



## **Façade Remediation:**

- Atlantic Heights
- Pacific Heights
- Ionian Heights
- Caspian Heights

Leaseholder Meeting: Friday 6<sup>th</sup> February 2026

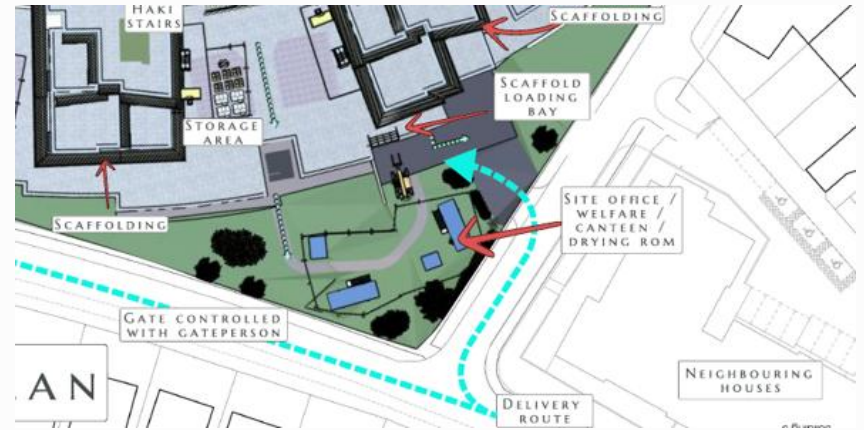
# Agenda

- Living Your Daily Life During the Works.
- Communication During the Works.
- Site Set Up & Logistics Plan.
- Project Update.
- Remediation Programme.
- Project Team.



# 1. Living Your Daily Life During the Works

- **Scaffolding:**
  - To facilitate the works, a full scaffold is required around the entirety of each building.
  - Access to each scaffold is via a temporary staircase with a separate hoist used for materials.
  - The scaffold will be fully alarmed and have CCTV which will be remotely monitored and the ground floor scaffold will be fenced off to guard against trespass.
- **Access:**
  - We will not require internal access at anytime to your flat.
  - There will be **NO** access to your balcony throughout the period of works.
  - Access to and from your block will remain operational throughout and free of obstruction at all times,.
  - Fire evacuation and muster point: this will **NOT** change and remains the same!
  - Pedestrian routes: there will be protected pedestrian routes segregated by barriers to ensure separation from the work area!
- **Windows & Ventilation:**
  - We strongly recommend **NOT** opening your windows during the construction working hours.
  - It is fine to open your windows on evenings and weekends.



For **security** and your **peace of mind**, all on-site workers will have a **unique worker ID**, and will be provided a **CBG hard-hat**.

