



Oak Square

External Wall & MVHR Programme

Sept 2026



Project Team – Notting Hill Genesis

Building Safety Remediation

- Petronila Osodo – Head of Building Safety, Remediation, Notting Hill Genesis
- Jo Knight – Senior Project Manager, Notting Hill Genesis
- Joshan Thomas-Project Manager, Notting Hill Genesis- taking over from Irine Cheptoo who's going on Maternity leave from Sept 2026

Estate Management & Operations

- Valentina Ciaccio -Estate Operations Manager, Notting Hill Genesis
- Cam Kunyeda – Relocations Officer, Notting Hill Genesis- Dominik Chlebowski has now left Oak Square project
- Zara Begum-Housing Officer
- Bella Bailey- Housing Officer

PROJECT BACKGROUND

- Higgins are undertaking External Wall Remediation Works and replacement of the existing Ventilation Equipment with a new supply-and-extract mechanical ventilation with heat recovery (MVHR).
- The works commenced in 2023 and are still scheduled to complete in June 2027 (further programme detail to follow)
- The planned works mean residents will need to temporarily relocate to another home within the Oak Square estate. This will be for up to 10 weeks, while this essential work is completed to your home.



NHG Update

Decant Relocation Update

- Decant moves commenced 13/01/26, so far 89 residents have been relocated with 50 residents scheduled to relocate from their permanent properties. We've now handed over 62 permanent properties back to residents with essential handover documents provided.
- We've received 168 signed decant licenses (95%) with moves scheduled until start of Dec'26. The plan was to complete in Dec 2026 however due to a few issues, the programme will be extending further. NHG is working with Higgins to ensure the works are concluded within the overall completion timeline of June 2027. Further detail in following slides.
- Since we have now passed the August '26 deadline, we have started the formal process for the remaining 8 licenses as had been communicated previously. If unable to reach an agreement;
 - Leaseholders- the MVHR units are demised to the leaseholder so we will formally note that an agreement to carry out works could not be reached and without the agreement, works will not be able to proceed.
 - Social Housing tenants- a formal process will be followed to gain access to the property.
- This is being managed on a case-by-case basis by the Relocation officer, please raise any queries or concerns with Cam.
- Christmas Moves- As per the decant license, there will be no moves planned between 12 December 2026 and 9 January 2027 to avoid disruption of residents' holidays. If you have any concerns, please raise with the Relocation officer we will communicate with those affected directly.

