

BUILDING REMEDIATION UPDATE

HEAD OF REMEDIATION: Petronila Osodo

Oak Square

SENIOR PROJECT MANAGER: Jo Knight

DATE: July 2025

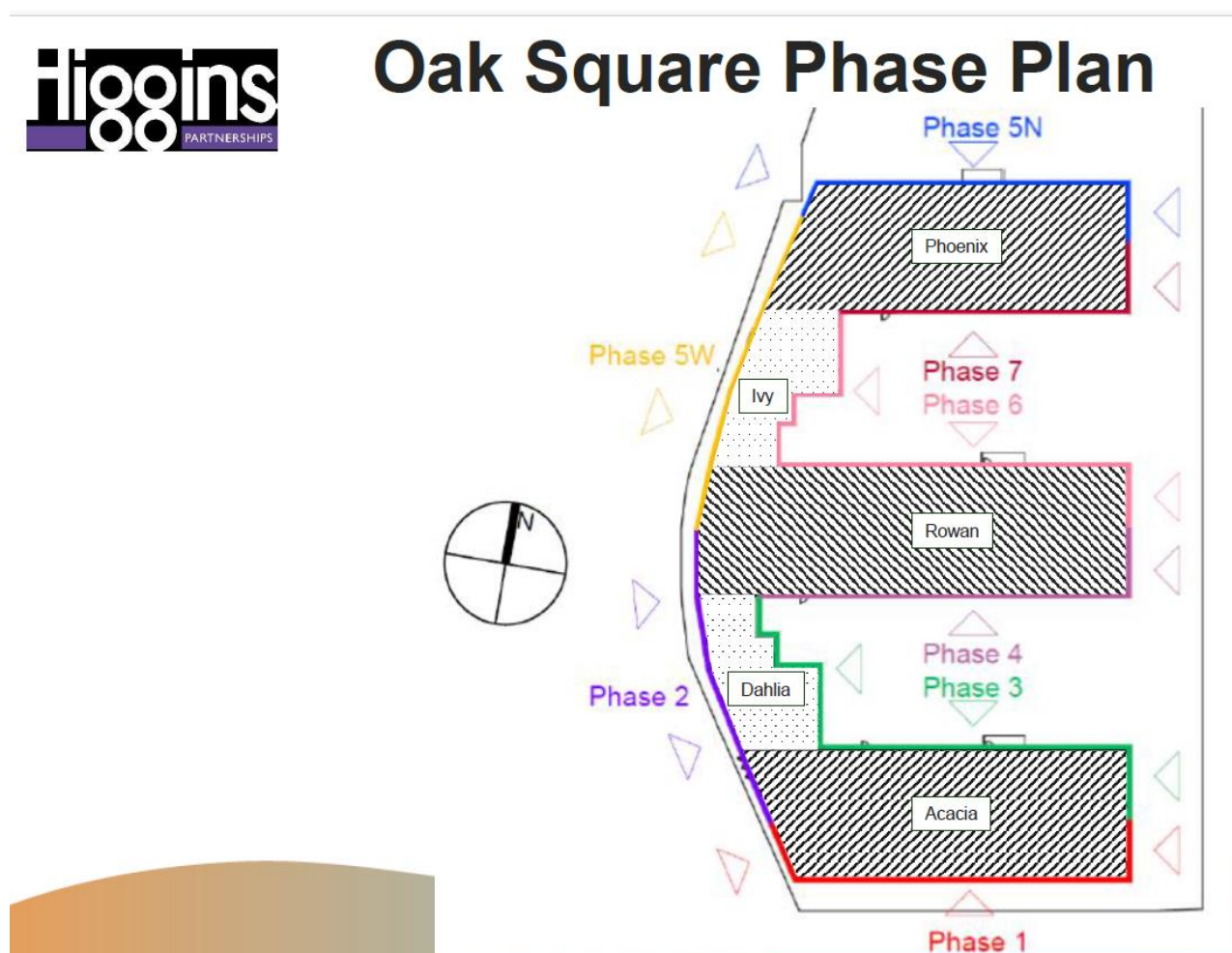
Response to queries raised regarding the Oak Square Phase 1 Wall Defect Update on 20/06/2025.

Dear Residents,

Further to the recent update issued regarding the rebuilding of the phase 1 wall, please see below responses to the queries that have been received:

1. Please clarify which phases include Dahlia Court and Ivy Court?

This was shown in the below diagram but may not have been visible due to size. Please see enlarged diagram:



Please note below the key dates list, which now includes Dahlia and Ivy:

