

June 2026



CONSIDERATE
CONSTRUCTORS
SCHEME

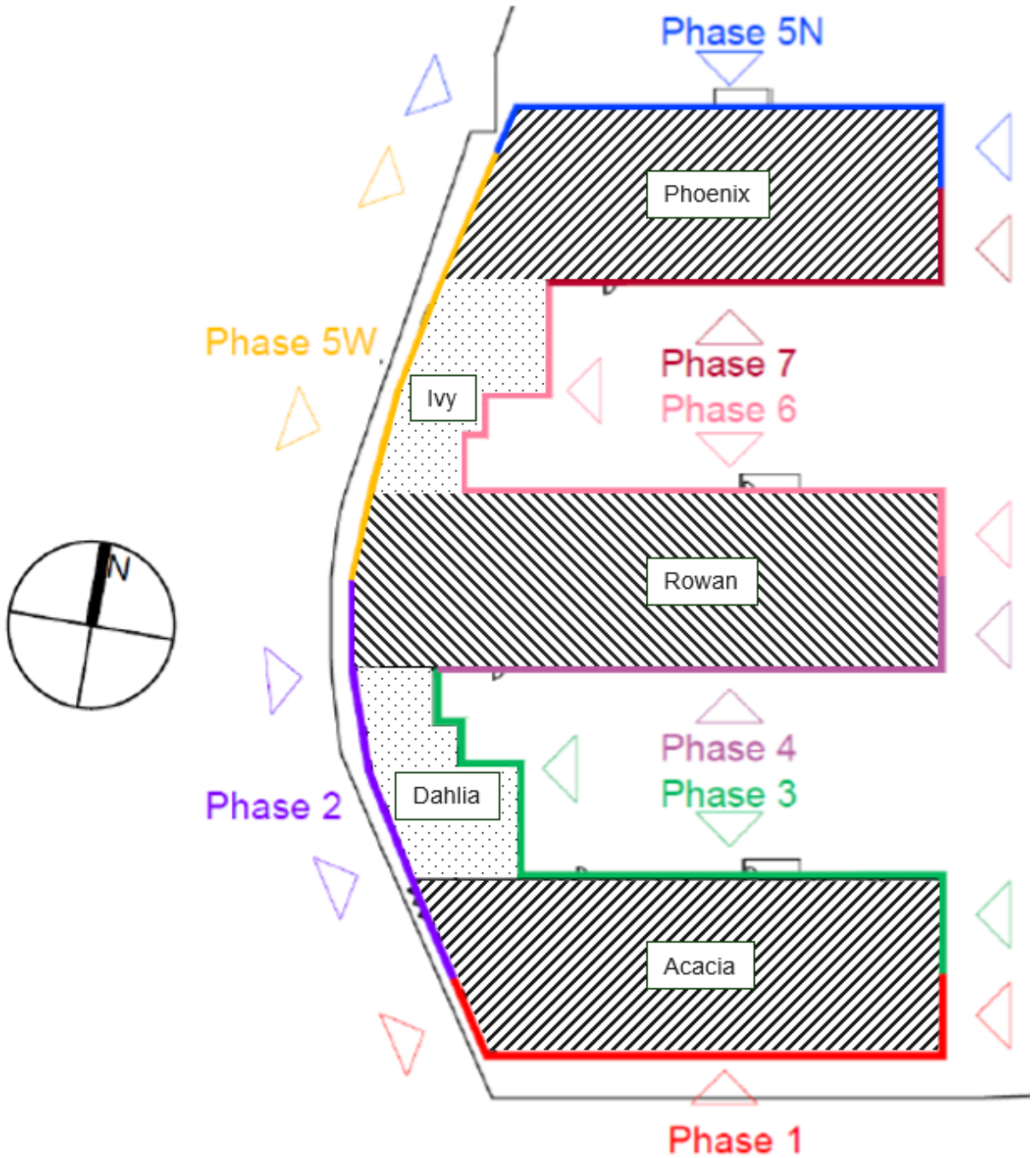


Oak Square

CONTRACTOR'S NEWSLETTER



Oak Square – Phase Layout





May Progress

- Phase 1 – Inner Leaf works commenced & Progressing. Masonry Support Ordered for delivery in June.
- Phase 2 – Works completed. Façade fully cleaned. Scaffold Struck.
- Phase 3 – Reinstatement works completed.
- Phase 4 – Installation completed. Façade fully cleaned. Scaffold struck to Level 1.
- Phase 5W – Installation completed. Façade fully cleaned. Good Hoist removed. Scaffold strike approximately 50% complete.
- Phase 6 – Cladding sub grid & fire break installation complete. Terracotta installation commenced.
- Phase 7 – Cladding sub grid & fire break installation progressing.
- Phase 5N – New Outer Leaf completed to all Levels. Installation of new window membranes commenced
- Internals – Works progressing across over numerous flats across the estate & residents being moved back from decant flats.

