



CANARY RIVERSIDE CLADDING UPDATE

March 2022

ParkgateAspen
BESPOKE PROPERTY MANAGEMENT EST.1974

MILESTONES TO DATE

- Successful appeal for Hanover House.
 - All buildings confirmed legally and technically eligible for the Building Safety fund.
 - Over £1.1m secured in Pre-Tender Support Funding.
 - Subsequent appeal to ensure consistent eligibility across all buildings
 - Planning consent secured.
 - Investigative works complete and project extent clarified.
 - Main contractor engaged & pre-construction works complete.
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ROUTE AHEAD

- Finalise Full Costs Plan together with Fire Engineering Team.
 - Submit documents for Stage 2 (Financial Application) to the Building Safety Fund.
 - Progress application with GLA in order to secure offer for funding for eligible works.
 - Upon receipt of funding offer, enter into Grant Funding Agreement & Works Contract.
 - Commence works on site.
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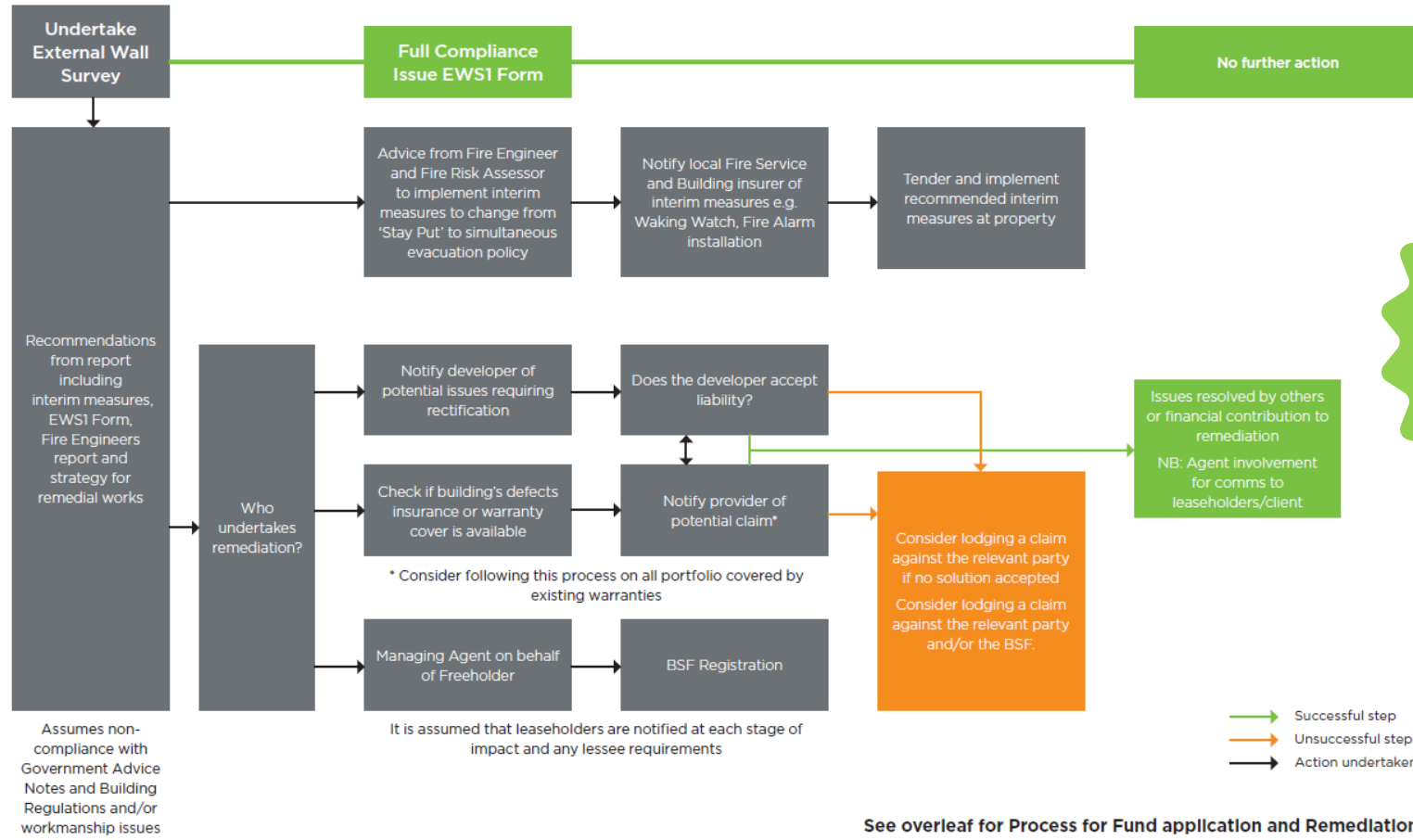


