

ballymore.

# High Point Village, Hayes

## Façade Remediation Design & Access Statement

Date: 4 August 2023

Revision: 01

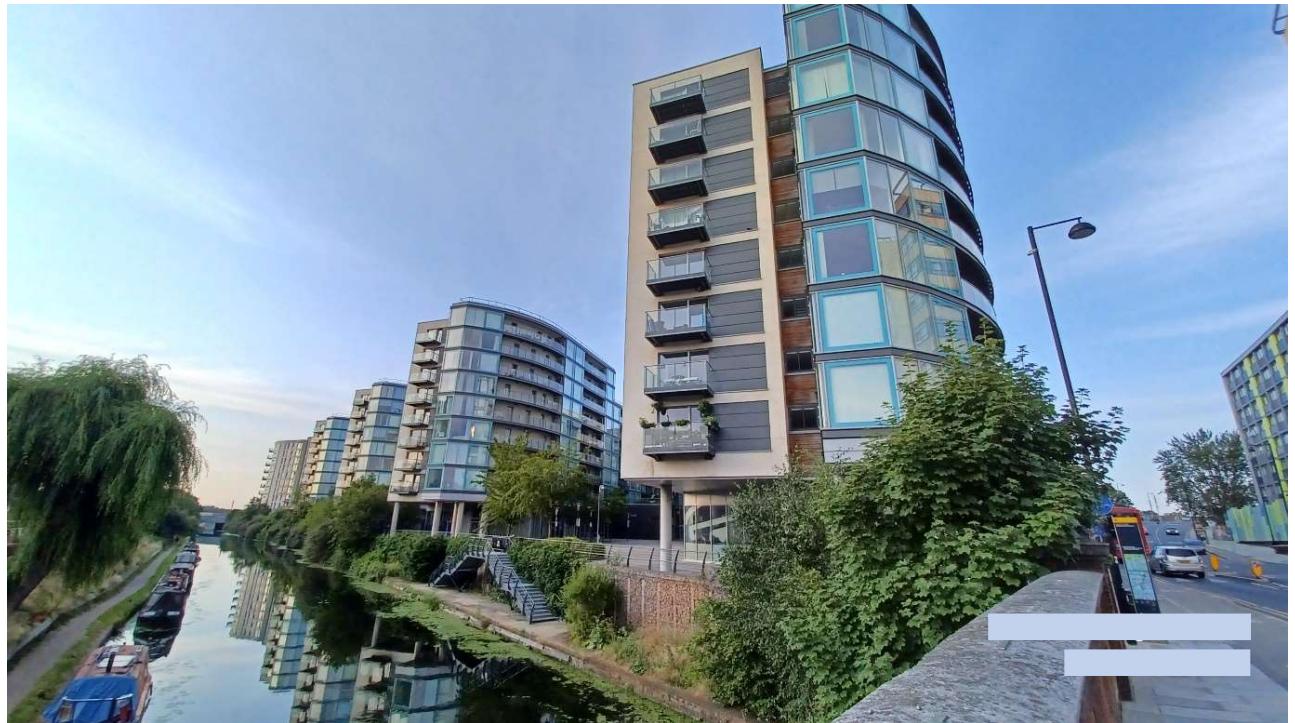


Fig. 1 – View from Station Road

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## Document Version History

Date	Revision	Author
25/07/2023	00	CW
04/08/2023	01	CW

## Project Particulars

High Point Village, Hayes is a Ballymore residential development comprising 578 apartments plus Apart Hotel and Hotel units. The original construction of the blocks commenced in early 2008, with completion achieved in 2011.

The site consists of 8 blocks overall (Blocks A to H) occupying a triangular shaped plot, bordered on the south by the Hayes and Harlington Train Station, on the north by the Grand Union Canal and on the West by the Station Road. The original Planning Application was granted for the site on 29<sup>th</sup> July 2005 for the following:

*“Redevelopment of site to provide 471 residential units, a Hotel, an Apart – Hotel, Retail (Class A1), Financial & Professional Services (Class A2) & Café/restaurant (Class A3/A4/A5) units, an Exhibition/Display Area, Management & Marketing Suite, Health & Fitness Centre (Class D2), Landscaped Public Square, Communal Gardens & Underground Parking.”*

Minor material amendments to this application were granted under London Borough of Hillingdon (LBH) reference: 10057/APP/2007/1993 and 10057/APP/2007/1994 on 5<sup>th</sup> October 2007. A number of layout changes were approved, including changes that incorporated 7 additional residential units, increasing the total number of residential units from 471 to 478.

