



Oak Square

External Wall & MVHR Programme

Feb 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
- Irine Cheptoo- Project Manager, Notting Hill Genesis

Estate Management & Operations

- Valentina Ciaccio -Estate Operations Manager, Notting Hill Genesis
- Cam Kunyeda – Relocations Officer, Notting Hill Genesis
- Dominik Chlebowski – Housing Officer
- Olalekan Ameen- 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 scheduled to complete in June 2027 (further programme detail to follow)
- Due to the planned works, 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, 22 residents have been relocated.
- 84 decant licenses signed with moves scheduled until end of April 26.
- Programme aiming to still complete in December 2026 for MVHR internal works & external wall works by June 2027.
- Higgins works in the permanent flats ongoing as per schedule, 10 weeks allowed for the MVHR works.
- Relocation Officer working closely with residents for the moves, issues being managed by NHG.
- Compensation payments- 50% payments processed- first and second 25% issued for residents that have decanted to temporary flats.

Scope of Works-Internal

- Installation of a new Vent Axia MVHR (Mechanical Ventilation with Heat Recovery) unit and associated new ducting and vents in all rooms, boost switches in wet rooms. Manual boost switch in kitchen, automatic boost facility in bathroom.
- Fire stopping works in connection with the MVHR installation, where required.
- Other fire stopping works – fire stopping within all areas in the properties including door architraves to be checked and upgraded to current standards where required. (Where required)
- Electrical works – upgrading of the electrical distribution board where this does not meet current building regulations. (Where required)
- Installation of new cooker hoods – Hotpoint extractor hood with carbon filter (non-ducted)
- De-commissioning and removal of old MVHR and making good.
- Making good all ceilings and walls upon completion. Note - Walls will only be the kitchen wall where the existing ventilation unit was removed unless any other damage occurs during the works to be made good
- Smoke detectors – carry out testing of all smoke detectors and replace if found to be faulty or non-compliant.

Scope of Works-Internal

- MVHR units location- This is to be positioned in the utility cupboard, if insufficient space, to be located in the kitchen. This will be picked up during the pre-con survey, Higgins to inform residents if location will be changing.
- Defects/Repairs- Flats to be reinstated to original condition as per pre-con survey.
 - Higgins also picking up defects & repairs in temporary flats.
 - Repairs to be raised through relocation officer for temporary flat.
 - Repairs in permanent flats to continue to be raised through Workwise, unless related to MVHR works.
 - There will be no works done to the walls apart from repairs.
 - Schedule will not be sufficient for any refurbishment works by NHG or resident.

