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**BUILDING REMEDIATION UPDATE
STRATFORD HALO**

PROJECT MANAGER: Omar Khan
DATE: April 2024

Dear Residents of **Stratford Halo**,

Thank you to all those who were available to join our resident meeting 21st March 2024, we appreciate your engagement.

Project works and EWS1 updates

The progress on site has slowed down recently due to a health and safety review. Delays have occurred as Ardmore have improved the methodology to carryout works from the cradles. Previously the operatives would connect the harness to the cradle/balcony to access the balconies. They now have to use/connect to a fall arrest system from the roof and they are sourcing the equipment to implement this process on all cradles.

Elevation 1 and 3 are mostly complete but just undergoing snagging and balcony decking replacement in some properties. Elevation 2 and high-level spandrel works will be the focus for coming months. Following the resident meeting we have reviewed the completion dates to all blocks and please see updates below;

| <u>Blocks</u> | <u>Works Completion date</u> | <u>EWS1 Date</u> |
|--|-------------------------------------|------------------------------|
| Sapphire Court (Blocks F&G) | 31.05.2024 | Week Commencing 10 June 2024 |
| Amber, Ruby & Opal (Blocks C,D & E) | 14.06.2024 | Week Commencing 24 June 2024 |

The Fire Engineers will carryout a final inspection following completion of works and the EWS1 certificates can be issued to residents shortly after.

Site Compound Areas

We have had discussions with Ardmore to relocate the site compound from the courtyard once the works to Opal, Ruby and Amber Courts are complete. They have advised that they will still require the portaloo and cutting station, but these can be relocated elsewhere on site to reduce its impact on residents. This new location will be reviewed and discussed with the Estates Team beforehand.

Outstanding Updates

- Block A we currently do not have an update on as the scope for this block is still under review.
- Please note that not all information has migrated over to the new site, however our IT team are working on this.
- Service Charge costs: Unfortunately, the review process for the service charge costs has not been completed. We are working on this with the Estates team.

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- Warton House: We are waiting for Ardmore to provide a scope based on the Fire Engineer feedback. However, we have discussed and believe it could take 5-6 months to complete the works to this block and we hope to have the scope agreed by end of May.

Compensation letters

Please note NHG is in the process of issuing letter relating to the 2nd compensation payment related to the cladding works, this payment will be paid as a lumpsum upon the issue of the EWS1 on a block-by-block basis. This way we are able to calculate each resident's 2nd payment to exact point the EWS1 has been received. As stated in the agreement, upon signing the memorandum means the 2nd payment will be paid automatically with no further requirements from the residents. However, should you still have any queries, please contact stratfordhalocompensation@nhg.org.uk.

NHG Contacts for direct enquires

halofireenquiries@nhg.org.uk

Next Resident Meeting

We have planned the next resident meeting for Thursday 23rd May 2024. The link will be available at least 48 hours prior on the microsite.

Best Regards

Omar Khan - Project Manager

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