

Stratford Halo Residents meeting

Temporary Precautionary Measures
5th June 2025

1. Introduction
2. Proposed temporary precautionary measures
3. Programme
4. Impact to residents
5. Project communication plan
6. Ongoing Reviews
7. Questions

Questions

- Please wait until the end of the presentation to ask questions.
- Questions can be raised in writing by typing into the meeting chat.

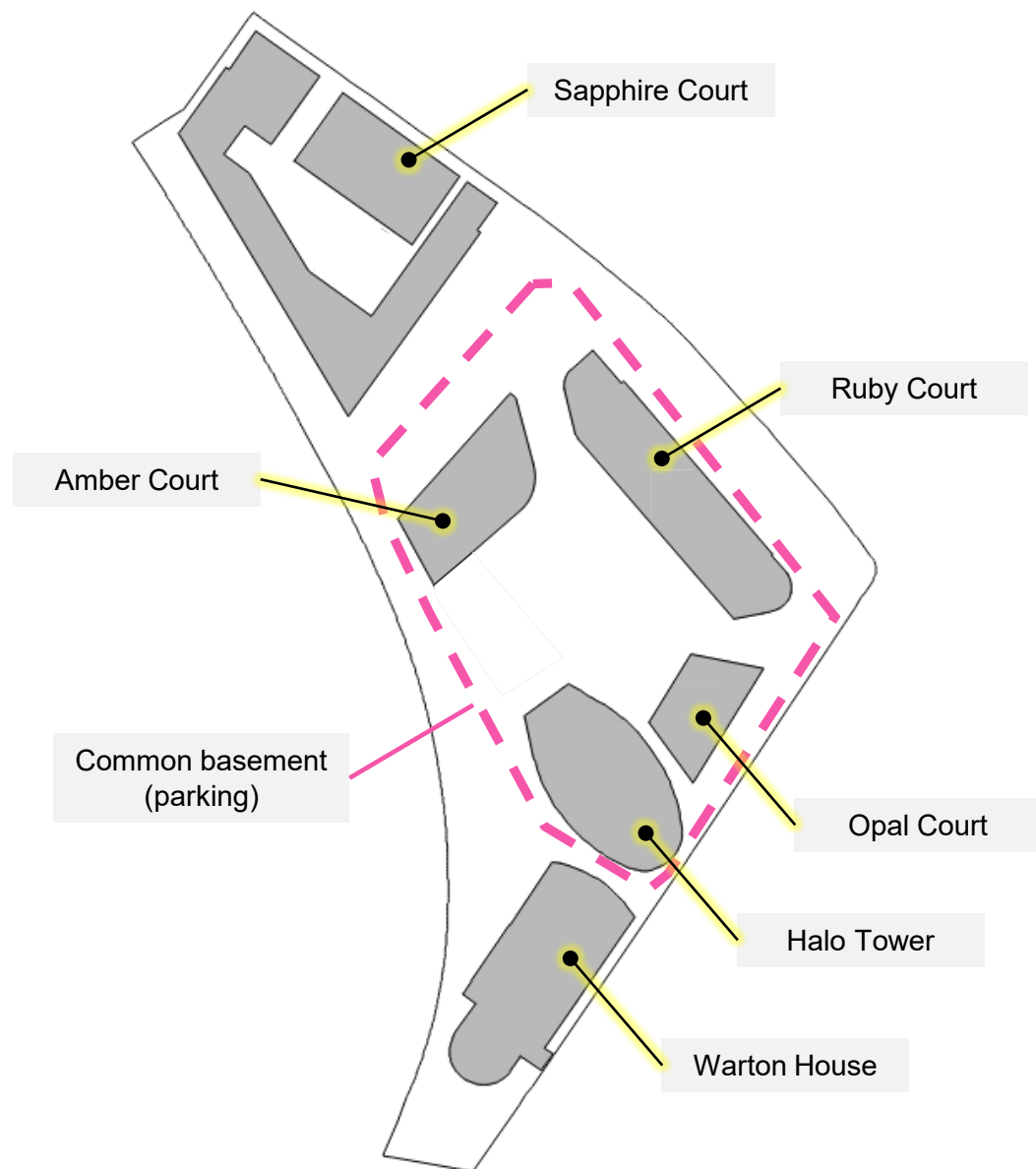
Introduction

Introduction

- Review carried out following the introduction of the Building Safety Act
- The purpose of the review is to identify any issues which may pose a potential building safety risk.
- 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.
- While the review is ongoing, potential gaps and/or discrepancies in the design drawings have been identified, as well as some unusual details, which could indicate potential concerns.
- No requirement to decant the buildings on health and safety grounds, on the basis of current findings.