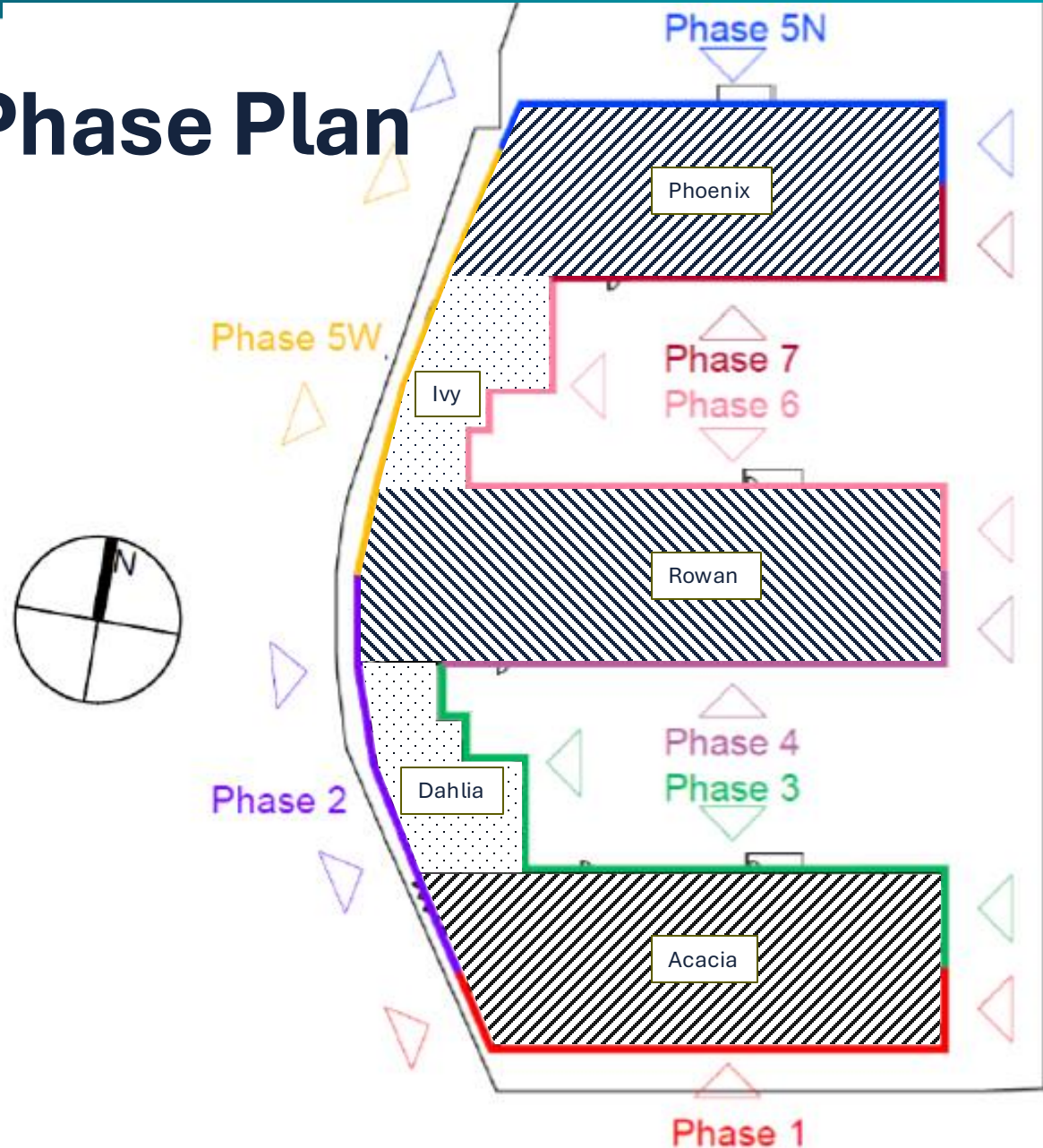
Scope of Works-Internal

- Loose Furniture, Fixtures & Equipment- Provision of furniture where not possible to move between flats e.g clothes rails, sofas etc.
- Handover of flats- Permanent flats to be handed over to resident once works are complete. Handovers set to commence in March for the first residents. All necessary documents & warranties to be provided during handover.
- Lifts- Standby Engineer currently on site to pick up emergency repairs. This is to manage breakdowns of the lifts during the decanting process and ensure timely repairs. This is being picked up by Building Safety Team.



Higgins Update

Oak Square Phase Plan



Progress – On Site.

Phase 1

- New Masonry support design in last stages of design & comment / approval by Structural Engineers prior to going into manufacture. This process has been more protracted than anticipated due to the number of unknown factors that were only fully understood once the Outer Leaf had been deconstructed and subsequently reviewed.

Phase 2

- Terracotta Tile installation & render application completed.
- Scaffold Strike in progress to Gantry Level.
- Final low level works from the Gantry in progress prior to removal in March 2026.

Phase 3

- Terracotta Tile installation & render application completed.
- Scaffold strike in progress and expected to be completed in April 2026.

Progress – On Site.