June / July Look Ahead

- Phase 1 – Complete inner leaf works & commence installation of New Masonry Support & Outer Leaf works.
- Phase 4 – Complete scaffold strike & reinstatement works.
- Phase 5W – Complete scaffold strike & reinstatement works.
- Phase 6 – Continue Terracotta Tile installation & render works. Commence scaffold strikes to upper levels as soon as they become available.
- Phase 7 – Complete sub grid & fire break installation & commence Terracotta Tile installation
- Phase 5N – Exchange Monar Flex for Debris Netting. Complete window membrane installation. Commence cladding sub grid installation.
- Internals – Continue with moving residents to specified decant flats, carry out works within flats and move residents back to their flats upon completion of works.





Additional Information

- Noisy Works
- **Phase 1** – As the new Masonry Support has been specifically engineered to utilise the fixing locations that were previously installed and subsequently “cored out” of the slab edges there will be a reduced requirement for drilling the slab edges when the Masonry Support installation works are actioned. However, there will still be instances where new fixing locations will need to be introduced as required by the Engineered design.
- **Phase 4 & 5W** – As scaffold strikes head to completion there will be noisy works being carried out during site hours but as these works do not involve drilling to the concrete structure these will not be as loud as previously experienced during the installation of the New Masonry Support.
- **Phases 6 & 7** – Installation of terracotta tiles, cladding sub grid and fire breaks will be progressing across these phases. These works require drilling to the new Outer Leaf and therefore will not be as disruptive as previously experienced.
- **Phase 5N** – Now that new Outer Leaf works, that require drilling to the concrete structure, are completed drilling will only be to the new outer leaf so noisy works are expected to be less disruptive.
- **Internals** – Works are being actioned within numerous flats the are spread across the 5 “Courts” that form Oak Square. The vast majority of the works being undertaken don’t involved drilling to the concrete structure but there is small proportion of work where drilling to the concrete once the ceilings have been dropped but these works are actioned with smaller drills, so the noise is not excessively disruptive and carried out over shorter periods of time.

Site Communication

- If you experience any issues or have questions about the construction works, please contact the **Resident Liaison Officer (RLO)** by phone, email or in person.
- Our **RLO, Abi Agbabiaka** is based in the Higgins Site Office on the ground floor of Rowan Court adjacent to the NHG Housing Team Office
 - *Higgins Site Office open Monday – Friday 9-5pm*

Join The Residents Update Meetings – Oak Square Residents Only

There are Residents Meetings organised by NHG where Higgins provide updates on the progress of the project and NHG also provide updates.

NHG issue an email with a Link to the “Teams” Meeting which will allow to join the meeting online. If you have not received an email, please speak to the NHG Oak Square Housing Team





Wider Community Engagement

Our success depends on our partnerships with others in the construction supply chain which include; CITB, Considerate Constructor Scheme, The National Skills Academy, Armed Forces, Building Lives, Women into Construction and more. If you would like more information, please visit the "Oak Square Works" Microsite (content uploaded & managed by NHG) where you can find the latest updates for activity on the Oak Square Project using the link provided below.

<https://www.nhg.org.uk/places/information-for-residents-at-oak-square/oak-square-works/>

Site Contacts During Working Hours

Abi Agbabiaka
Resident Liaison Officer



07714 782 934



oaksquare@higginspartnerships.co.uk



James Illingsworth
Project Manager



oaksquare@higginspartnerships.co.uk



Outline Complaints Procedure



Working Hours

Our contracted hours of work are:

08.00 – 17.00 Monday – Friday

08.00 – 13.00 on Saturdays (only under exceptional circumstances and only with prior arrangement and agreement with NHG)

We will not be working on Sundays or Bank Holidays.

If you see any suspicious activity or anyone on site after hour's please speak directly to Bridge Security Guards or contact Bridge Emergency out of hours and state 'Oak Square': 0208 289 5858

