

Safety in your building

20 July 2020

Morrison Court
12 St Ann's Street
Westminster
London
SW1P 2DF

Dear Residents,

Façade Remediation Work at Morrison Court starting 27 July, plus webinar on Thursday 23 July

We wrote to you in May to let you know that the fire strategy at Morrison Court was changing to **simultaneous** evacuation, which means if you hear the alarm or the waking watch you should evacuate the building. This was changed because our Chartered Building Surveyor, John Rowan and Partners (JRP) had carried out an investigation of the building's external façade and identified potential defects, including poorly fitted and missing cavity barriers.

Context

The façade is the outer skin of the building, which provides weather and thermal protection, but is not associated with the structural stability of the building. The façade must adequately resist the spread of fire both across its surface and within the façade build-up, including any cavities. This may be achieved by way of physical fire-resistant barriers within the façade build-up to create 'compartments'.

Having carried out a number of investigations into the façade, this has identified a number of issues with the white coloured render system, including poor workmanship around the installation of the fire barriers that could allow fire to spread to an unacceptable level. The defects identified will need to be remediated.

Remediation Works

Due to the issues identified, we have now undertaken a competitive tendering exercise and have appointed Hamilton Building Contractors to undertake the remediation work. Hamilton Building Contractors has a vast amount of experience in external façade works. The works will largely consist of replacing the materials to the courtyard external walls.

Work will **start on Monday 27 July** and we expect the project to last four months.

Impact on Residents

I'd like to reassure you, that you are safe in your homes - the Fire Strategy and the presence of the 'waking watch' fire wardens ensure that your safety is in no way compromised. Their presence will remain until all the existing materials have been removed and our fire engineer has identified it is safe to remove the watch.

First, we will remove the white render and insulation on the rear wall. Our contractor will then finalise the remediation work detail with our Fire Engineer and proceed with the installation of the new system. Once completed, you shouldn't notice a difference in the appearance of the rear wall.



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Contacting you going forwards

We're going to be sending you updates by text from now on, unless it is a critical safety update.

If you're a leaseholder and you have tenants living in your flat, please ensure you pass on any messages to your tenants.

We have also sent a summary of this letter as a text, so if you didn't receive a message from us, then we don't have your correct details.

If you're not sure we have your details, send them to us at customerservice@networkhomes.org.uk.

You can also check for the latest update on the website by going to the 'My block documents' section and searching for your block/estate name.

I'd like to also confirm that you won't need to leave your home for the Facade works to be undertaken.

In planning this project, we have tried to minimise any disruptions you may experience. However, the nature of the works is such that the entire rear wall overlooking the Westminster Archives, will need to be scaffolded to complete the remediation process. The scaffolding will block access to the rear carpark, which will therefore be out of use. We ask residents use the ground floor carpark instead. **If your car is parked in the rear basement carpark then please move it before Monday 27 July.** We apologise for the inconvenience this will cause.

The working hours will be Monday to Friday 8am to 6pm. There may be some Saturday working as we wish to complete these safety related works as soon as possible, so we can then remove the scaffolding. Noisy work will be restricted to the hours of 9am to 5pm.

Internal Works

While the external works are ongoing, we are also planning to replace all flat entrance doors and also to replace communal hallway doors. We are doing this to ensure compliance with the Government advice on fire doors. It will allow us to have an inventory of doors which meet current Building Regulations. There may be some delays due to the current coronavirus situation, but we hope that we can complete this work alongside the external façade work.

We are reviewing whether the lift refurbishment can also be done at the same time and will write to you separately about this.

Frequently asked questions and webinar

We realise that you may have further questions regarding the work and we have tried to condense questions into the attached document.

We'll be hosting a webinar online on Zoom, where we'll give you a presentation on the project and you'll be able to ask us questions. You can download Zoom from your app store or watch in your browser. The conference call will be held on:

Thursday 23 July 2020 – 6.30pm and you can access through this link
<https://us02web.zoom.us/j/84779834162>.

If you want to ask any questions, then please contact me on **0300 373 3000** or **customerservice@networkhomes.org.uk**.

Yours sincerely

Raj Gandecha
Head of Resident Management (Building Safety)