

FNH 299 Birch Block: - FAQ

<p>1. Extent of work on Birch Block</p>	<p>Following In depth investigation of the external cladding material on Birch Block Our Fire Engineer has recommended the following works need to be carried out urgently: -</p> <ul style="list-style-type: none"> A. Put in place a waking watch due to the highly flammable covering to the Mansard roofs on the Upper Floor of Birch. B. Strip off the Single Ply, membrane; and Foam insulation which are highly flammable as soon as possible. C. Temporarily install a flame retardant waterproofing material. While replacement roofing materials and insulation can be designed and sourced. D. Reinstate the roof covering in Rockwool Insulation; cavity barriers which are currently missing and install single ply fire retardant A2-s1,d0 roof finish. The appearance of the building should not change.
<p>2. Programme and Start Date</p>	<p>LCS will erect and strip the current flammable roofing material to the upper mansard within the next 4 weeks.</p> <p>We hope that we can commence the re-roofing works in a reasonable time scale however the Rockwool Insulation product we need to use to insulate the roof is on s 90-day (3 month) lead time.</p> <p>This could mean we will not be able to start the re-roofing works till July 23. We will update on a regular basis of the progress.</p> <p>The buildings will be kept watertight with temporary waterproofing till we can begin the re-roofing works.</p>
<p>3. Dates Areas of the building are going to be worked on</p>	<p>LCS will issue updated by letter drop once we have initiated all the works. These will indicate when they will be working on sections of the buildings and for how long.</p>

	<p>Chaney s will have copies of all the programmes and correspondence also on dates.</p> <p>There will be letter drops carried out by LCS during the works to inform residents of when works and access to balconies are required. Just as previously done when changing the balcony decking.</p>
4. Will the Twin Building – 1-53 Winterthur Way be also done at the same time?	<p>There are several issues relating to safety</p> <ul style="list-style-type: none"> A. The insulation being stripped off the building is highly flammable and needs to be removed immediately from site. To carry out this all at once is difficult and we are sorry but the scaffolding to both buildings will be erected at the same time. B. The volume of material and workmen required to carry out the work in one hit does mean that there will be disturbance to the residents facilities and carpark areas may be affected. C. LCS will be carryout the safety works on 1-53 at the same time as Birch and the reroofing will be also at the same time
5. The Appearance of the new roofing material on Birch	<p>The building and appearance will not change, and it will be the same colour and appearance as currently installed but refreshed.</p>
6. EWS 1; EPC's and Building Control	<ul style="list-style-type: none"> A. New EPC's will be issued to the residents where the new insulation has been installed. B. A new building control certificate will be issued to the residents affected by the roofing change because the new insulation and works falls into the Building Regulation requirements. C. EWS1 forms: - release of the EWS1 forms can be provided once the works are complete on the block usually 6 to 8 weeks post completion.
8. Noise for the works	<p>Yes, there will be noise when the roofing is cut away and scaffold is erected Similar to the noise you have already experienced on site.</p>
9. Defects and Warranty	<p>Fairview when they signed the contract with the government, have agreed to maintain and make good any defects in the new works for a period of 12 years after completion, at no cost to the residents.</p>
10. Changed to Fire regulations	<p>The contract Fairview signed with the Government mean Fairview are liable to change</p>

	<p>the cladding in the future if the fire regulations change again and the works are found not to meet the new fire regs. This is at no cost to the residents.</p>
11. Internal Works	<p>Fairview are still scoping this work, and defects found in the investigations. Currently tendering this work with contractors.</p> <p>All apartments will have to have the works carried out to ensure Fire doors are correctly fitted and smoke seals intact This will be for all Common areas; staircases; plant areas and Apartments.</p> <p>Fairview and Chaneys will inform the residents when they are ready to commence the works</p> <p>Again, a schedule will be issued by the contractor of the areas they require access to and dates.</p>
12. Location of the Site Compound	<p>The Current Site Compound will be retained throughout the works</p>