

Central West
320 Ruislip Road East
London
UB6 9FE

1st July 2024

Dear Shared Owners and Leaseholders,

Re: Updates on Central West

We would like to update you on a few matters in relation to Central West and keep you informed on the next steps we are taking to deliver remediation of the building.

Surveys and works completed to date

I am pleased to share that we have concluded most of the surveys and inspections to inform the fire and external wall system (cladding) aspects of the remediation programme.

Compartmentation

One of these key inspections was the completion of the Type 4 Intrusive Fire Risk Assessment (FRA) between 22nd and 23rd April by Hydrock and we are in the process of jointly reviewing these findings with our consultants. I'd like to thank those residents who volunteered to have this completed in their home.

The communal compartmentation survey was completed by CLM during the same week. These findings support the findings of the overarching FRAs which have been completed at Central West (as we previously advised these are now on a 6 monthly schedule, carried out by Savills on a non-intrusive basis).

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Shepherds Bush Housing Association Limited (part of The Guinness Partnership)
Registered at Companies House (No IP16442R)
Registered address and head office: Mulliner House, Flanders Road, Chiswick, London W4 1NN

The intrusive FRA's indicate that some compartmentation remediation work is required now, primarily in the communal areas of the building:

- Above flat entrance doors;
- Within the lift shaft;
- Horizontally and vertically around waste pipe services; and
- Improvements to sockets adjacent to communal hallways

Later in this letter we explain how we will be mobilising the communal compartmentation works.

Heating

CPW, an international M&E design consultancy have now been engaged and they are due to undertake a new survey to propose gas design routes. We expect their report back in July setting out their observations and proposed design solution.

Cladding and external walls

We have commissioned PRP Architects to prepare a holistic remediation plan for Central West to take into account the external wall system, reinstatement of a permanent heating source and internal compartmentation elements. As part of this work, they will be pulling together the design work they previously carried out, considering reports prepared by other consultants to date, and the outcome of investigations currently being carried out.

We expect this to be completed by September, with the remediation plan ready to share with residents in late summer.

Preliminary Remediation Works

As set out in our previous letter, to ensure the ongoing safety of residents whilst we continue to plan the wider cladding and heating remediation programme, we have instructed CLM to undertake communal fire-stopping works to the existing separating walls in the communal areas. CLM have specialised in fire compartmentation works for the past 35 years and are an approved contractor with Guinness.

To ensure they are meeting the correct standard we must undertake works to the top of the separating walls. This requires cutting an area of plasterboard along a channel to give workers access to install additional materials to provide us with adequate separation and certification.

Once the above works in the corridors have been completed, CLM will then need access to your home to complete the final stage of these works.

We expect, subject to access, that CLM will be able to complete all works through the communal areas and in your homes within an **8–10 week period** with an anticipated completion by late **September 2024**.

- The communal works will take approximately 4 weeks to complete.
- Whilst the internal works to your homes will take approximately 4–6 weeks to complete (access permitting). We will require access to each property for approximately 3 days and this will not take place till August 2024.

We have set out below the steps CLM will take when completing these works:

Communal: Fire-Stopping Works Process

- CLM will undertake works which will be completed on one side of the corridor at a time to allow access for residents. It is anticipated this will take 4 weeks to complete all corridors.
- They will cut a 350mm wide channel along one side of the corridor, and then do the same on the other side.
- Ceiling plasterboards will be reinstated and then the whole ceiling will be redecorated.
- CLM are anticipated to commence site setup week commencing 15th July, this is subject to holding an in person meet and greet with the contractor, outlining and providing information on the works.

Internal of Flats: Fire-Stopping Works Process

- CLM will need to cut approximately 350mm wide channels to the rooms adjacent to communal corridors. The wall line ceiling board will be reinstated and the whole ceiling within that room will be decorated.
- They will need access to hallway cupboards, bathrooms, and kitchen ceiling above wall units.
- They will install fire stopping pipe collars to soil waste pipes vertically in the hallway cupboards and horizontally in the bathrooms. This won't be for all flats; CLM will inspect each bathroom at the time of access to determine what is required.
- Where there is a need to install a collar on a horizontal soil waste pipe, they may need to remove the bath to gain full access for the installation. CLM will reinstate the bath on completion.

We appreciate that the works will cause some disruption, however these are essential works. CLM will utilise floor protection and carry out daily cleaning to reduce inconvenience. Access in and out of your flat will not be affected and the fire strategy will remain simultaneous evacuation.

You will be informed in advance if the works will impact the use of the lift.

We will try to minimise the impact and limit noisy works where possible however to allow the compartmentation works to be completed there will be the use of power tools to cut ceiling plasterboard and drills to reinstate ceiling plasterboard.

Access to your home

The works will be undertaken throughout the communal areas first. This will enable enough time to book in appointments convenient for you. All works will be undertaken during normal working hours and days: Monday – Friday 8am – 4pm.

It is estimated that works will take up to 3 days in each home to complete; this includes reinstatement and decorations to the localised area of works. **Access to your property will not be required until early August 2024.**

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Day One

- 350mm ceiling openings will be made within the bathroom, hallway by the front door, kitchen and hallway cupboard.
- Installation of firestopping material within the ceiling voids.
- Reinstatement of ceiling openings, filling of joints

Day Two

- Ceiling openings will be made to soil vent pipe to allow collars to be installed.
- Return visit to sand down and paint the ceiling where openings were made ideally matching the existing ceiling colour.

Day Three

- Return to do a final coat of paint, if required.
- Silicon around bath, if required.
- Hand over inspection

Next steps

Ahead of works starting in the communal areas we will be holding a meet and greet session **week commencing 8th July 2024**, to discuss the works and introduce the contractor CLM. Details of the session will be shared with you in due course. They will be there to address questions relevant to the works ahead of them starting **week commencing 15th July 2024**.

Yours sincerely



Rachel Bancroft
Head of Building Safety