Development layout

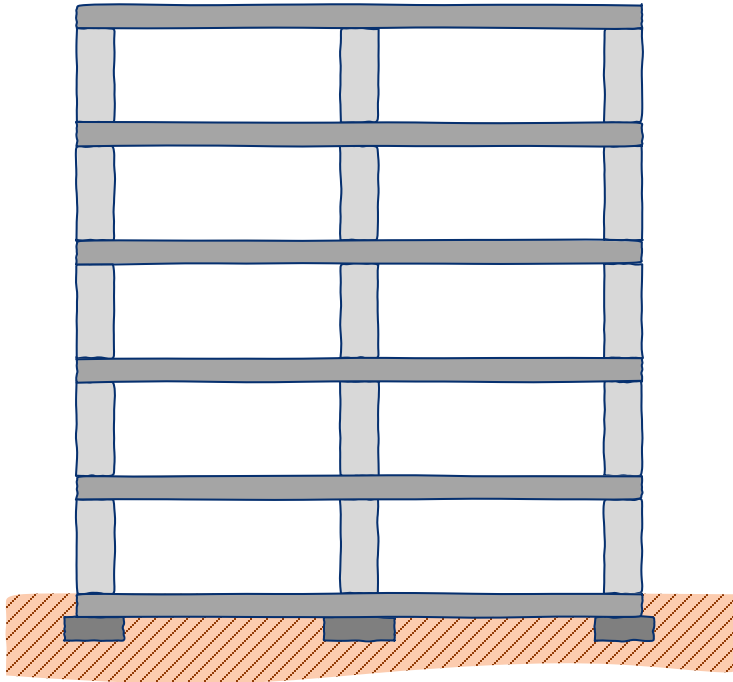


Proposed precautionary temporary measures

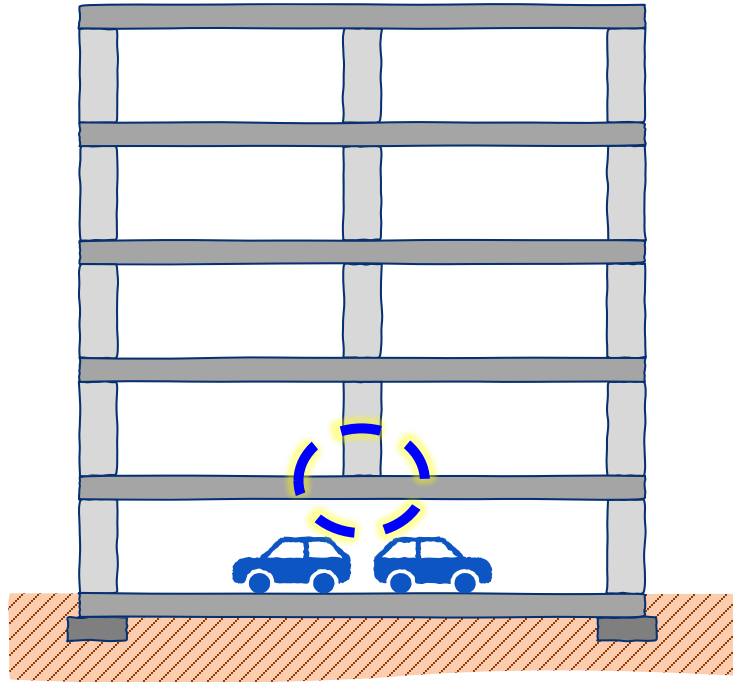
Proposed precautionary temporary measures

- Temporary structural support to be installed as a precautionary measure in the following areas;
 - Specific locations in the shared basement car park underneath Ruby, Opal and Amber Courts
 - Opal and Ruby Courts at ground floor level in a limited number of specific locations
 - Amber Court at ground and first floor level in a limited number of locations
- In advance of these temporary measures, weekly visual site inspection to take place of the underside of the ground floor structural slab to monitor any signs of distress associated with the current potential concerns. No signs of distress have been identified.
- The locations all relate to what are referred to as transfer slabs

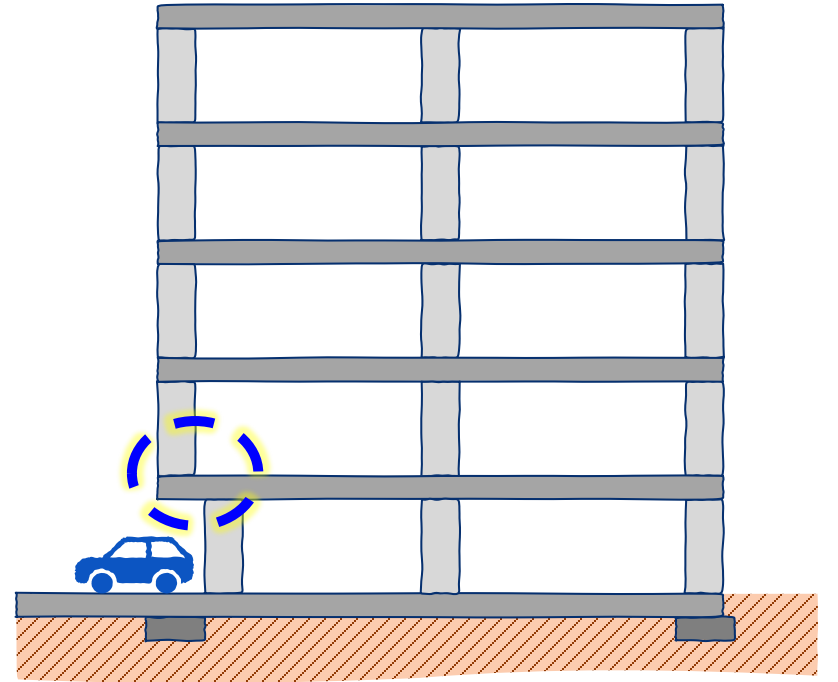
Transfer structures: what are they and why do we use them?