PHASE 1

Activities required to evidence technical eligibility for funding



Due to the Building Safety Fund deadline the following workstreams are actioned concurrently.

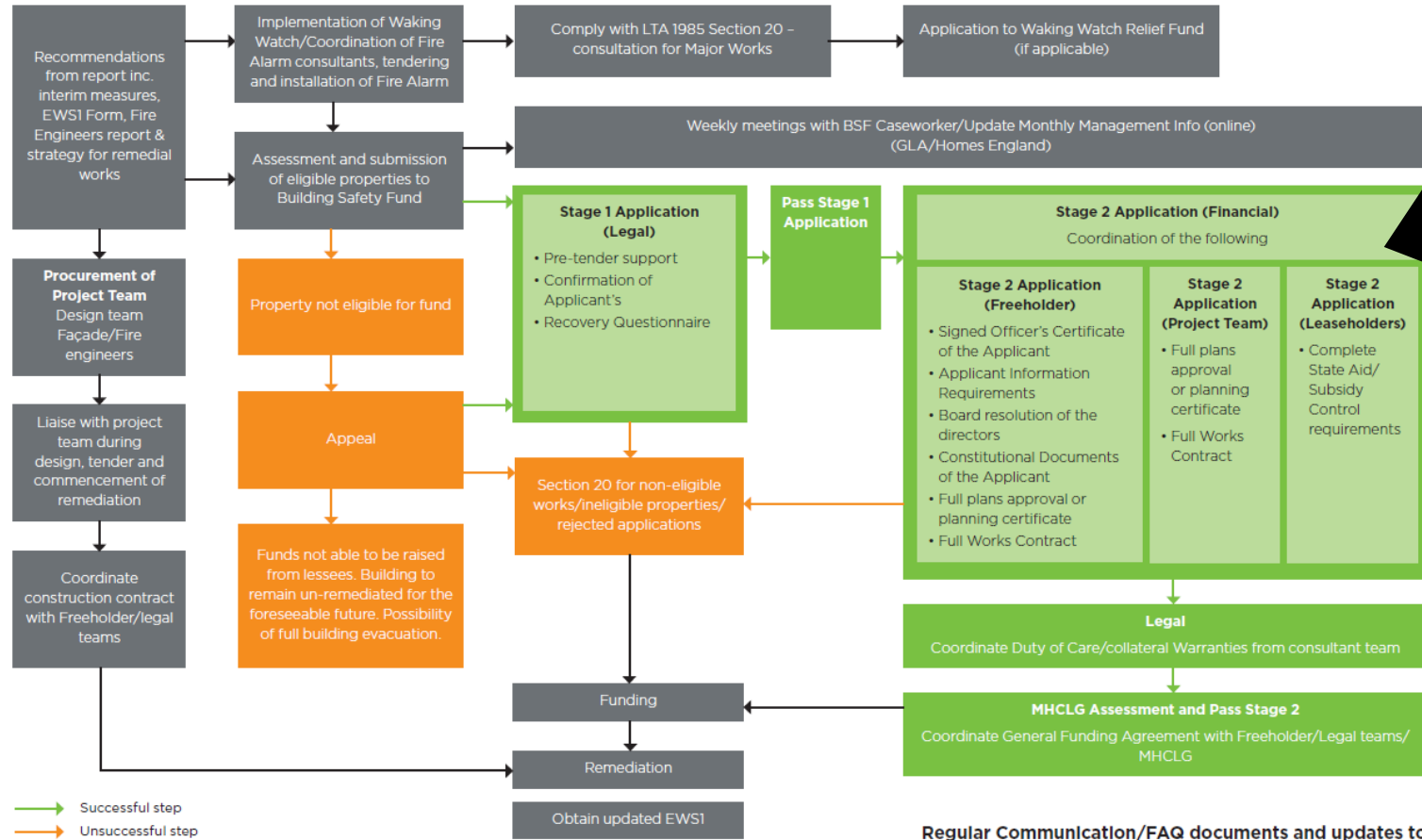


See overleaf for Process for Fund application and Remediation



PHASE 2

Activities required to apply for funding, once eligibility established



- Successful step
- Unsuccessful step
- Action undertaken





Jeremy Green

BSc (Hons) MRICS AIFireE

Partner - Building
Surveyor/Employer's Agent



Joe De La Croix

BSc (Hons) MRICS

Senior Building Surveyor



JULIAN STEEL

ASSOCIATE

**FENWICK
ELLIOTT**



David Bebb

Partner

PROFESSIONAL TEAM

PROJECT MANAGERS, EMPLOYER'S AGENT, ARCHITECT & LEGAL

Hugh Forster BSc (Hons) CEng MIFireE

Hugh has thirty years' experience of fire engineering and 14 years leading and managing teams, delivering client satisfaction and improving relationships. He focuses on fire risk and safety and has consulted on fire risk management and engineering for some prominent