Phase 4

- Cladding Sub Grid & Fire Break installation completed.
- Terracotta installation commenced and anticipated to be complete April 2026.
- Scaffold Strike due to commence in March 2026 and to be completed during July 2026.

Phase 5W

- Cladding Sub Grid Installation completed.
- Terracotta installation commenced and anticipated to be complete April 2026.
- Scaffold Strike due to commence in March 2026 and to be completed during July 2026.

Phase 6

- New Outer Leaf works completed.
- Cladding Sub Grid installation commenced & progressing ahead of Terracotta tile installation due to commence in May 2026.
- Scaffold Strike due to commence in August 2026 and to be completed during December 2026.

Progress – On Site.

Phase 7

- New Outer leaf blockwork installation progressing.
- Scaffold Strike due to commence in October 2026 and to be completed during March 2027.

Phase 5N

- New Masonry Support installation recently commenced and progressing.
- Scaffold Strike due to commence in December 2026 and to be completed during April 2027.

Progress – Design.

New Masonry Support

Phase 1 Design nearing completion and completion of Structural Engineers comments / approval.

- **New Cladding Design**
- Design complete and material ordered to be supplied to site as required.

Anticipated Scaffolding Works

Phase	Anticipated Monar Flex Removal	Anticipated Strike Commencement	Original Scaffold down dates	Anticipated Scaffold down dates
Phase 1	October '26	March 2027	October 2024	June 2027
Phase 2	Completed	Completed to Level I Gantry	February 2025	March 2026
Phase 3	Completed	Commenced	July 2025	April 2026
Phase 4	Completed	March 2026	December 2025	July 2026
Phase 5 W	Completed	March 2026	November 2025	July 2026
Phase 6	Completed	August 2026	February 2026	December 2026
Phase 7	March 2026	October 2026	April 2026	March 2027
Phase 5 N	May 2026	December 2026	July 2026	May 2027

Indicative Programme

Activity	Timeframe
Commence installation of new Terracotta tiles Phase 4	November 2025
Commence installation of new Terracotta tiles Phase 5W	December 2025
Commence New Terracotta support structure Phase 6	Commenced January 2026
Commence installation of new Terracotta tiles Phase 6	May 2026
Commence Installation of Masonry Support and new blockwork to Phase 7	Commenced October 2025
Commence New Terracotta support structure Phase 7	April 2026
Commence installation of new Terracotta tiles Phase 7	July 2026

Indicative Programme

Activity	Timeframe
Commence Installation of Masonry Support and new blockwork to Phase 5N	March 2026
Commence Installation of Masonry Support, Insulation and new blockwork to Phase 5N	Commenced January 2026
Commence New Terracotta support structure Phase 5N	June 2026
Commence installation of new Terracotta tiles Phase 5N	September 2026
Commence Installation of Masonry Support, Insulation and new blockwork to Phase I	April 2026

