

April 2026



CONSIDERATE  
CONSTRUCTORS  
SCHEME

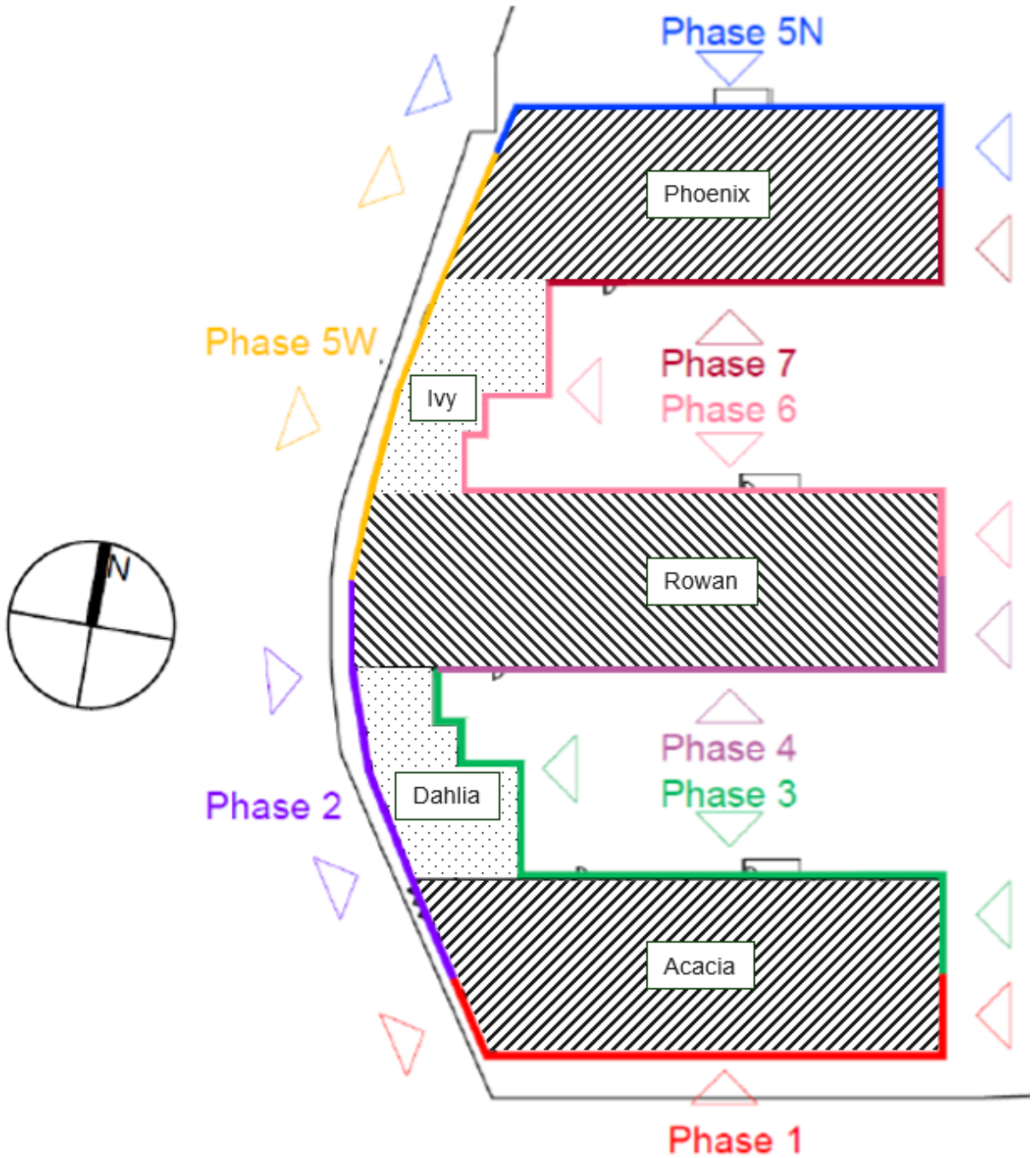


# Oak Square

CONTRACTOR'S NEWSLETTER



Oak Square – Phase Layout





## March Progress

- Phase 1 – Structural Engineers approval of Engineered details and final updating design for manufacture of masonry support.
- Phase 2 – Low Level Cladding works completed & scaffold gantry struck.
- Phase 3 – Completion of Terracotta and Render works and all scaffold struck.
- Phase 4 – Terracotta Tile installation works to upper levels completed and recommencement of scaffold strike.
- Phase 5W – Terracotta installation progressing & Render works completed.
- Phase 6 – Cladding sub grid installation progressing & fire break installation commenced.
- Phase 7 – New Outer Leaf works completed & installation of membranes to windows commenced..
- Phase 5N – New Outer Leaf completed to Levels 5 & 6 and progressing to Levels 3 & 4.
- Internals – First Residents that were decanted in January now being moved back to their flats. Works progressing across over numerous flats across the estate.

## April / May Look Ahead

- Phase 1 – Commence works to remediate inner leaf & installation of New Masonry Support & installation of new Masonry Support once delivered to site.
- Phase 2 – Clean down of Green Brick Façade to Ground Floor where scaffold has been struck.
- Phase 3 – Complete reinstatement works to planters where scaffold was “based out” to concrete slab..
- Phase 4 – Complete Façade Clean Down and progress with Scaffold Strikes.
- Phase 5W – Complete Terracotta installation, removal upper section of the Hoist, commence façade cleaning and commence scaffold strike.
- Phase 6 – Complete Cladding Sub Grid Installation, continue Cavity Barrier installation and commence Terracotta installation
- Phase 7 – Complete installation of Window Membranes & commence cladding sub grid installation.
- Phase 5N – Complete New Masonry Support Installation and progress new Outer Leaf works
- 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 progress 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 cladding sub grid and fire breaks will be progressing across these phase. These works require drilling to the new Outer Leaf and therefore will not be as disruptive as previously experienced.
- **Phase 5N** - During April and May the most disruptive of these works will be limited to the lower levels while we complete the installation of the new masonry support prior to the commencement of the new Outer Leaf construction.
- **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 action 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](mailto:oaksquare@higginspartnerships.co.uk)



### James Illingsworth

Project Manager



[oaksquare@higginspartnerships.co.uk](mailto: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**