UK and international companies. Hugh's high level of technical expertise has enabled him to oversee and deliver building surveys, valuations and fire risk assessments, reviewing fire safety strategies across Residential, Education, Healthcare, Waste and Industrial projects.

FIRE ENGINEER



Elliott UK's Façade Replacement Division specialises in replacing and renovating existing building façades which do not meet the 2018 building control standards.



Eamonn Duffy
Senior Contracts Manager

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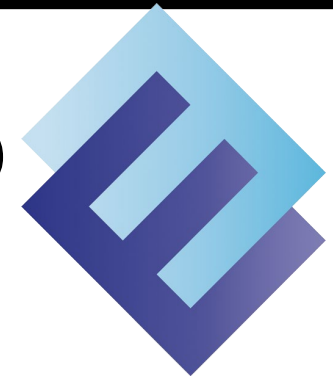


David Givney
Commercial Manager UK

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CONTRACTOR: ELLIOTT GROUP

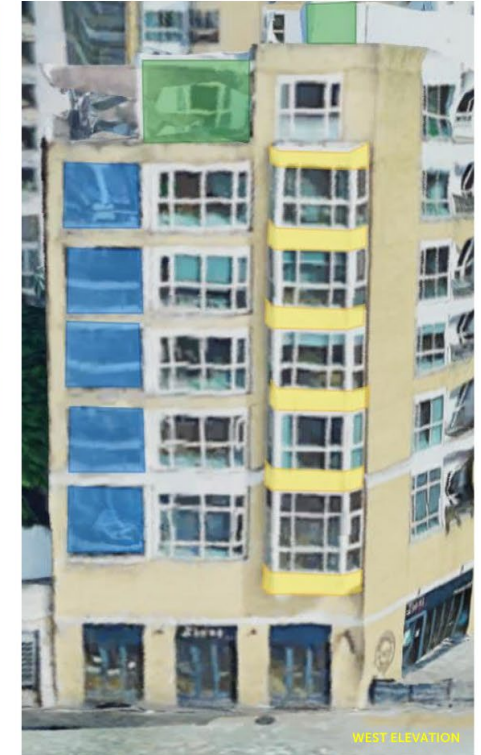


TYPES OF CLADDING

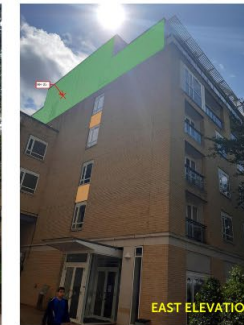
Key

- Concrete Panels
- Zinc Cladding
- Insulated Render
- Spandrel panels
- Infill panels

HANOVER HOUSE



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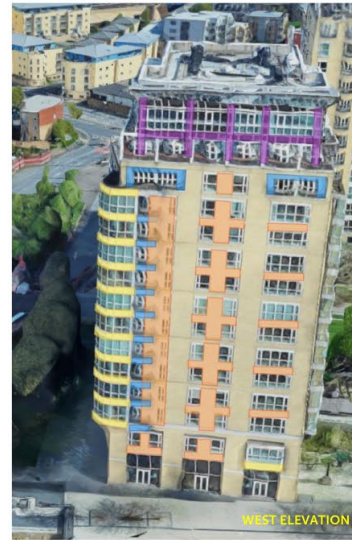