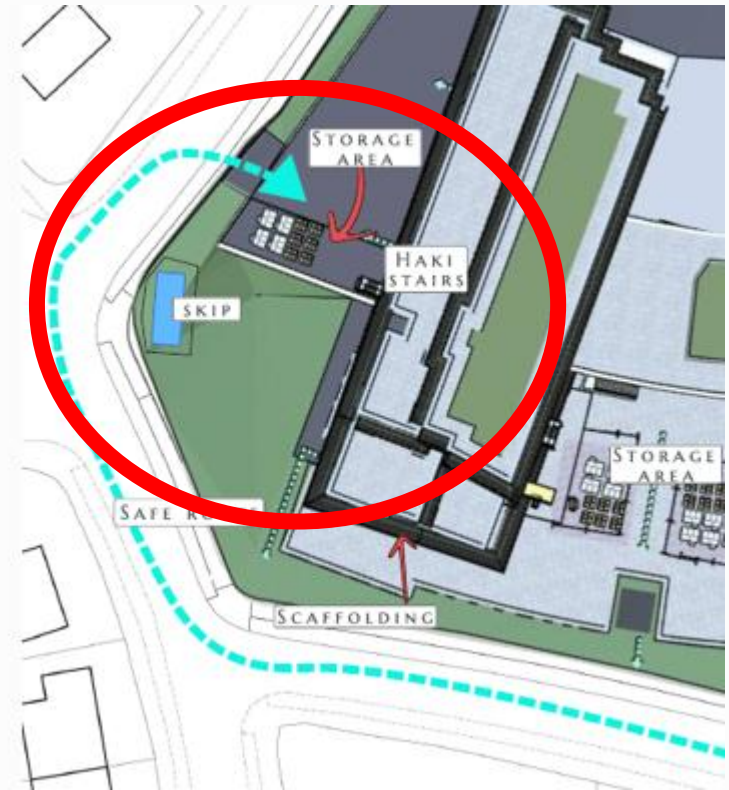
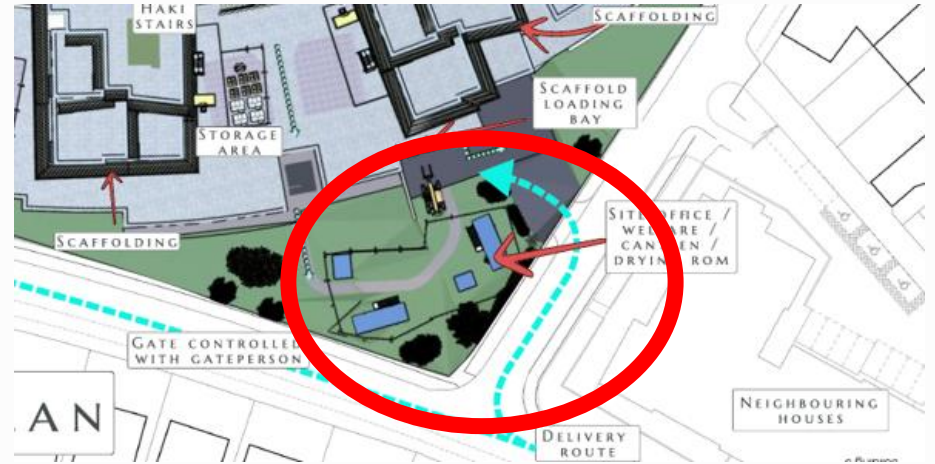
## 2. Communications During the Works

- **Resident Liaison Officer (RLO):**
- First point of contact for all residents.
- Prior to works starting in March, we will provide a Newsletter detailing the RLO's contact details.
- **Tracker Document:**
- For all project related enquiries, CBG will keep a tracker document of anything reported or requested, and this document will be regularly distributed to the Client Project Team to ensure actions are being monitored, dealt with and closed out.
- We would encourage everyone to make use of this system, and to avoid direct contact with the workforce.
- **Monthly Newsletter:** there will also be monthly newsletters issued to enable everyone to be kept up to date with site progress and the next phase of planned upcoming works.