No transfer

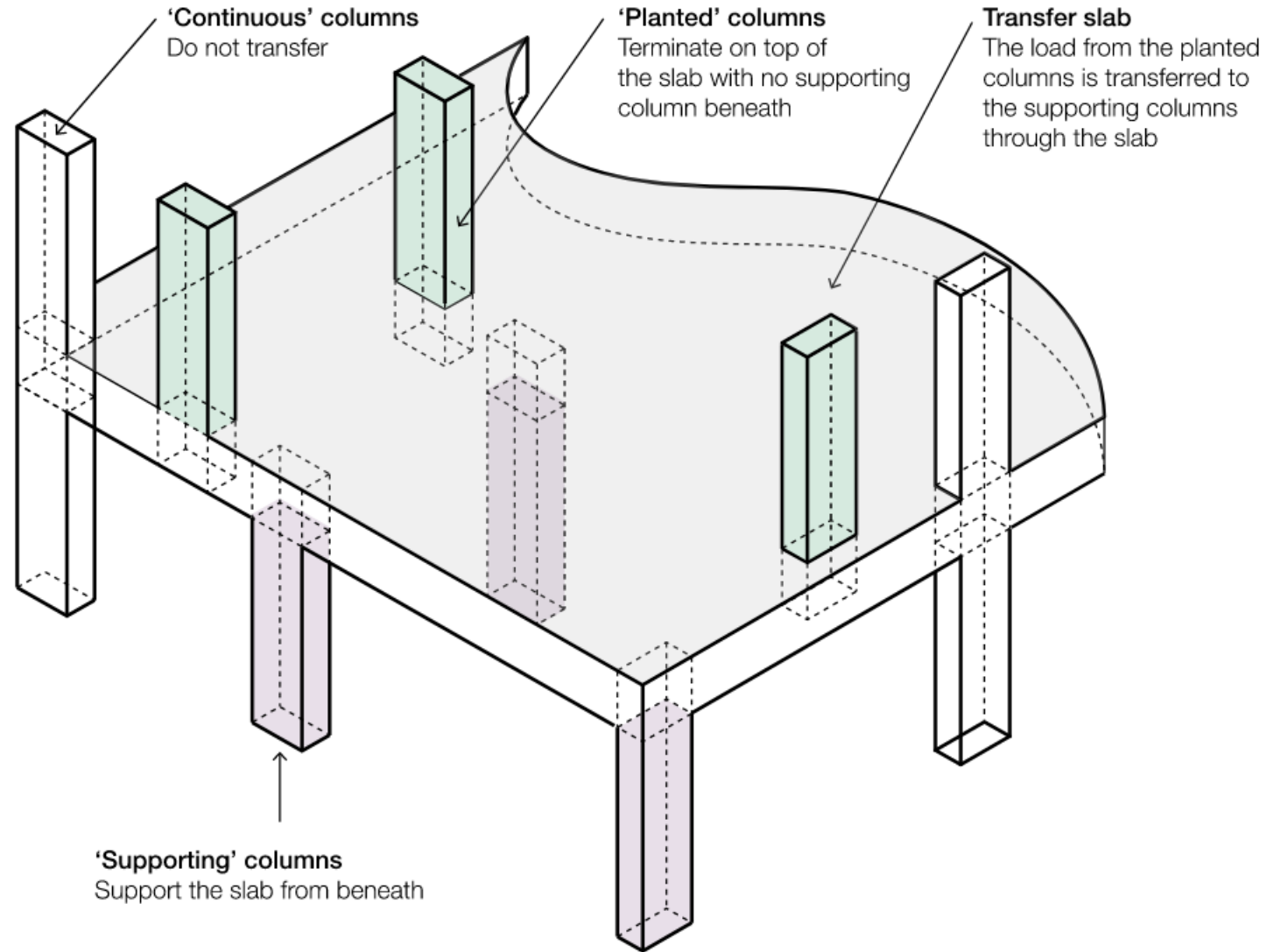


Internal transfer



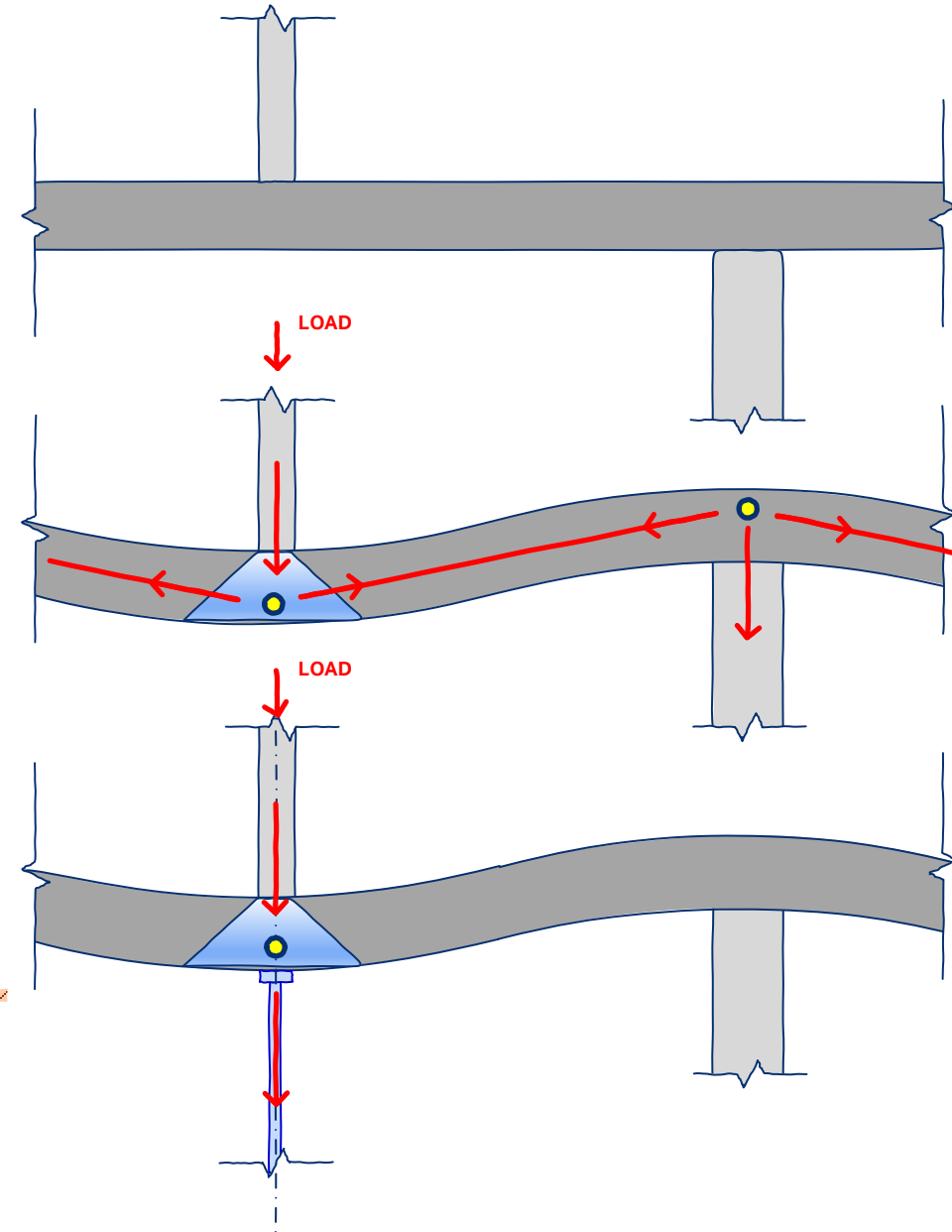
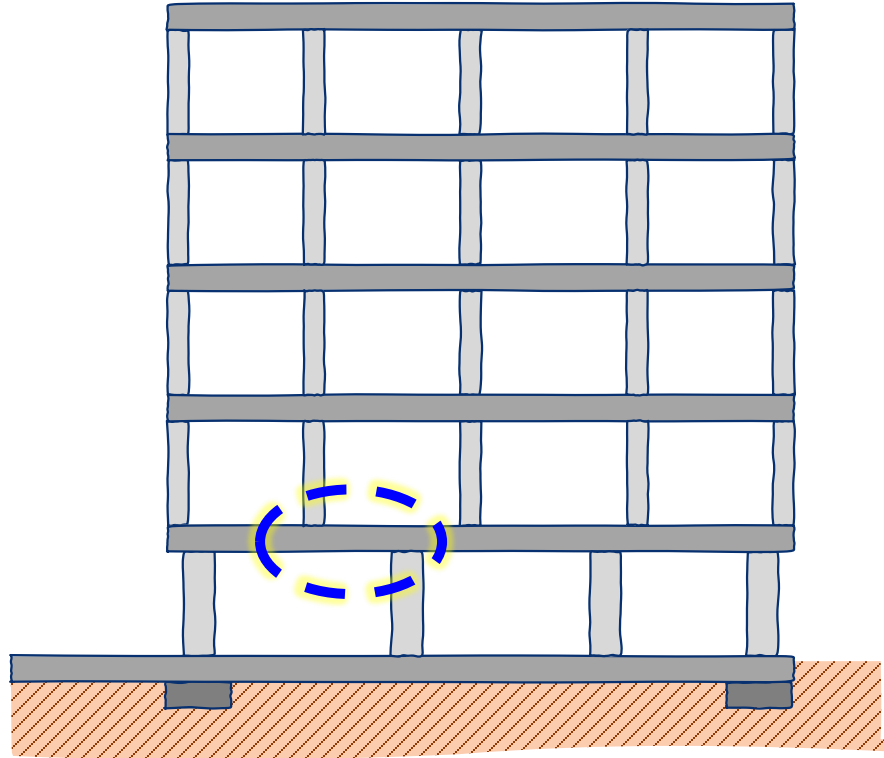
Edge transfer