A final minor material amendment to the application was granted at appeal under LBH reference 10057/APP/2007/3674 on 11<sup>th</sup> November 2008, with revisions described as:

*“Alterations to the internal layout/arrangements of Buildings B, C and D; internal alterations to Building E to provide 16 four-bed residential units (collectively increasing the number of residential units to 576); and internal changes at podium level to the Apart-Hotel (Building F) to increase the number of Apart – Hotel apartments to 140 (Application B).”*

It is this amended version of the scheme that was implemented on site.

The proposals under this application submission relate to the replacement of parts of the façade treatments and balcony decking that were approved and installed under this existent planning permission.

This report and planning application refers to 5 of the 8 blocks. The 5 blocks in question are:

- Block A – Vantage Building
- Block B – Cardinal Building
- Block C – Navigation Building
- Block D – Signal Building
- Block E – Compass Building

The 3 remaining buildings (Blocks F, G and H) hatched grey in the below site plan are not the subject of the current application, these buildings are Apart Hotel and Hotel by Stay City and are no longer Ballymore properties.

The 5 buildings (Blocks A to E) the subject of our application and shown in the below site plan are part of a mixed-use residential development including private and affordable housing with commercial units at Ground Floor. The buildings are all connected to form one superstructure at ground and first floor levels, as a podium structure, which houses the car park and plant areas.

The access to the development is only possible from the West, along the shortest side of the triangular plot, and both pedestrian access and fire brigade tender access from Station Road, is through the open gateway under Block A. This reaches an internal courtyard where the concierge and access to the podium is located and beyond which point, all access into the development and to the entrance of each block, is key/fob controlled (refer to Fig. 4).

The apartments are generally a mix of studios, 1, 2 and 3 bed flat combinations, as well as a selection of Duplex apartments. Blocks A to D are aligned and have the same façade treatment, with Block A being the largest and Block D being the smallest in terms of the North South dimension. Block E aligns to the train line direction at the south of the triangle and while it has the same external finishes, it also displays some different details and configurations – balconies being replaced by winter gardens.



