



**BUILDING REMEDIATION UPDATE
STRATFORD HALO**

SENIOR PROJECT MANAGER: Ethan Fitzharris

PROJECT MANAGER: Omar Khan

DATE: 30th April 2025

Dear resident,

We would like to inform you that NHG received a notification from AECOM which was sent to us as the Principal Accountable Person for the Buildings. The letter explained that following the introduction of the Building Safety Act 2022 AECOM (who now own URS Corporation Limited, who formed part of the original design team during construction of the buildings) has been carrying out a review of the design of the development. The purpose of the review is to identify issues which may pose a potential building safety risk and is being undertaken on a desktop basis by reviewing design and as-built information. The undertaking of an appropriate review of existing buildings of this type is a requirement of the Building Safety Act and not unique to Stratford Halo. desktop basis means it is based solely on the original design drawings available from the time of construction (2008) and has not involved any physical inspections.

While the review is ongoing, AECOM have informed us that they have identified potential gaps and/or discrepancies in the design drawings, as well as some unusual details, which could indicate potential concerns. However, AECOM have confirmed that they do not consider there is any requirement to decant the buildings on health and safety grounds, on the basis of their current findings.

As part of the review, AECOM is considering the structure to determine whether the load bearing of the building provides adequate structural support. While this review is ongoing, we have been advised that a temporary structural support should be installed as a precautionary measure, in the basement car park that sits beneath Opal Court, Ruby Court, and Amber Court. Supports will be installed beneath specific ground floor columns to reinforce the underside of the ground floor. Ruby Court will also require an additional temporary solution at ground floor level, which will support the underside of the first floor underneath certain columns. Meanwhile, Amber Court will require the same at both ground and first floors.

In addition to this temporary measure, while the review is ongoing, AECOM are undertaking weekly visual site inspection of the underside of the ground floor structural slab to monitor any signs of distress associated with the current potential concerns. The weekly inspections are being undertaken by AECOM of the slab soffit, which is visible as it is a basement car park area. An initial inspection was undertaken on 4th March by AECOM which established there were no immediate visual signs of structural concern regarding the ground floor slab, where the majority of potential concerns are located. Subsequent inspections to date have confirmed no changes to this.

Whilst NHG has received written assurances from AECOM, we have appointed our own structural engineering consultant, Pell Frischmann, to assist in the liaison with AECOM, who can give independent advice.

Please note the conclusions are based on a desktop review of the project only (this means without full construction data or complete inspections of the building). They are based on the drawings that have been located from the time of design, which may not necessarily reflect the building's as-built condition. These measures are merely precautionary at this stage, and we do not foresee the need for any further temporary measures regarding this issue. Furthermore, AECOM as highly experienced structural engineers have confirmed the buildings remain safe to occupy.

These proposals and interim measures identified by AECOM have been reviewed by our appointed independent structural engineer, Pell Frischmann consultants. They have confirmed the proposed regular interim inspections are a reasonable response. We will continue to work with AECOM to ensure



works are carried out as planned and that undertaken by AECOM are independently reviewed by Pell Frischmann.

Following the site inspections, engineers and contractors are now working together to determine the most suitable way to install these temporary measures as quickly and safely as possible. Importantly, we can confirm that the cost of both the design and installation of these temporary works will not be passed on to residents or leaseholders.

Once installation is complete, further analysis of the building's design and condition will be carried out. This will help determine whether any long-term remedial works are required. If a more permanent solution is needed, we will update you as soon as more information becomes available.

As mentioned above, these measures are merely precautionary at this stage, and we do not foresee the need for any further temporary measures regarding this issue. Furthermore, we would like to reiterate that the structural engineers at AECOM have confirmed the buildings remain safe to occupy. At this stage we are unable to confirm how long the temporary supports will remain in place, but as soon as we know more, we will let you know.

We would also like to reassure you that this new requirement is not related to the previous remediation works completed to your building.

Next steps

We appreciate that this news may cause concern, and we want to reassure you that these are precautionary measures based on our commitment to ensuring any safety risks are treated with the utmost seriousness. At present, investigations are ongoing around Stratford Halo to help inform the development of the construction phase plan, which is currently being put together.

We are planning to hold a residents' meeting on Thursday 5th June. We will hold this meeting via Microsoft Teams, 6pm-7pm. This meeting will provide you with a more detailed update and answer any questions. Representatives from AECOM will be there to talk you through the structural findings and next steps.

In the meantime, we will continue to upload relevant information to the resident microsite that has been in use since the start of the remediation works. We encourage you to check the site regularly for updates.

Best regards

Omar Khan
Project manager