Terminology used



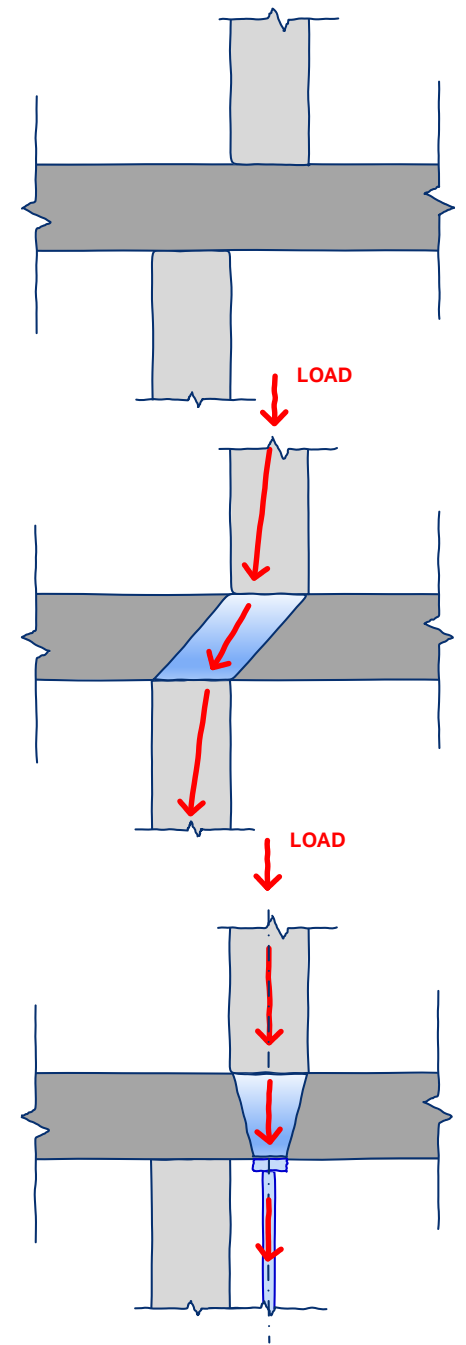
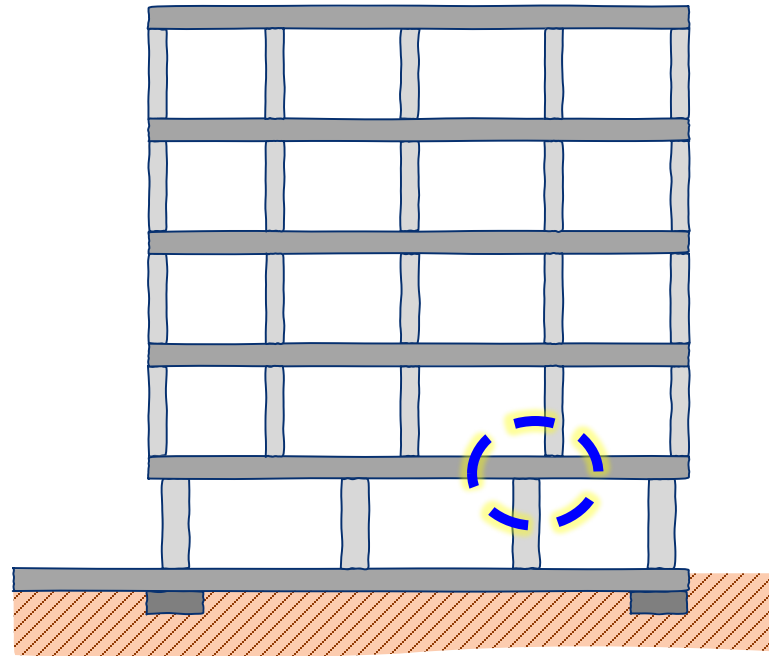
Proposed precautionary temporary measures

- Planted columns are not close to supporting columns
- Potential concern is punching shear under the columns
- Temporary support to be installed under the column