Fig. 2 – Red Line Plan

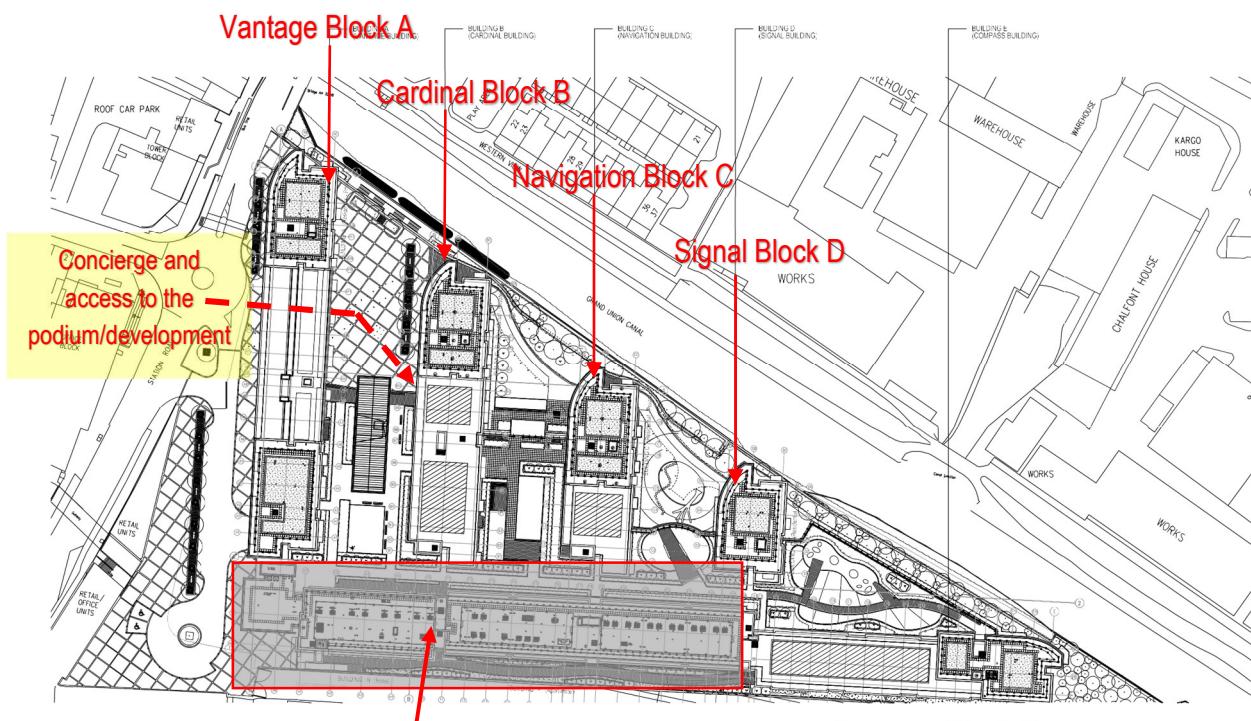


Fig. 3 – Site Plan View



Fig. 4 – View from Inner Courtyard and access to Concierge and Podium

## Background to our Application

Following the Grenfell tragedy and changes in the building regulations, Ballymore has undertaken a review of all the legacy buildings we own and identified the external wall materials which represent a possible fire hazard.

Intrusive investigations of the external walls at High Point Village have been commissioned by Ballymore and taken place from early 2020. Furthermore, following the issue of MHCLG guidance and Consolidated Advice Notes, Ballymore has progressed as a priority for the safety of our residents, the works around the balcony decking replacement.

In February 2022, following the release of the Code of Practice PAS9980 (January 2022), sponsored by the Department of Levelling Up Housing and Communities, Ballymore has commissioned a Fire Risk Appraisal of the External Wall (FRAEW), with a view to reviewing the fire risk of our buildings and determining a suitable remediation scope.

**The purpose of our application to Hillingdon Council and this document is to address the Balcony Decking replacement (already completed) and the Façade Remediation scope (to be started on site in late 2023).**

- **Balcony Decking Regularisation**

The main concern and purpose of the various reviews and expert engagement completed to date by Ballymore at High Point Village has been the safety of our residents.

With a view to addressing any fire risks promptly, we have progressed the balcony timber decking replacement with a non-combustible aluminium alternative, shortly after the assessments were completed and in parallel to also regularising these works with the Planning Team at Hillingdon.

Planning permission (LBH ref 10057/APP/2021/4021) was refused for the site on 6<sup>th</sup> March 2023 for the following:  
“*Replacement of timber decking for balconies and terraces with an aluminium decking system.*”

The proposals were refused planning permission for the following reason:

*“Due to the absence of a Fire Safety Strategy the applicant has failed to provide sufficient information regarding fire safety. Moreover, the limited information submitted within the Design and Access Statement is not considered to be sufficient for an application which seeks to amend external materials to bring the standard of the development up- to the appropriate fire safety levels. As such the application fails to demonstrate to accord with Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 (“the 2021 Order”) and Policy D12 of the London Plan (2021)”.*

The application seeks to address the above reason for refusal in full and accordingly incorporates a Fire Statement that addresses both the façade treatment and balcony decking elements of the proposal.

It should be noted that the balcony decking remediation was carried out and completed in full, in late 2022. As such, the balcony decking works are being applied for on a retrospective basis.

- **Façade Remediation**

External Wall investigations on the Blocks at High Point Village have identified combustible materials. The PAS9980 (January 2022) FRAEW completed by our Fire Engineer, puts forward a remediation scope which will lower the fire risk level for our buildings. The remediation scope is a combination of external wall replacement as well as internal work mitigation (like detection and alarms enhancement). Our application to Hillingdon therefore describes the visual changes to the external walls, where a combustible material is replaced with a non-combustible alternative.