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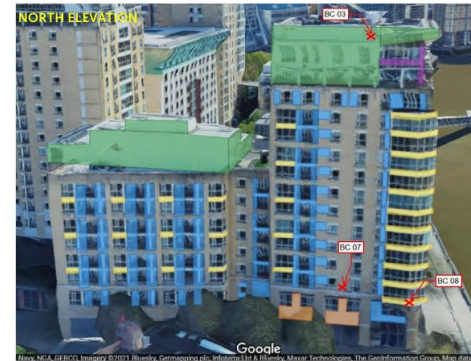
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BELGRAVE COURT



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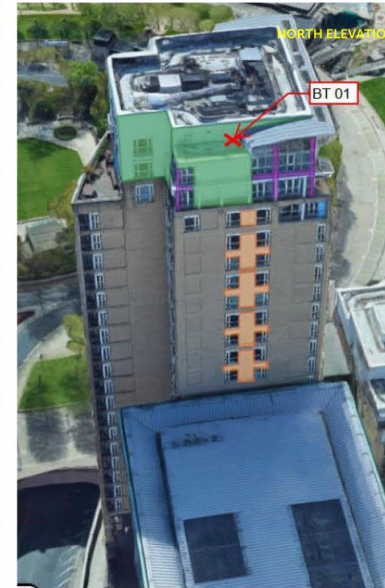







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BERKELEY TOWER



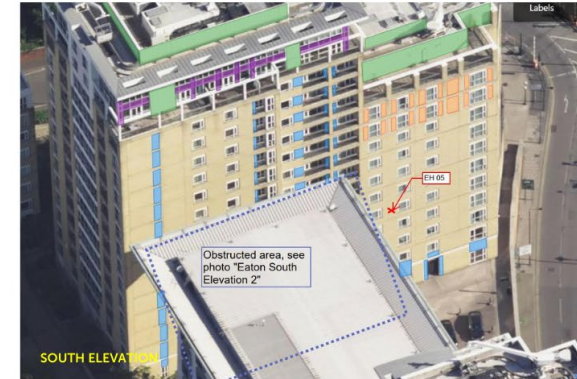
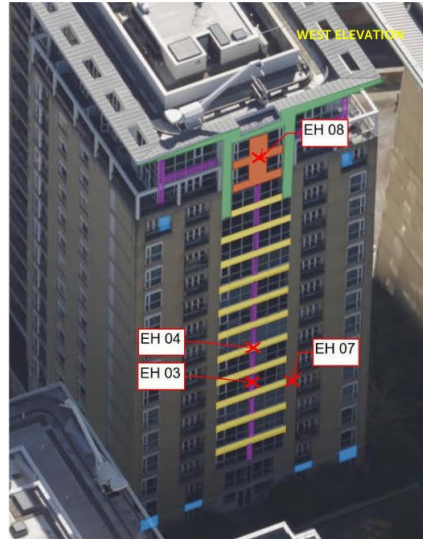
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EATON HOUSE