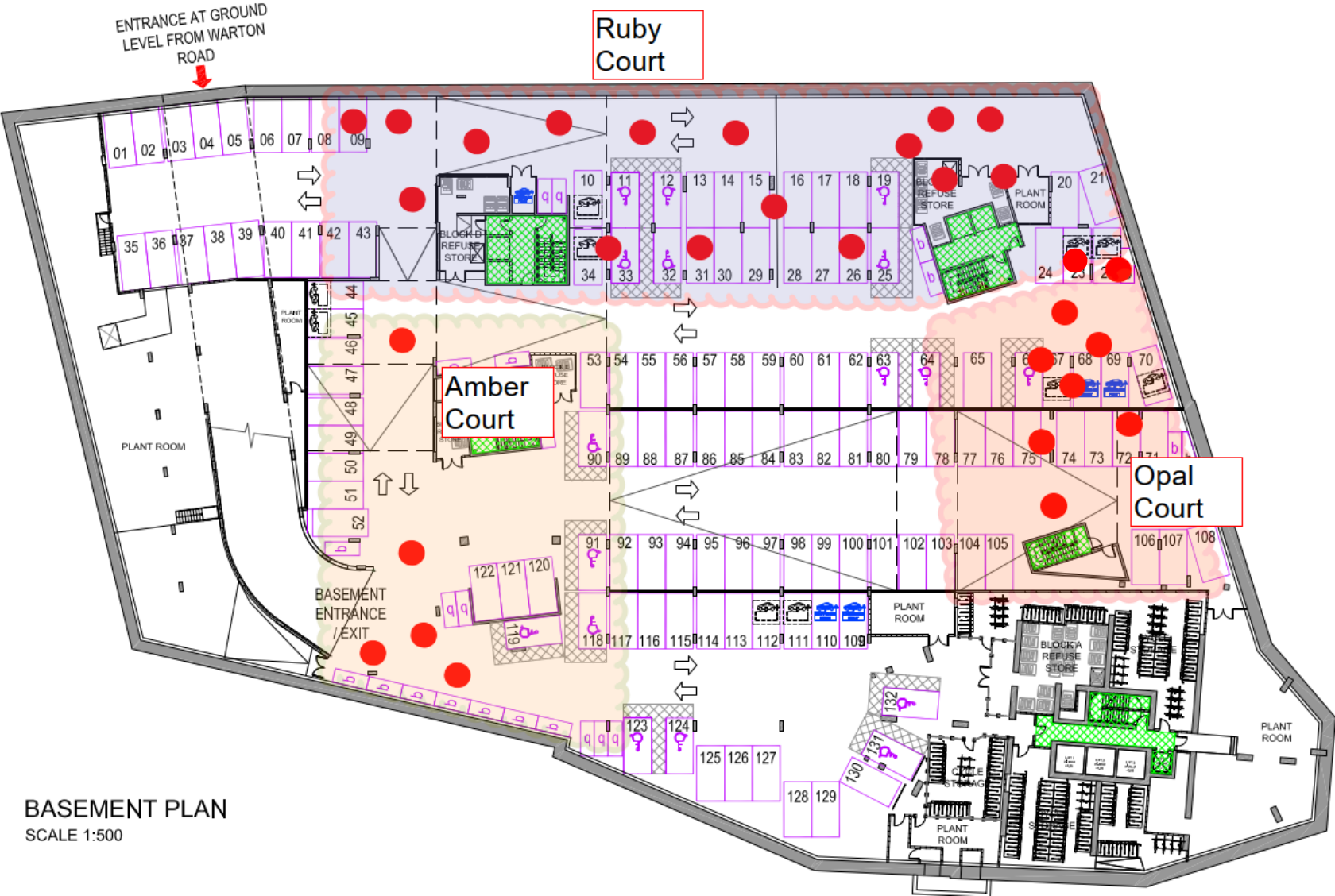
Proposed precautionary temporary measures

- Planted columns are close to supporting columns
- Potential concern is local strut between the columns
- Temporary support to be installed under the column



Proposed precautionary temporary measures

Location Plans – Basement



Proposed precautionary temporary measures

Location Plans – Ground Floor



Proposed precautionary temporary measures

Location Plans – First Floor



Proposed precautionary temporary measures

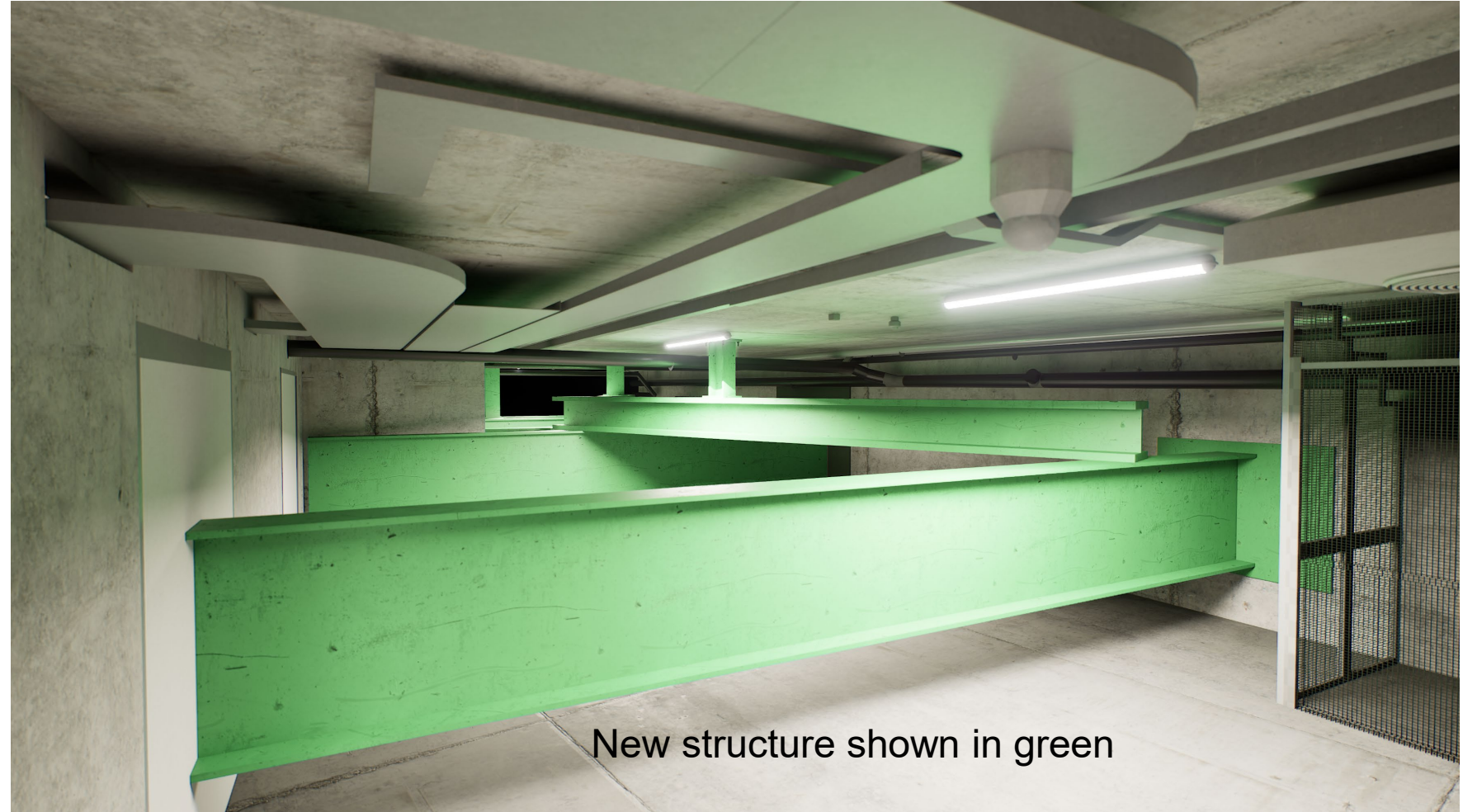
What will it look like?



