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Grand Ocean View Management Company

Building a stronger community together

Minutes

Information Meeting: New Builds, Grand Ocean Estate, Saltdean

Subject: Building Remediation and Landscaping Works

Date: February 2026

Location: New Builds, Grand Ocean Estate

Chair: Martin Brophy MBE, (Director, Management Company)

1. Introduction and Purpose

The meeting was convened to provide residents and leaseholders with information regarding the upcoming essential remediation works:

- **Status:** This is an information-sharing session, not a general meeting.
- **Documentation:** All presentations and minutes will be distributed by email and to every apartment and available at: <https://grandoceanestate.info/>
- **Funding:** The project is funded by the government's Cladding Safety Scheme (CSS). The grant application is circa £20,000,000, which is about £120,000 per apartment. We do not have to pay, as there will be no direct costs to leaseholders for the core remediation and reinstatement of the grounds. There may be additional costs for improvements we are exploring, such as an electric car charging area that could be installed in 2028/9.

2. Objectives of the Work

Martin outlined five key reasons for the project:

- **Safety:** Eliminating life-critical fire risks to make our homes safe.
- **Legal Compliance:** Adhering to the Building Safety Act.
- **Financial Protection:** Restoring property value and market stability.
- **Developer Accountability:** Utilising the government funds rather than resident service charges.
- **Insurance:** Lowering high insurance premiums by achieving a "**low risk**" building rating.

3. Construction and Logistics

Presented by Philip Mallon, Archway FM, Alan Coe & Mike McLean, CBG Construction.

There are 3 presentations on the info website: <https://grandoceanestate.info/>

- Works Overview - Phillip Mallon
- Detailed plans - CBG Construction*
- Garden proposals- Mike Harvey

*CBG has been appointed as the main contractor

RLO (Resident Liaison Officer) - Jackie House - CBGGrandOcean@cbg-construction.co.uk 07788 565392.

Site Setup and Schedule - All dates are subject to change throughout the works

- **Commencement:** Site setup begins March 2nd, 2026.
- **Scaffolding:** Significant scaffolding starts in April 2026.
- **Works Period:** Average length per building is 40 weeks.
- **Working Hours:** Monday to Friday, 08:00 – 17:00. No weekend/bank holiday work.
- **Completion:** Overall project completion is estimated for Autumn 2027.

Living Through the Works

- **Access:** No internal access required for contractors; all work is via external scaffolding and hoists.
- **Security:** Scaffolding will be fully alarmed and monitored 24/7 via CCTV.
- **Windows & Ventilation:** It is strongly recommended that windows remain closed during working hours (08:00–17:00) to prevent dust and noise, prevent access to an active building site, and protect the workforce and residents from harm. Windows (not patio doors) can be opened in the evenings and on weekends.
- **Balconies:** Access to balconies will be restricted for safety. Blocking devices may be installed on sliding doors to prevent accidental access to the scaffold.
- **Privacy:** Netting will be installed on scaffolding, and protective film will be applied to glass. This allows less light in but will obscure external views and is usually one-way for privacy.
- **Health & wellbeing:** residents should seek medical advice where necessary, and individual concerns can be raised to develop bespoke solutions. Off-site exercise and leisure will be essential to health and well-being.

4. Remediation Process

The work involves a staggered approach across the four buildings (Atlantic, Ionian, Caspian, and Atlantic). Each building is being approached as a single job, with all four jobs being carried out in tandem:

- **Phase 1:** Stripping of existing flammable render/cladding.
- **Phase 2:** Installation of fire-resistant sealing board and Class A insulation.
- **Phase 3:** Re-rendering and replacement of cladding. The timber decking replaced fire-rated aluminium decking.

Staggered Approach: Atlantic will likely start first (approx. 6 weeks per building for scaffolding), followed by Ionian etc. Once a building is finished, its scaffolding will be removed.

5. Landscaping and Podium Design

Presented by Mike Harvey with presentataion slide show here:

A comprehensive redesign of the podium areas is planned to improve aesthetics and usability. The areas around the back and sides of the estate affected by the works will be reinstated and replanted.

- **Design:** Use of Corten steel for soil retention and recycled granite paving, with viewing consideration from above and at ground level.
- **Social Spaces:** There is an emphasis to provide usable social spaces.