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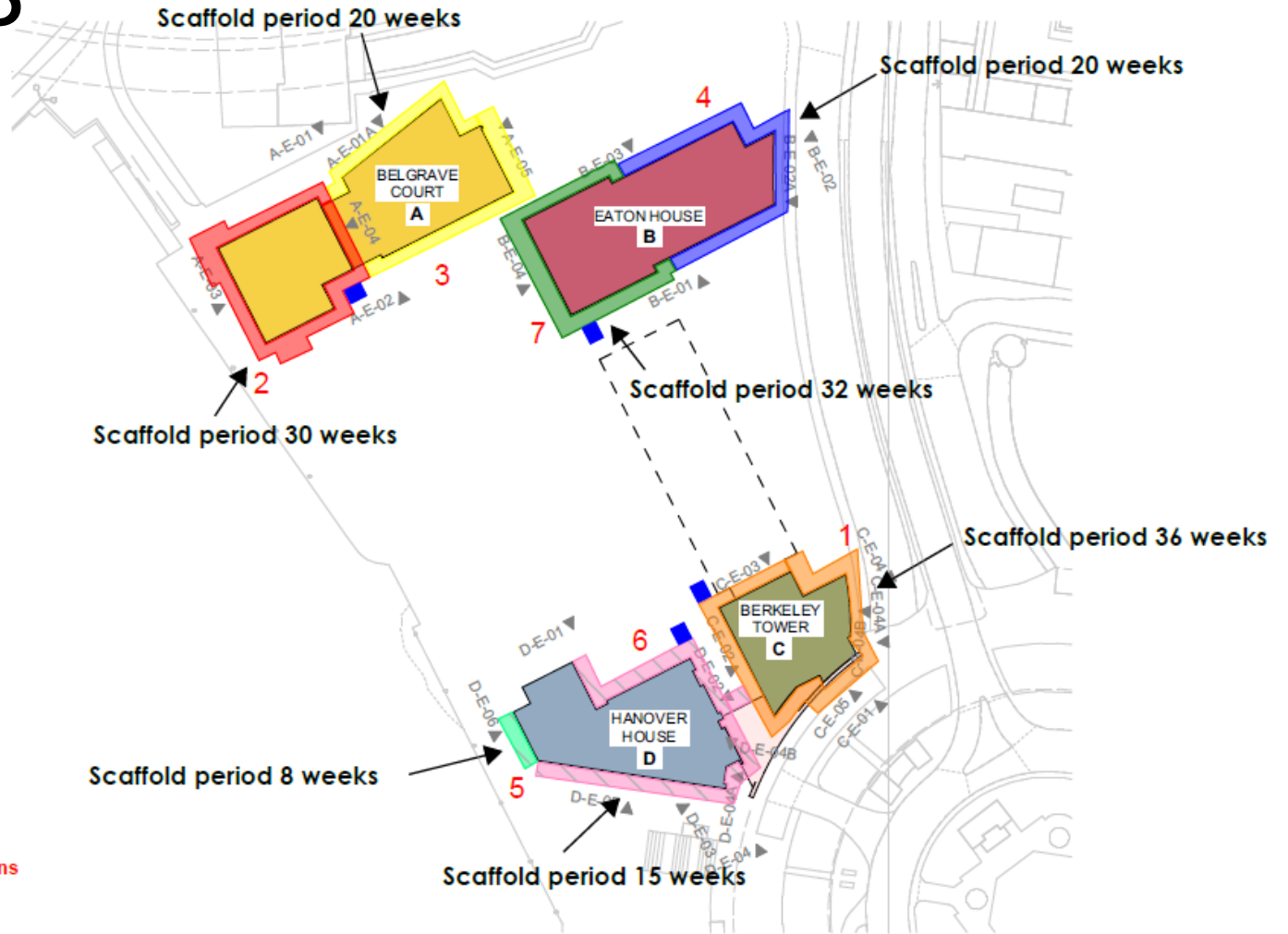
SCAFFOLD PHASES

(ANTICIPATED)

1. Berkeley
2. Belgrave
3. Circus
4. Hanover
5. Eaton

Scaffold Phases

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Hoist positions



MAST CLIMBERS?



- The layout out of the buildings do not lend themselves for mast climbers; too many angles and indents.
- Can only work on one level at a time which would add substantial time to the programme and subsequently money to the project.



CRADLES?

- Cradle is not suitable for carrying out cladding works especially with high wind risk and associated H&S risk.
- Cradle would take sufficient cost to return to working order
- Carrying out the works in cradle would add years to the programme
- Cannot access all areas in cradle and can only work in one area at a time

SEQUENCE OF WORKS



- Works are to be sequenced with rotating scaffolds with 2 buildings being worked on at a time.
 - Individual buildings will be worked on from top to bottom with scaffold lifts being struck as works progress.
 - As things stand, we hope to **avoid** **Monarflex** scaffold sheeting entirely and use Debris Netting.
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SUMMARY NOTES

- The BSF have removed all hard deadlines and now require all applicants to “work at pace.” Our case officer has confirmed that they are satisfied with our progress.
 - We intend to have final costings ready for submission later this month and anticipate a funding offer 8-10 weeks thereafter.
 - Our costings will take in to account anticipated fluctuations in construction, energy and supply chain prices to mitigate funding shortfall.
 - State Aid limits still apply, even after Brexit. If you have bought your flat in the past 12 months, you will need to complete one of these.
 - The EWS1 form will only be available once works are complete.
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