New structure shown in green

Proposed precautionary temporary measures

What will it look like?



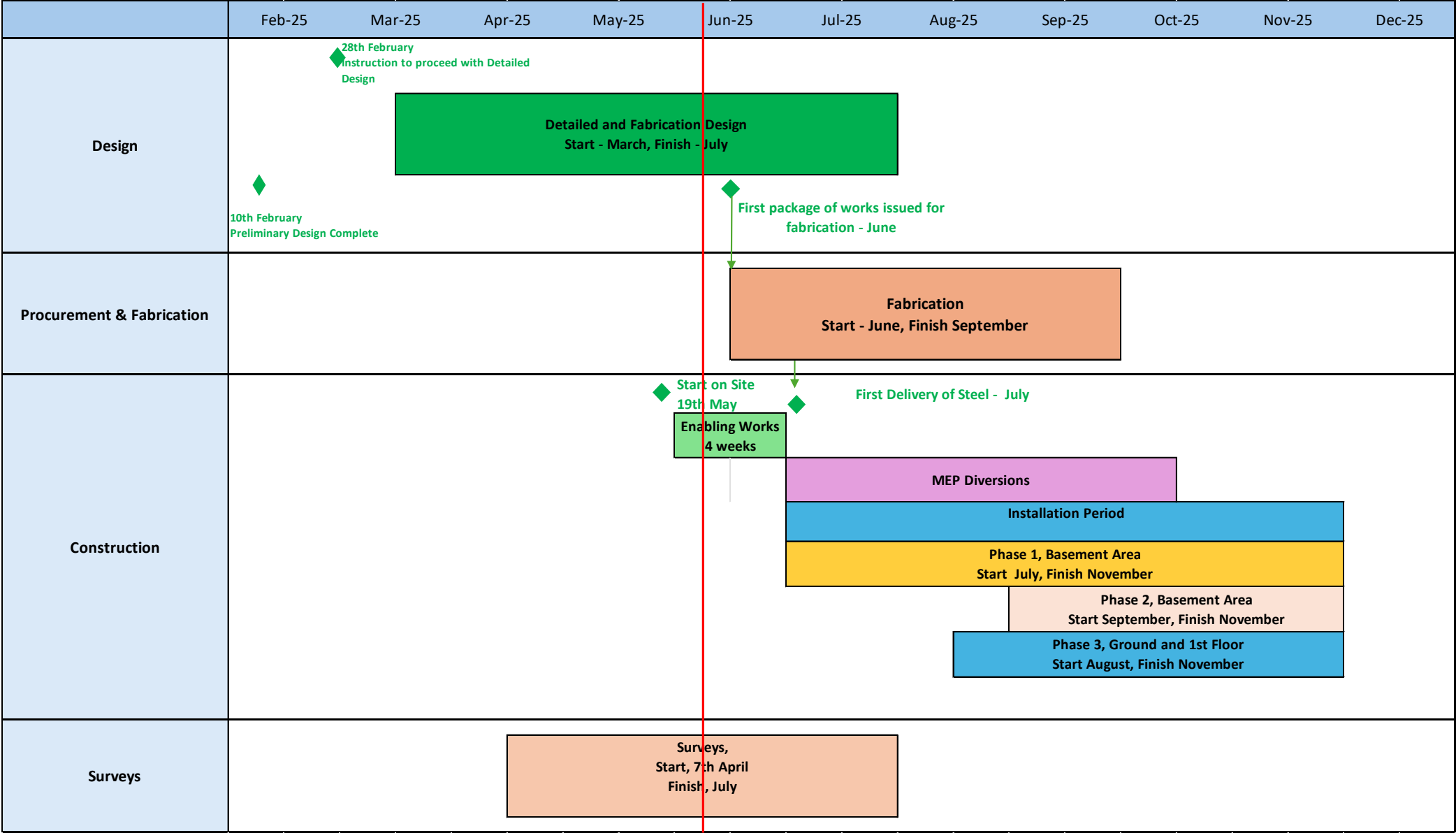
Proposed precautionary temporary measures

What will it look like?



Programme

How Long will it all take?



Phase 1 Works



Works are planned to last for around **6 months**

Phase 1 Works will take place in the orange area for 6 months. Starting from the 9th June.

Phase 1 & 2 Works



Works are planned to last for around **6 months**

Phase 1 Works will take place in the orange area for 6 months.