Actions to minimise delays to Internal Works

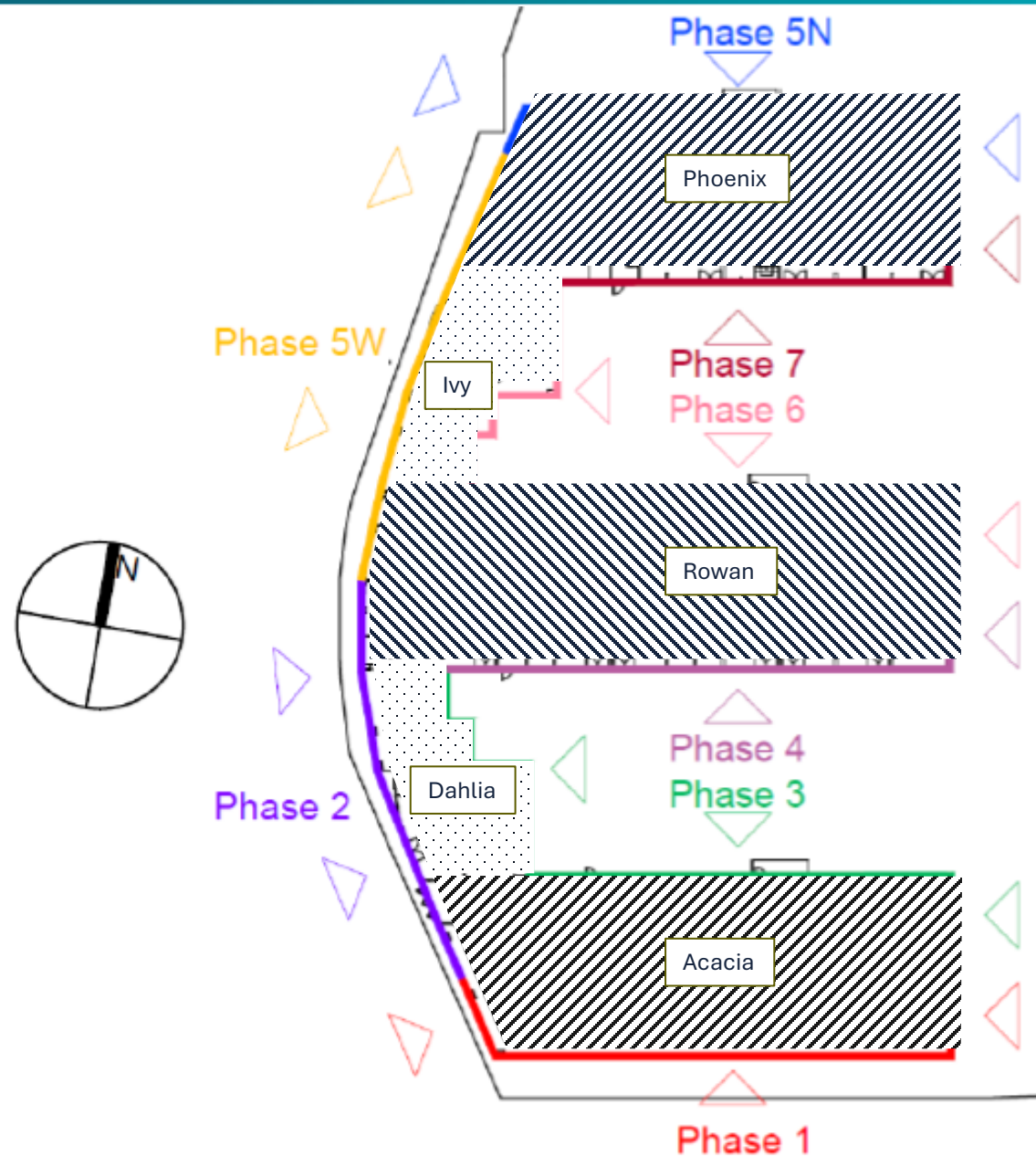
- Residents urged to provide sufficient notice if unable to meet move dates as this is severely impacting the schedule. If a resident cancels their move at short notice and we are unable to reschedule the move on time, we lose the 8-week slot on the schedule as we can't fit any other resident
 - Higgins issue access notices and reminders- 4 weeks, 2 weeks and a 1 week to move. NHG also sends email reminders to residents.
 - If unable to meet move date, please communicate to Relocation officer minimum 1-week notice
- NHG currently reviewing accommodation options for residents needing wet rooms to avoid delays with residents in the available flat.
- NHG instructed Higgins to carry out refurbishment of 3 additional decant void properties to accommodate the larger families on site and where not possible, offsite move options will also be considered.
- NHG's consultant carrying out inspections three times a week to ensure flats are handed over in time and in good condition.
- NHG's lift engineer on stand-by to resolve lift breakdowns during the decant process.

Next Update

- Revised MVHR decant programme to be finalised and issued once all the residents have been allocated on the schedule. This assumes the move dates will not shift due to cancellations. However, the target remains to have the practical completion date as June 2027.
- Confirmations of offsite moves for certain residents.
- EWS 1 Forms – We are reviewing the issue dates for the EWS1 forms and we will respond on this in the next update.

Higgins Update

Oak Square Phase Plan



Phase 1

- New Masonry support design completed.
- Additional Masonry Support manufactured and delivered.
- New masonry support installation completed to Levels 1, 2. Level 3 & Levels 4 & 5 East Elevation Progressing.
- New Outer Leaf construction commenced & progressing.

Phase 6

- Cladding completed to all areas available and Scaffold strike nearing completion.
- Back Propping in the Basement removed.

Phase 7

- Terracotta & Render works nearing completion.
- PPC Coping installation completed to all Roof Levels.
- Scaffold Strike has commenced to area available over the roof of Ivy Court and will progress to other areas as they become available.

Phase 5N

- Sub Grid Installation completed.
- Fire Break installation nearing completion.
- Terracotta installation commenced and progressing.
- PPC Coping installation completed to all Roof Levels.
- Scaffold Strike due to commence in December 2026 and to be completed during April 2027.

Acacia & Rowan Courtyard Entrances

- Scaffold that was in place has now been struck.

Progress – Design.

