

## New Builds - Grand Ocean Estate major works

### RESIDENT QUICK-GUIDE

Grand Ocean Remediation Project (2026–2027)

We are beginning essential fire safety works to protect our homes and restore property values. Here is what you need to know to prepare.

### THE TIMELINE

- \* **March 2nd:** Site setup and fencing begin.
- \* **April:** Scaffolding starts - worksends around Autumn 2027.
- \* **Work Hours:** Monday – Friday | 08:00 – 17:00.
- \* **No Weekend Work:** Your weekends will remain quiet and construction-free.

### DAILY LIFE CHECKLIST

- \* **Windows:** Keep closed during work hours (08:00–17:00) to block dust and noise. Feel free to open them for fresh air in the evenings and on weekends.
- \* **Balconies:** Access is strictly prohibited while scaffolding is up. For your safety, do not attempt to step onto the scaffold.
- \* **Curtains/Blinds:** While scaffold netting provides some privacy, we recommend keeping blinds or curtains drawn if you are concerned about workers on the platforms.
- \* **Garage Access:** Car parks remain open! Safety tunnels will be installed over entrances to protect your vehicle from any falling debris.

### SECURITY & SAFETY

- \* **Alarms:** The scaffolding is equipped with 24/7 CCTV and motion alarms.
- \* **Contractors:** All staff will wear high-visibility clothing and ID lanyards. They will never ask for access to the inside of your flat.
- \* **Dust & Noise:** We are using "vacuum-assisted" tools to keep dust to a minimum, but please expect some drilling noise during the day.

### THE FINISHED RESULT

Once the safety works are complete, we will unveil newly designed podium gardens featuring coastal-friendly plants and improved seating areas—creating a safer, more beautiful place to live.

### HAVE A QUESTION?

- \* **In-Person:** Visit our Information Centre, **opening soon**, located in the Lower car park.
- \* **Updates:** Check <https://grandoceanestate.info/> for monthly newsletters.

\* **Concerns:** Contact the RLO (Resident Liaison Officer)

Jackie House - Mobile: 07788 565392 CBGGrandOcean@cbg-construction.co.uk

\* **Minutes and presentations:** to be sent out this week

\* **Information Meetings:** If there is important information to share, we may schedule another Information Meeting.

# Preparing Your Property for Major Critical Safety Works

## *A Resident's Guide to the 2026-2027 Remediation Project*

The upcoming works involve stripping the external walls of all four New Builds back to the core to remove flammable materials before rebuilding. This is a significant project involving scaffolding, waste skips, and dedicated site facilities. While these works are more extensive than those previously undertaken on the Grand Ocean Building, we are drawing on our past experience to ensure better communication and smoother preparation.

### 1. Essential Balcony & Terrace Clearance

To allow for scaffolding and wall removal, all balconies and terraces must be completely cleared.

- **Usage:** During the works, balconies and terraces are strictly off-limits.
- **Personal Items:** All furniture and planters must be removed. Items left behind may be disposed of at the owner's expense without notice.
  - **Storage Offer:** We have secured a locked, unheated storage area for your use.
  - **Accepted Items:** Cleaned outdoor furniture (no fabrics) and empty planters.
  - **Terms:** Storage is at your own risk. There is no access to items during work.
  - **Process:** You must book a slot, label your items, and transport them to storage yourself. Our Site Manager, John, cannot assist with moving items but can advise on disposing of soil or old plants.
  - **Unclear Items:** They can be taken away at your expense and then safely destroyed. Please be aware that delays might slow down the progress of the work.
  - **Book your slot:** <https://calendar.app.google/AN4kL7P3YMqQTpeT9>

### 2. Property Maintenance & Protection

Because windows and doors may need to remain closed for extended periods, we strongly recommend the following pre-work maintenance:

- **Lubrication:** Apply silicone spray to patio door slides, window hinges, and locks now.
- **Sealing:** Keeping windows closed helps reduce dust, dirt, water ingress, and noise.
- **Privacy:** With scaffolding in place, we recommend using curtains or blinds to maintain your privacy

### 3. Safety & Security Protocol

The safety of our residents and the security of your homes are our top priorities:

- **Access:** Keep all windows and doors locked to prevent unauthorised access via scaffolding. Report any trespassers to the police immediately.
- **Prohibited Areas:** Climbing or playing on scaffolding and entering fenced work zones is strictly prohibited.
- **Gardens:** Communal gardens area will be fenced off for safety and used for material storage.

### 4. Health, Wellbeing & Community

We recognize that major renovations can be stressful. We encourage a proactive approach to wellness:

- **Stay Active:** Use the Saltdean Oval, the Lido, the beachfront, and the undercliff walk for exercise and play away from the construction zone.
- **Stay Connected:** Look out for neighbours who are less mobile or unwell. A simple "How can I help?" goes a long way.
- **Get Involved:** We encourage the formation of book clubs, knitting groups, or chess clubs. John is happy to make the office space available for these activities.
- **Site Gym:** Consider joining the site gym to maintain your fitness routine during the project.