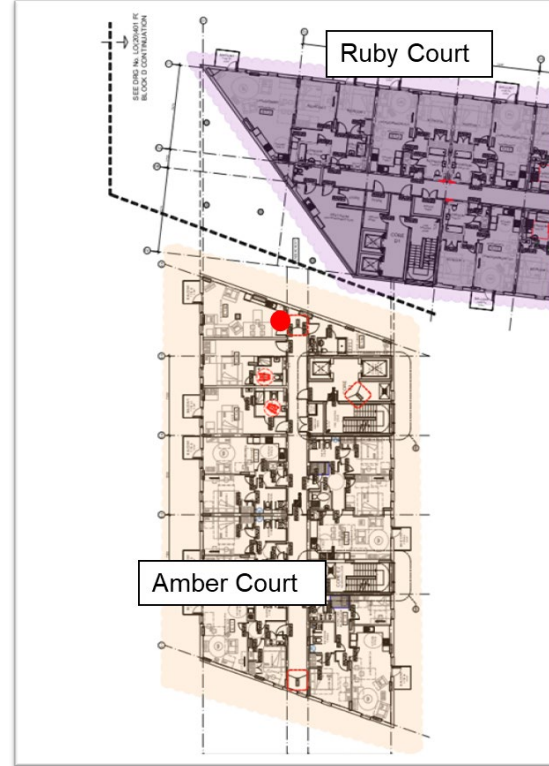
Months 4 – 6, as the works progress, new areas are required to be worked in. the impact to available parking spaces will be optimised to reduce impact.

The works at the base of the ramp will require the closure of the ramp, and access to the carpark restricted. The intention is for this to be undertaken during the 10am – 2pm delivery period or out of hours for a restricted number of occurrences

Phase 3 Works



Ground Floor Locations



First Floor Locations

Phase 3 Works will take place on the ground and 1st floors. They will start in Month 3 and continue through to Month 6.

Impact to residents

Impact to residents during works

- Main impacts during the installation will be
 - Contractors working within the car park
 - Construction noise – drilling into the concrete structure, machinery
 - Construction vibration – fixing into the concrete structure,
 - Temporary relocation of parking – for access & adjacency to works areas
 - Restrictions on access to vehicle ramp during steelwork deliveries
 - Re-routing of vehicle access within the car park.
 - Minor localised disruption to MEP services diversions

The contractor, Keltbray, will be issuing fortnightly updates on planned works to provide adequate notice of impacts

Keltbray's Activities – The impacts in the Car Park

Keltbray will need to **close parking bays as these are the work areas** .

Each work area will be fenced off and **sound-proof matting** used to reduce noise.

The works will be noisy between 8am and 6pm Monday to Friday, this is because we will be drilling in to columns and removing concrete from walls.

We understand this may be an inconvenience but its needed to reduce the overall time of the works and disruption.



Keltbray will need to divert some Gas, waste & Water pipes as well as some electrical cables. At times it will mean that you may see some services to your apartment disrupted but we will plan to do these shut offs at a time that least affects residents such as at night or when you are at work. We will inform you of these times each week in a two week look ahead.



Each fenced area will need to be big enough to enclose all work locations and have sufficient room to undertake the works and store the equipment needed for the works such as the forklift, barrows, tools, Scissor lift, genie lift cranes and A frames, **at times you may see these pieces of equipment being taken through the car-park** but they will be marshalled at all times.

There will need to be a strict **5mph limit** at all times for everyone's safety and to try and avoid needing to close the car park fully.



Keltbray's Activities – Deliveries



We estimate that we will have 1 main delivery per week.

Each time there is a delivery the vehicle will set up in the hashed area to unload the steelwork and other materials using a HIAB lorry crane and placed on the track barrows. This will mean the car park must be closed for the activity.

Deliveries are scheduled for between 10am – 2pm.

We will set up a restricted access zone around the delivery vehicle and unloading zone using barriers and fold away barriers. For your safety we ask to respect the exclusion zones & listen to the marshals.



Once down the ramp and in the work zone the steels will be removed from the track barrow using a small telehandler forklift, so please do not wait at the bottom of the ramp during the closures



During deliveries, the car park must be closed to both vehicles and pedestrians, this is because we will be tracking the heavy steel sections down the ramp and through the car park to the work faces. This process must take place in a controlled environment for everyone's safety.