Anticipated Scaffolding Works	Revised Scaffold Down Dates		Original Scaffold down dates	No. of months delay in scaffold down date
Phase	Start	Finish		
Phase 1 (Acacia Court)	11-Jun-26	28-Aug-26	16-Oct-24	22
Phase 2 (Acacia /Dahlia / Rowan – Lingham Street elevations)	18-Aug-25	07-Nov-25	12-Feb-25	8
Phase 3 (Acacia / Dahlia – courtyard elevations)	08-Oct-25	21-Jan-26	11-Jul-25	6
Phase 4 (Rowan)	02-Dec-25	08-Apr-26	01-Dec-24	16
Phase 5W (West Rowan, Ivy & Pheonix – Lingham Street elevations)	22-Jan-26	24-Apr-26	10-Nov-25	5
Phase 6 (Rowan / Ivy – Courtyard elevations)	17-Sep-26	08-Jan-27	11-Feb-26	10
Phase 7 (Pheonix Court)	30-Nov-26	02-Apr-27	08-Apr-26	11
Phase 5N (Pheonix)	03-Feb-27	01-Jun-27	10-Jul-26	10

2. What is the scope of works? A brief summary is:

- Install Scaffold adaptations and monoflex.
- Remove Blockwork to Outer Leaf
- Surveying and testing of structural wall support.
- Install cavity wall insulation and complete the blockwork.
- Install New Brackets, Rails & Fire Barriers for the terracotta tile.
- Re-Install the terracotta tiles.
- Scaffold & Hoist Strike, Complete wall tie Locations & Final Quality checks

3. Noise levels - when is this expected? Noise is expected during site working hours which are between 8am to 5pm, Monday to Friday. Currently no works are planned for the weekend.

4. Dirt and debris - when is this expected to hit the 2nd floor from above? We anticipate to be working on level 2 during the latter part of W/C 14.07.25 and throughout W/C 21.07.25.

5. What is the clean-up regime? The scaffold across phase 1 does not use traditional scaffold boards and instead has been fitted metal boards. The scaffold lift, where works are being carried out will have plywood laid on it and then plastic sheeting placed on top to catch any debris from the works. This will then be swept down at the end of each working day. At the end of each working week there will be a check and clear out of all scaffold lifts. Occupied flats that have Juliette or recessed balconies, debris netting will be installed across the opening to catch any debris that may fall between the glass balustrade and door.

6. Juliette balcony surround - will this be completed? Yes. This element of works forms part of the cladding installation.

7. Sweeping the scaffolding - what is planned? Please see above response to the clean-up regime.

8. Waterproofing around windowsill - will this be addressed? This element of works is part of the cladding installation following reconstruction of the Outer Leaf.

9. Monoflex - is this coming back? Yes. Installation has commenced and this is required to provide the exposed inner leaf from strong gusting winds as it has not been structurally designed to be exposed to external elements. The Monoflex will remain in place until the Outer Leaf has been fully reconstructed. When the Monoflex is removed it will be replaced with Debris Netting for the duration of the following works are completed and scaffold strike commences.

10. Please could you let me know that flat no's that are still occupied?

Level 1 – All Flats Void

Level 2 – 231 – South Elevation that faces Stockwell Green

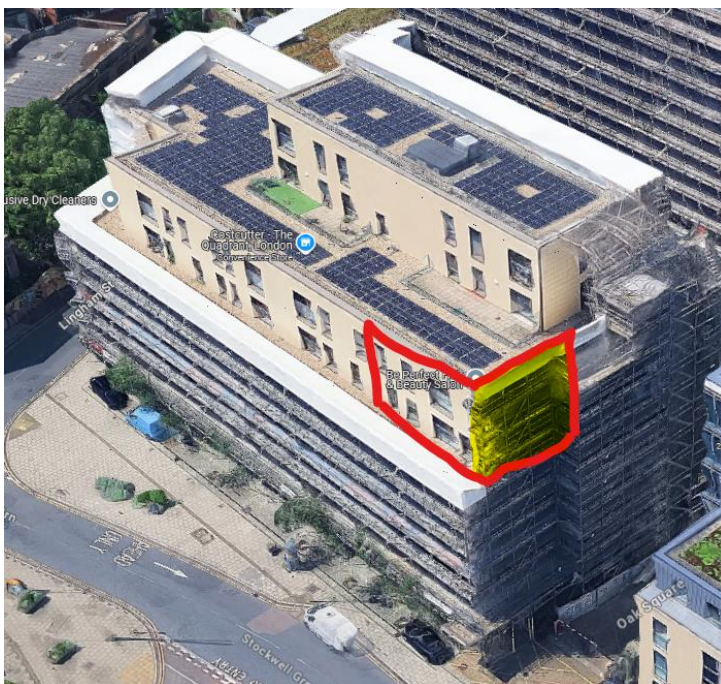
Level 3 – 241, 243 & 244 - South Elevation that faces Stockwell Green

Following flats are Located on the Southeast Corner in the area marked on the below. The section behind the scaffold highlighted yellow in the only part of phase 1 External Wall that requires these works carried out above Level 3.

Level 4 – 251

Level 5 – 261

Please be aware that due to noise transference through the reinforced concrete frame, noise may also be heard in flats in other areas of Acacia Court (phases 1, 2 & 3)



Kind regards,

Jo Knight- Senior Project Manager