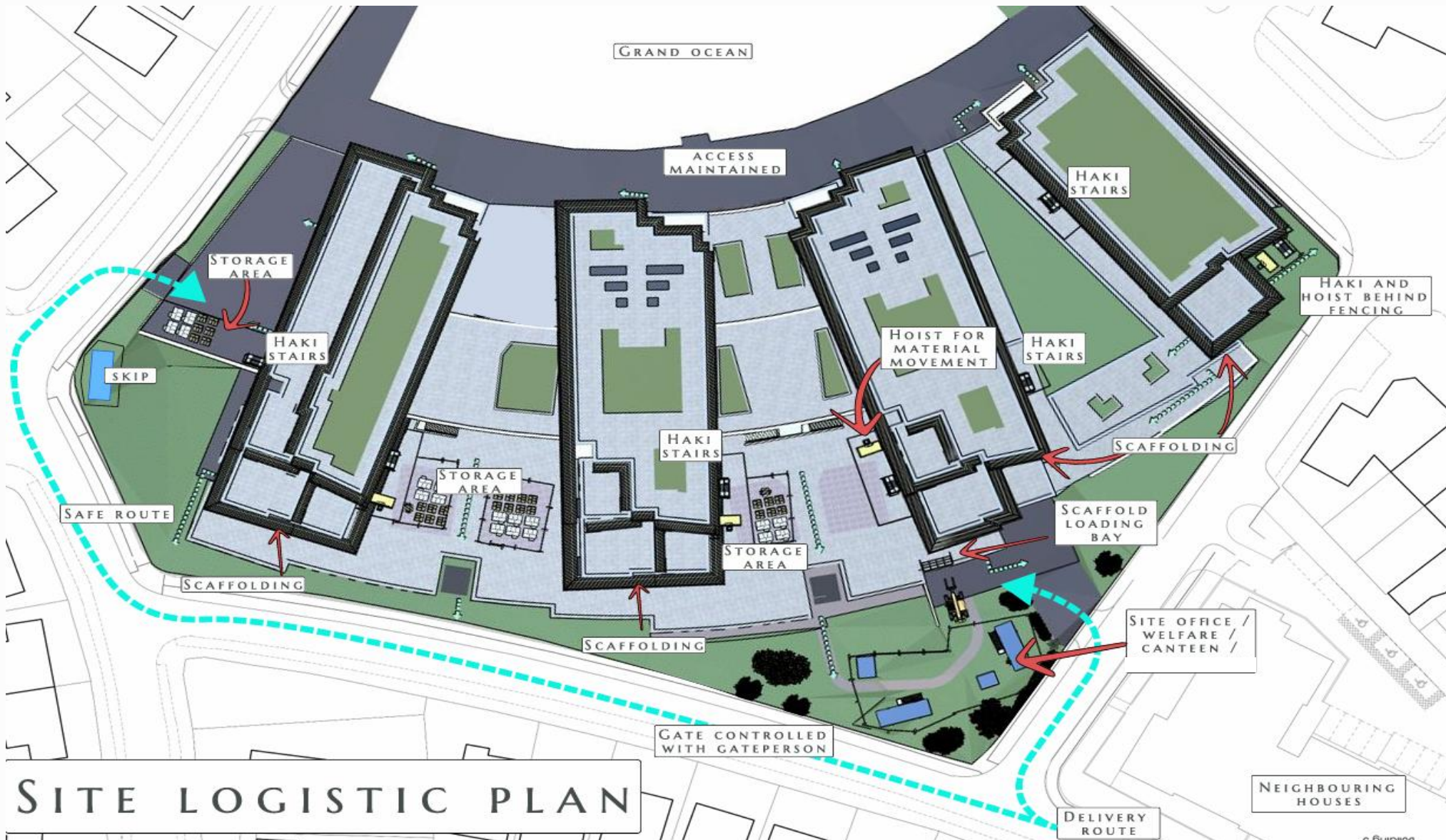
# 3. Site Set Up

- **Main site compound:**
  - Adjacent to the entrance to the lower-level car park on the Nutley Avenue elevation.
  - Site offices, Resident Liaison Officer, WC's & entry/ exit point for all construction staff- this is the only entrance to the construction site.
  - All workers will be required to show their appropriate skills, training, and health & safety certification.
  - Site Hours: **Monday to Friday 8.00 to 5.00, with no working at weekends and Bank Holidays.**
  - All site personnel will carry an identification badge, like the one shown below- wearing of Hi-Vis jackets and helmets is also mandatory.



# Site Set Up & Logistics Plan

The below is only a **DRAFT** proposal at this time & will be refined during the Pre-Contract Services Agreement.



## 4. Project Update

- **Building Control approval:** our proposed remediation design has now been approved by our Fire Engineer and Building Control.
- **Planning approval:** our planning application was approved in January 2026.
- **Cladding Safety Scheme (CSS):** we submitted our 'Full Works & Costs' application to the CSS on the 30<sup>th</sup> January 2026 and the application is currently under review with an expected decision at the end of February.
- **Legals:** we aim to complete the signing of the Grant Funding Agreement and JCT building contract in March 2026.
- **Construction programme:** our current construction programme commences in March 2026 with an expected project completion of Autumn 2027.



# 5. Remediation Programme Overview

- **March 2026:**

- Sign construction contract.
- Commence site welfare set-up & enabling works.

- **April 2026:**

- Commence scaffolding to all buildings.

- **June 2026:**

- Commence removal of external render to Ionian & Atlantic.

- **July 2026:**

- Commence removal of external render to Pacific & Caspian.

- **September 2026:**

- Commence installation of new Facades to Ionian & Atlantic.

- **October 2026:**

- Commence installation of new Facades to Pacific & Caspian.

- **Autumn 2027:**

- Project completion.



# 6. Project Team

## – Project Team:

- **Archway FM Limited**
  - Applicant's Representative.
- **DR7**
  - Lead Consultant encompassing Designer, Project Management, Quantity Surveyor, Contract Administration.
- **Legals:** Temple Bright LLP.
  - Preparation of the consultant appointments and collateral warranties, scaffolding licenses and review of the construction contract.
- **Fire Engineer**
  - Tennyson Suite.
- **Building Control**
  - SWECO.
- **Main Contractor**
  - CBG Construction Limited