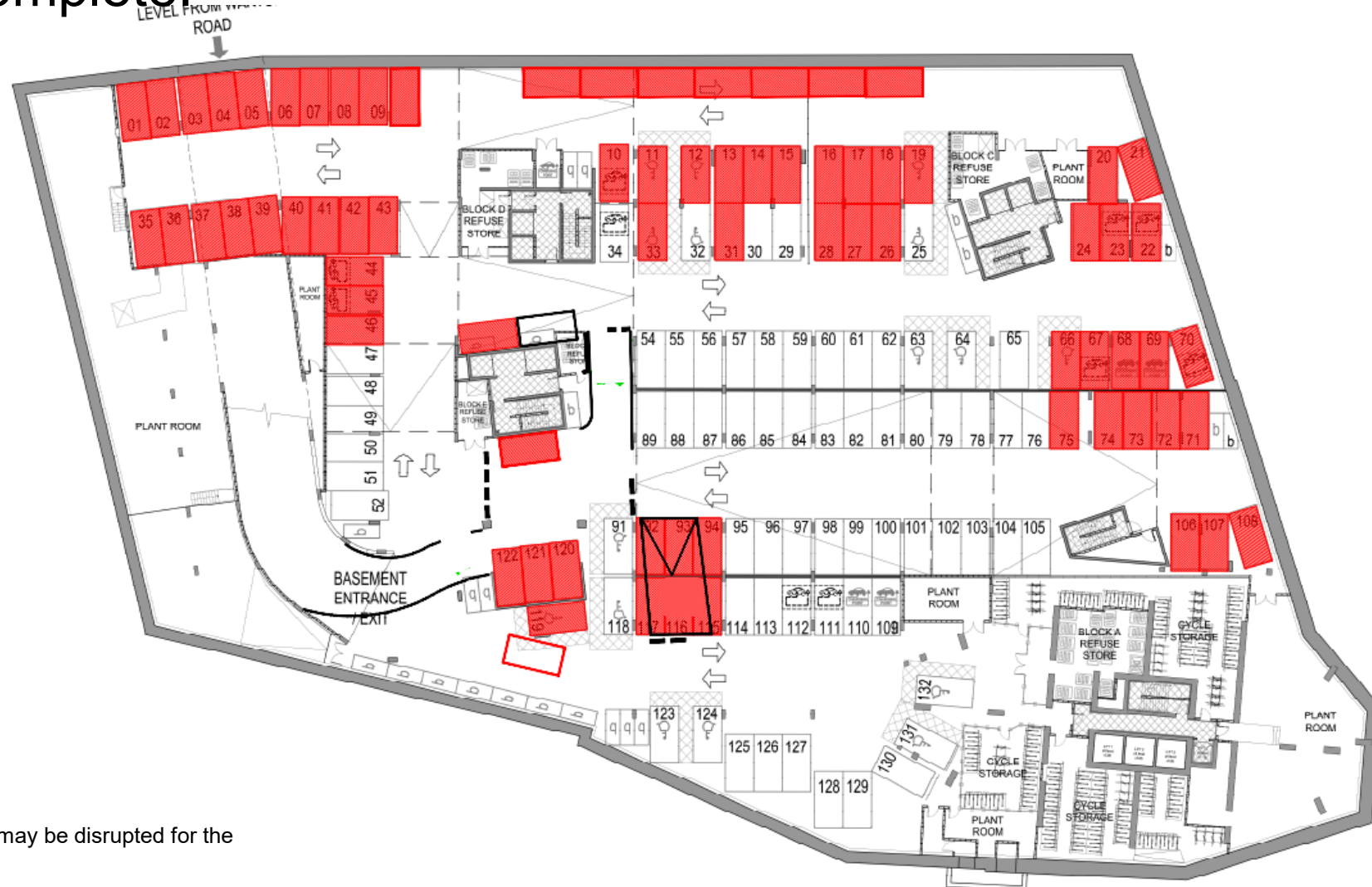


Impact to residents once installed

- Main impacts once the temporary measures are installed will be
 - Reduced parking - NHG will be contacting impacted residents
 - Re-routing around car park
 - Traffic on ramp will be signal controlled.

Impact to Residents – during the longer term.

Parking Bays affected by the precautionary temporary measures once installation is complete



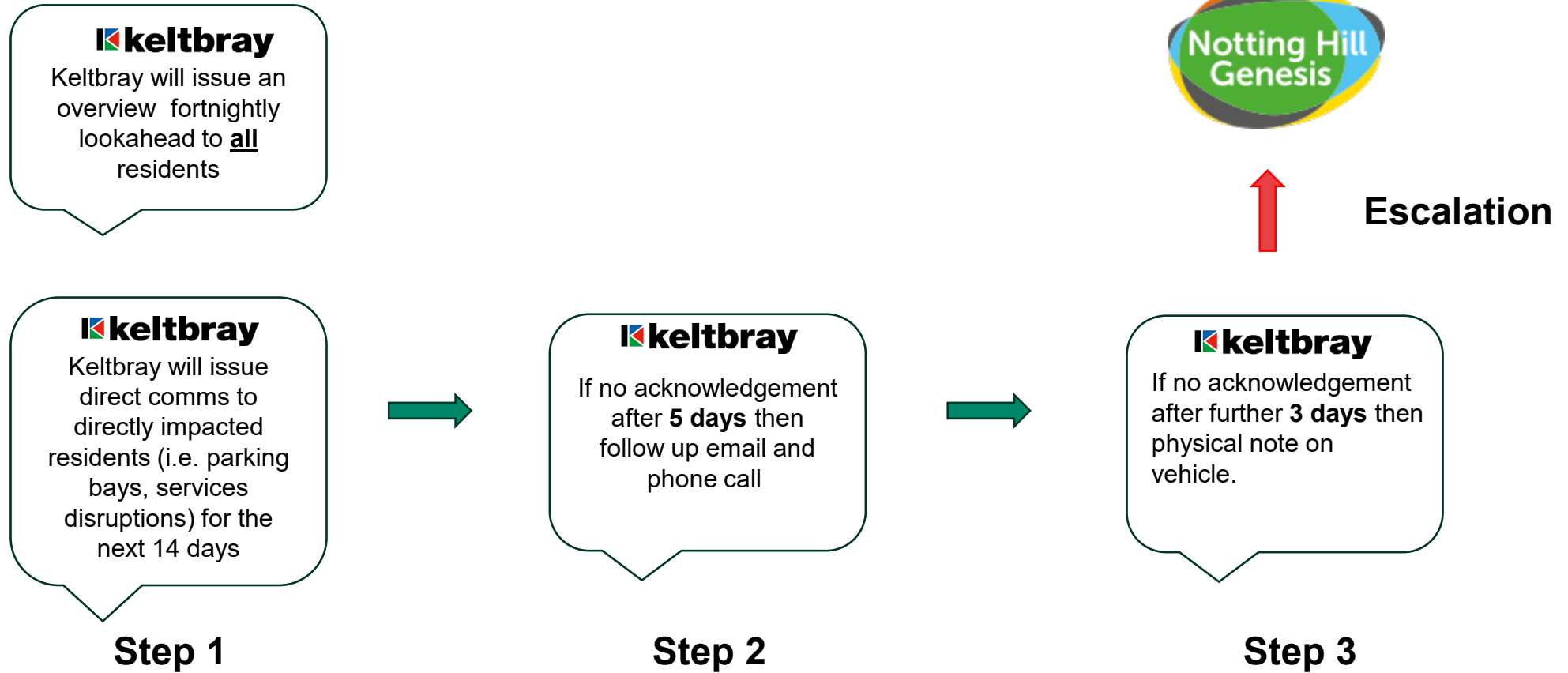
The phase 2 works will require changes to the carpark layout, and the introduction of traffic signals.



Project communication plan

Project Communication Plan

- Communication with residents



Ongoing reviews

Ongoing reviews

- Reviews of all buildings except Warton House are progressing
- This includes obtaining information to confirm the “as built” status of the buildings
 - Example is on Sapphire Court we will be removing brickwork in one small location to confirm the concrete structure details behind it
- The programme for these reviews is currently estimating they will complete by the end of 2025
- Reviews progressing as quickly as reasonably practicable
- Until these reviews are complete it is not possible to consider how long these temporary precautionary measures may be required

Questions