Progress Photos



Phase 2 – Scaffold Struck to Gantry Level

Progress Photos



Phase 3 – Scaffold Strike Progressing

Progress Photos



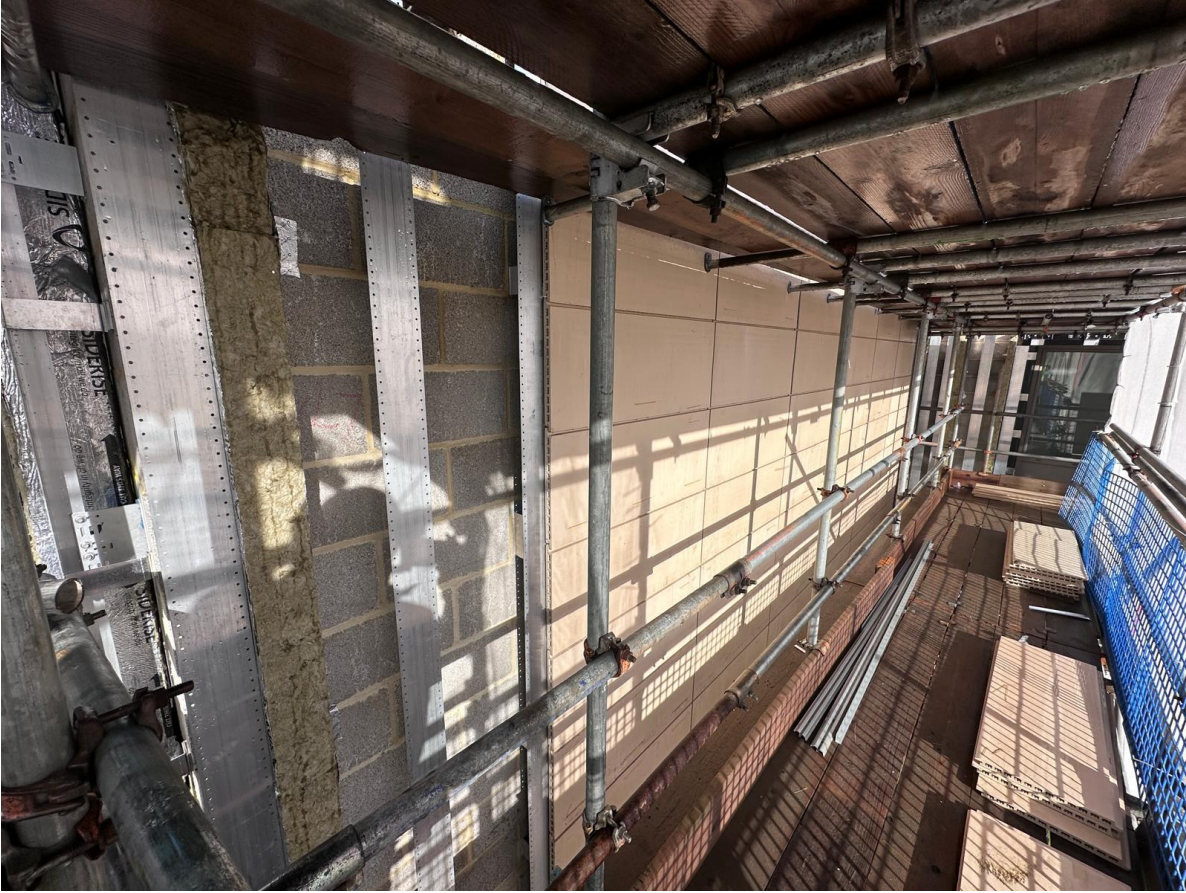
Phase 4 – Levels 1 to 8 – Roof Coping & Terracotta Installation

Progress Photos



Phase 4 – Levels 2 to 8 – Terracotta Installation

Progress Photos



Phase 5W – Terracotta Installation – Levels 6 & 7

Progress Photos



Phase 6 – Sub Grid Install in Progress – Levels 3 to 8

Progress Photos



Phase 6 – Sub Grid Install in Progress – Levels 3 to 8

Progress Photos



Phase 7 – New Outer Leaf Level 3 to 8

Progress Photos



Phase 7 – New Outer Leaf Level 3 to 8

Progress Photos



Decants & MVHR Installation works within Residents Properties

- Resident Moves are being completed as per program. 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.
- Works have commenced and are currently progressing in line with schedule of works so flats are ready for reoccupation.
- Once works are completed in 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.

Progress Photos



Progress Photos



Progress Photos



Progress Photos



Old MVHR Ducting Removed

Progress Photos



New Ducting Work Installed



Progress Photos



New MVHR Units Installed



Higgins Contact Details



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

Out Of Hours Security Patrol Areas

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

The logo features the letters 'NHG' in a bold, white, sans-serif font, centered within a bright yellow oval. The oval is defined by two concentric yellow lines. The background is a dark blue gradient with several thin, curved yellow lines radiating from the top and bottom of the oval.

NHG