



August 2026

Important Update: Managing Estate Safety and the Heatwave Together

Dear Residents,

As we continue experience this current period of extreme summer heat, the Resident Director Team (GOVMC), our Managing Agents (Eddisons), and the CBG Resident Liaison Team want to jointly acknowledge the significant extra discomfort and inconvenience this causes across our community. Balancing the realities of a heatwave while living alongside a major construction site is incredibly challenging, and we deeply appreciate the patience you are showing.

As we enter the next phase of this project, we want to share a clear, unified update on where we stand, why certain measures are non-negotiable, and how we can best navigate the coming months together.

1. The Core Purpose of the Works

Last winter, our guide "*Preparing Your Property for Major Critical Safety Works.*" was *circulated*. The core message of that document remains unchanged: **these are critical health and safety works funded by a grant from Homes England.**

The essential removal of flammable material is focused entirely on our four new-build blocks (Atlantic, Pacific, Caspian, and Ionian). For clarity, this specific cladding work has already been completed for the Grand Ocean Building, and there is no flammable cladding on Baltic View. These works will remove all flammable materials from our homes, reduce the risk of fire, lower insurance costs, and ultimately restore the market value of your property investments.

2. A Shared Legal and Safety Commitment

The contractors (CBG), the managing agents (Eddisons), and the Resident Director team (GOVMC) hold strict, non-negotiable legal responsibilities to ensure the safety of every single person on this estate.

- No Exceptions to Site Safety: The active work sites, fenced gardens, balconies, terraces, and all scaffolded areas are legally restricted zones. Requesting individual exceptions to these safety boundaries is simply not possible.

- **Preserving Safety Measures:** Bypassing, removing, or tampering with site safety measures (such as window or door restrictors) compromises your personal safety and that of the site workers. Doing so creates serious legal and health liabilities, and will force the immediate implementation of much more restrictive, disruptive physical barriers.

Every safety measure currently in place is there to protect you. While there are distinct impacts across the different buildings, ensuring the safety of all homes and workplaces across our estate requires a unified effort under these difficult conditions.

3. Project Flexibility and Ongoing Changes

As a major, complex construction project develops, initial plans frequently have to be adapted to meet the shifting technical needs of the site. This means that previously advised schedules or arrangements will sometimes change.

For example, we occasionally need to temporarily relocate car parking spaces to accommodate support measures, or adjust the sequencing of works -such as delaying the application of protective window film until the actual rendering stage begins.

All such adjustments will be clearly noted in the CBG Monthly Updates and detailed in the Weekly Notifications outlining the current week's works. Because things do evolve, we ask that you please take the time to read these regular updates so you stay accurately informed.

4. Resources and Keeping Cool

We do not underestimate the physical and practical impact this heat has on your daily life. While we cannot solve every individual property dilemma, a wealth of practical support has been collated to help you manage:

- **Information & Advice:** Practical tips on keeping your home cooler, details on alternative local delivery points during active works, and general updates are regularly posted to the Estate Info Website and the community Facebook page.
- **Existing Toolkits:** Between the *Preparing Your Home* leaflets, the notes from our residents' meeting at the Lido, regular newsletters, and building notice boards, a significant amount of guidance is already available. We kindly ask that you review these existing resources before raising a new query.

5. Communication Channels

For ongoing day-to-day renovations works issues, please continue to direct your inquiries directly to the CBG Resident Liaison Officer (RLO), who is there to support you.

However, we must ask the community to pause and think before sending non-urgent correspondence. Processing repetitive queries diverts essential management resources away from overseeing the actual site works and maintaining the efficient day-to-day operation of the wider estate. We are all deeply inconvenienced by this project, but the work must be carried out.

Looking Ahead

We have another year of intensive work ahead of us, which will eventually move into the reinstatement phase, once our homes are finally made safe. We will only get through this challenging period if we work together, support one another, and strictly respect the safety boundaries in place.

Thank you for your ongoing cooperation and resilience.

Best regards,

The Resident Director Team (Grand Ocean View Management Company Ltd)

Eddisons Property Management

CBG Construction

Contacts:

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Information Room: Lower Garage: open 9-5 (M-F) and by appointment

Weekly Works Updates: <https://grandoceanestate.info/news/>

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