- **Planting:** Mediterranean, salt-tolerant, and wind-resilient plants (grasses, perennials) requiring low maintenance. (see images and Lido planting.
- **Soil:** Use of "Leca" (lightweight aggregate) to ensure the structure isn't overloaded.
- **Trees:** Some trees will be retained and protected, and others will be replaced.
- **Lighting:** Focused on walkways for safety without creating light pollution for residents.
- **Paths:** Some paths in front of the windows are being rerouted for safety.
- **Volunteer Group:** An invitation was extended to residents to form a volunteer gardening group.

6. Key Resident Concerns

- **Heat in Flats:** Residents expressed concern about high temperatures in "glass-heavy" flats if windows remain closed.
Action: CBG will review heat-related risk assessments and may provide restrictors to enable partial ventilation.
- **Dust & Health:** Concerns regarding respiratory issues were raised.
Action: CBG will use dust extraction tools and netting to mitigate airborne particles.
- **Insurance Premiums:** Premiums are expected to decrease only after full project completion, issuance of Fire Certificates and warranties (2027/2028), and insurers' recognition of the site as a single risk.
- **Parking & Access:** Access to garages (e.g., via Nutley & Wicklands Avenues) will be maintained and protected by tunnels over the entrances.

Project Responsibilities & Action Plan

Task	Responsibility
Information Centre (Lower Car Park)	Eddisons / CBG Construction
Newsletters & Complaints Tracker	CBG Resident Liaison Officer (RLO)
"How to Prepare Your Home" Guide	Management Company
Ground-Floor Fire Exit Strategy	Fire Engineer / CBG Construction

Quick Summary for Residents/Leaseholder

- **RLO (Resident Liaison Officer) - Jackie House - CBGGrandOcean@cbg-construction.co.uk 07788 565392.**
- **Viewing Plans:** Visit the new Information Centre in the lower car park - **opening soon.**
- **Staying Informed:** Look out for monthly updates from the CBG Liaison Officer.
- **Taking Action:** Refer to the "How to Prepare Your Home" guide for balcony and window maintenance.

- **Safety First:** Fire safety strategies are being tailored for specific ground-floor units to ensure 24/7 protection during works.
- **Next Meeting: AGM April 1st, 2026, at 18:30 pm at Lido Ballroom for Head Leaseholders.**

Frequently Asked Questions: Building Remediation Works

New Builds, Grand Ocean Estate, Saltdean

1. Scheduling & Access

- * When will scaffolding go up on my building?

Scaffolding begins in April 2026. Works are staggered: Atlantic starts first, followed by Ionian, Caspian, and Pacific at approximately 4-6 week intervals.

- * How long will the scaffolding be up?

It is estimated to be in place for roughly 40 weeks per building. However, once work on an individual building is complete, the scaffolding for that block will be removed.

- * Will workers need to enter my flat?

No. All remediation is external. Contractors will access the facade via the scaffolding and external hoists.

2. Daily Life & Comfort

- * Can I open my windows?

We strongly recommend keeping windows closed during working hours (08:00 – 17:00, Monday to Friday) to prevent dust and construction noise from entering. You are free to open them fully in the evenings and on weekends.

- * What about the heat in the summer?

We acknowledge that "glass-heavy" flats can reach high temperatures. The site team is reviewing the use of window restrictors that may allow small ventilation gaps while maintaining safety.

- * Can I use my balcony?

No. For health and safety reasons, balconies will be out of bounds while scaffolding is active. We may install safety blocks on sliding doors to prevent accidental access to the scaffold platforms.

3. Security & Privacy

- * Will people be able to see into my flat?

The scaffolding will be wrapped in a translucent netting. This provides a privacy screen while still allowing natural light into your home.

- * Is the scaffolding a security risk?

The scaffold will be fully alarmed and monitored by 24/7 CCTV. If any unauthorised movement is detected, a signal is sent to a remote monitoring station which will alert the site team.

4. Finance & Insurance

- * Who is paying for this?

The core remediation is funded by the government's CSS.

* When will my insurance premiums go down? Once the work is completed and the building receives a "low risk" fire rating, the Agents will renegotiate premiums. This is expected to occur after the full project concludes in 2027/8.

5. Environment & Grounds

* Will I still be able to park my car? Yes. Main access to the garages will be protected by safety "fans" (protective covers) to ensure residents can enter and exit safely.