

BUILDING REMEDIATION - FURTHER UPDATE HEAD OF REMEDIATION: Petronila Osodo

Oak Square SENIOR PROJECT MANAGER: Jo Knight

DATE: 20/06/2025

Dear residents of Oak Square,

Defect to Phase 1 (Acacia Court) Outer leaf Block Wall

We informed you at the last residents meeting on 14th May that further defects have materialised within the phase 1 wall. This wall is the outer leaf block wall to levels 1-4 on Acacia Court adjacent to Stockwell Green. Most recently works have been carried out to this wall by Equans to address defects.

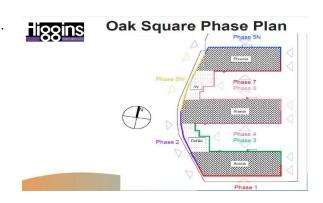
We have now taken the decision to rebuild this wall due to further defects being identified. Higgins have been issued a formal instruction to start the deconstruction and rebuild. A revised programme for all phases has been issued.

The works to rebuild the wall will start on Monday 23rd June with scaffold adaptions, and the phase is expected to be fully completed by 28th August 2026. Resolving these defects now will ensure that any future issues and disruption to residents can be avoided.

Due to the site constraints, this work will impact other phases that are underway, and the programme will need be re-sequenced to accommodate this change. The revised programme is as follows:

Anticipated Scaffolding Works	Revised Scaffold Down Dates		Original	No. of months delay in
Phase	Start	Finish	Scaffold down dates	scaffold down date
Phase 1 (Acacia Court)	11-Jun-26	28-Aug-26	16-Oct-24	22
Phase 2 (Acacia / Rowan)	18-Aug-25	07-Nov-25	12-Feb-25	8
Phase 3 (Acacia)	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 & Pheonix)	22-Jan-26	24-Apr-26	10-Nov-25	5
Phase 6 (Rowan)	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

Please see the phase plan for reference.





If you have any questions or queries, please speak your usual NHG contacts below, and we will get back to you.

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Yours Sincerely,

Jo Knight Senior Project Manager - Building Safety