New Masonry Support

- Phase 1 Design complete.

New Cladding Design

- Design complete.
- All material required to complete is currently in our “off site” storage facility and will be delivered to site when required.

Phase	Anticipated Monar Flex Removal	Anticipated Strike Commencement	Original Scaffold down dates	Anticipated Scaffold down dates
Phase 1	October 2026	March 2027	October 2024	June 2027
Phase 2	Completed	Completed	February 2025	March 2026
Phase 3	Completed	Completed	July 2025	April 2026
Phase 4	Completed	Completed	December 2025	July 2026
Phase 5 W	Completed	Completed	November 2025	July 2026
Phase 6	Completed	August 2026	February 2026	December 2026
Phase 7	Completed	Commenced	April 2026	March 2027
Phase 5 N	Completed	December 2026	July 2026	May 2027

Activity	Timeframe
Commence installation of new Terracotta tiles Phase 6	Completed to all available areas
Commence Scaffold Strikes	Commenced & nearing completion to available areas
Commence New Terracotta support structure Phase 7	Completed
Commence installation of new Terracotta tiles Phase 7	Commenced & nearing completion
Commence Render works Phase 7	Commenced & nearing completion
Commence New Terracotta support structure Phase 5N	Completed

Activity	Timeframe
Commence Fire Break Installation Phase 5N	Nearing completion
Commence installation of new Terracotta tiles Phase 5N	Commenced & Progressing
Commence Installation of Masonry Support, Insulation and new blockwork to Phase I	Commenced & Progressing
Commence Installation of Cladding Sub Grid Phase I	October 2026



Acacia & Rowan Main Entrance – Scaffold supporting site electrics struck.



Phase 5W – Scaffold & Gantry fully struck.





Phase 6 – Scaffold Strike nearing completion.



Phase 4 & 6 – Scaffold Back Propping in Basement Removed.



Phase 7 – PPC Copings Installed to Roof Levels



Phase 7 – Terracotta installation – Level 8 to Level 2



Phase 7 – Terracotta installation – Level 8 to Level 2



Phase 5N – PPC Copings Installed to Roof Levels



Phase 5N – Terracotta Installation commenced & Progressing



Phase 5N – Terracotta Installation commenced & Progressing



Phase 1 – Level 1 Outer Leaf in progress



Phase 1 – Level 2 Masonry Support Installation completed and ready for Outer Leaf to commence.



Phase 1 – Level 3 – Masonry Support Installation in Progress



Phase 1 – Level 4 & 5 (East) – Masonry Support Installation in Progress

Decants & MVHR Installation works within Residents Properties

- Resident Moves are being completed as per programme where able.
- Please note that the more that has been packed prior to the day you move, the smoother and more efficiently your items can be transferred to your Temporary Decant Flat.
- Please ensure that you are fully aware of the move date as detailed in the letter received from our RLO to ensure that you are packed in adequate time.
- Works are currently progressing in line with schedule of works and flats are being reoccupation moves are continuing.
- Once works are completed your property warranties can then be activated for both the MVHR and Cooker hood.
- User guides for the new MVHR & Cooker hood will be issued upon completion of your unit.



Ceiling Dropped and Old MVHR Ducts Removed





New MVHR Ducting Installed



New MVHR Ducts Installed & Ceiling reinstatement progressing.



Ceiling Board Reinstatement



Ceiling prepared for decoration



Ceiling decorated





Dedicated email address:

- OakSquare@higginspartnerships.co.uk

Phone Numbers:

- Abi Agbabiaka – Resident Liaison Officer: 07714 782 934
- James Illingsworth – Project Manager: 07793 902 647
- Higgins Head office: 0208 508 5555

Patrols frequency is every 1 ½ Hours due to 1 patrol taking over 1 hour

The scaffold and 'building site' areas are the primary focus however; the officers are to challenge anti-social behaviour (ASB) when observed or call the police if criminal activity is taking place.

Patrols include:

1. The Site perimeter
2. Oak Square Road
3. Lingham Street
4. Stockwell Road
5. The Podium Gardens
6. Communal areas in blocks
7. Basement Carpark

Communication Plan

- Resident updates being provided at agreed 6-week intervals, this is for both written updates and in-person meetings.
- Microsite frequently being updated to reflect current status-[Information for residents at Oak Square](#)

Questions



NHG