All residents of the 5<sup>th</sup> floor have moved back to Templar House and all residents of the 6<sup>th</sup> floor have moved out. We're making progress on the internal works on the 6<sup>th</sup> floor. We have completed the encapsulation of the ceilings steel beams and the compartmentation of the party walls in 85% of the flats with only one flat outstanding as it has only just been decanted. We are now progressing the encapsulation of the columns that required further technical input from our design team.

### Internal communal areas to all floors and Fire doors

We're doing the remaining work to the 6<sup>th</sup> floor corridor alongside the works in flats. All other work has been signed off by the fire engineer and we are carrying out minor work to complete any issues found during inspection.

Thank you to all you who have already provided access for the final check of your flat entrance fire doors. Please, if you have received a text asking you to make an appointment, contact us as a matter of urgency so we can carry out this very important check to ensure that the installation is satisfactory. We will not be able to sign off the flat entrance doors unless all checks have been completed.

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

We have now completed all cavity barrier works around windows at 6<sup>th</sup> Floor Level and these have all been reinstated. This has allowed for the installation of the final zinc sheets. As you will be able to see from Ground Floor Level, good progress has been made on installing the Zinc and we expect this to be completed in early December. Once complete we expect that scaffold will start to be removed. It is important to note that the process will require several weeks as the contractor progressively complete each floor before striking to the next level down.

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

Once the scaffolding begins to be removed from the top of the building, we will be able to apply the final coat of render to the external wall this is normally done in sections to prevent potential damage while works take place overheads. We will also fit the final extract ventilation grilles and connect these into flats.

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#### **A summary of this letter**

We're expecting the work to the external wall remediation to finish in February now as we were unable to gain access to some windows, which stopped us being able to start the final zinc work.

We're on the last floor of internal works and the work is progressing as we expected.

#### **A reminder**

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

**Terrace update**

The terrace can be re-opened once the scaffolding has been removed from the roof top and is down to the 6<sup>th</sup> floor level. Anticipated to be early January as there are two levels of scaffolding.

**Further support**

If you need further support, you can:

- Check our dedicated website for your building's letters and documents:  
<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.

Kind regards

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