Unlike the balcony decking works, the façade remediation works have not yet commenced and are being applied for prospectively.

## **Balcony Decking**

The majority of the apartments in the 5 blocks (with the exception of Block E, which contains mostly Winter Gardens) have a balcony, which will occur either on the West Elevation of each block as a set-in balcony or on the East Elevation as a projecting open balcony. Building E has only 8 balconies (projecting) and these are on the East elevation or the point of the triangular plot, as one balcony per level.

Due to the plot’s triangular shape and nature of neighbouring uses (train lines to the south and the Grand Union Canal to the north), the existing site can only be viewed closely from the public realm on its west side (the shortest side of the triangle), along Station Road and Station Approach. As such, only the west elevation of Block A is easily visible from within the surrounding public realm.

The balconies on the west elevation of Block A are set in from the line of the external wall and will make the viewing of the decking (or underside) hidden from direct sightline (see image in Fig. 1).

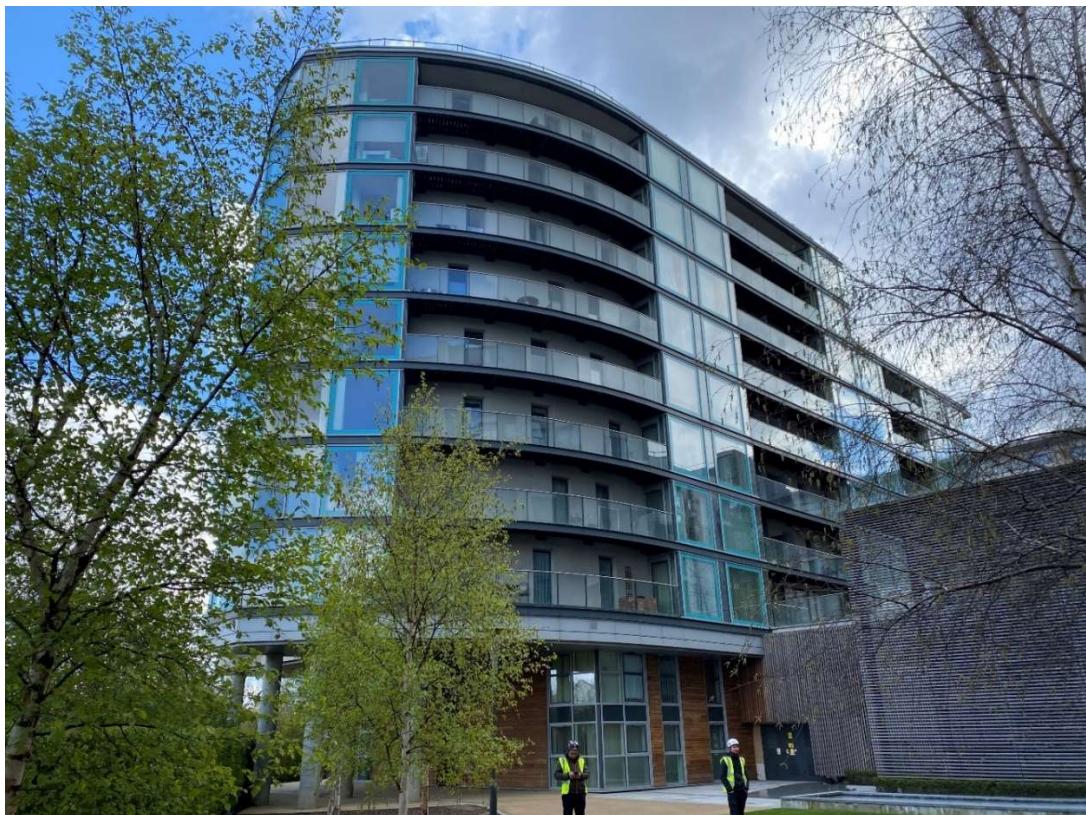


Fig. 5 – View of Block C West Elevation and recessed balconies



Fig. 6 – View of Block A East Elevation and projecting balconies

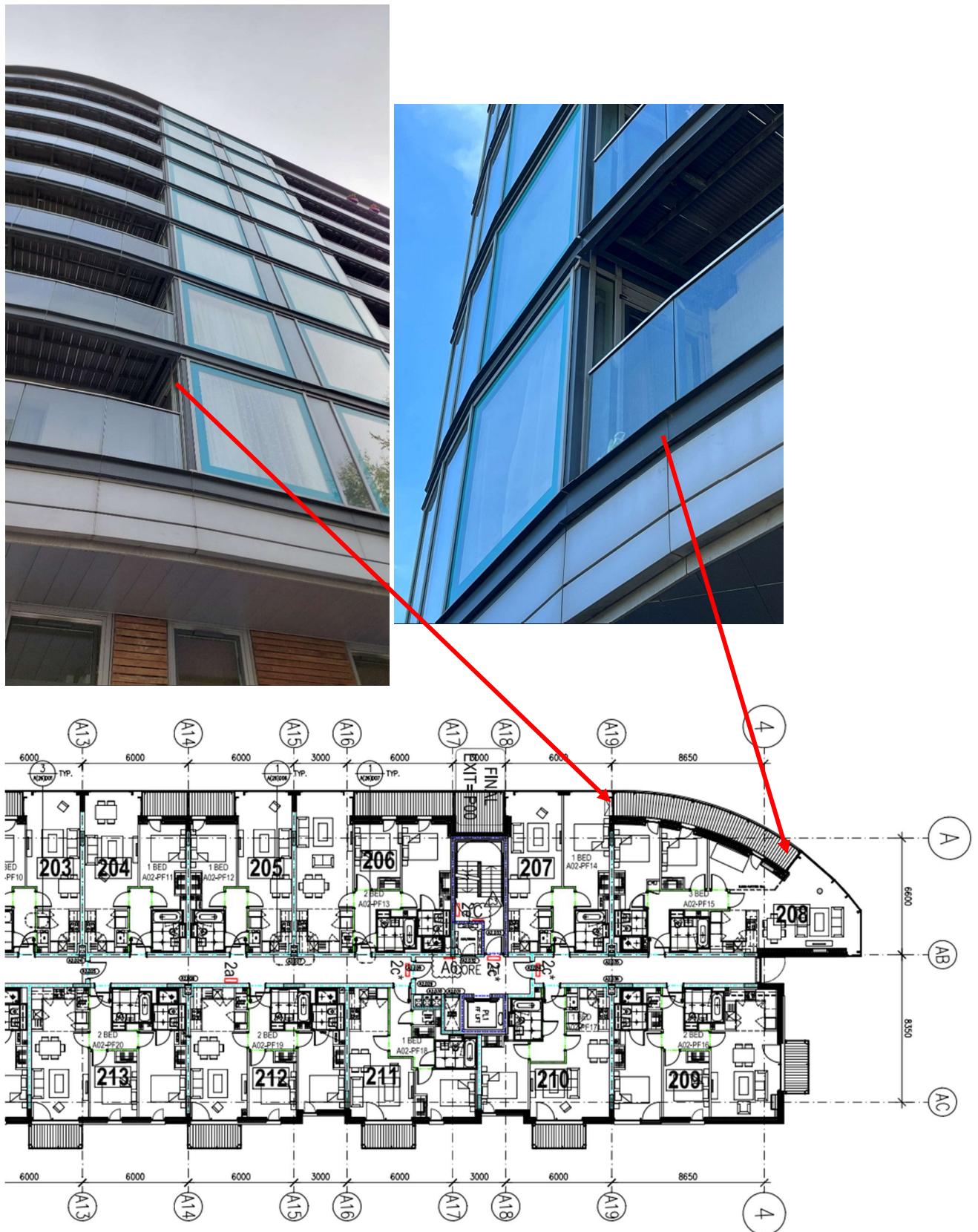


Fig. 7 – View and plan of West Elevation typical recessed balconies



Fig. 8 – Typical East (Left Hand side) and West Elevations (Right Hand side) showing on the left-hand side the projecting balconies and on the right-hand side the recessed balconies

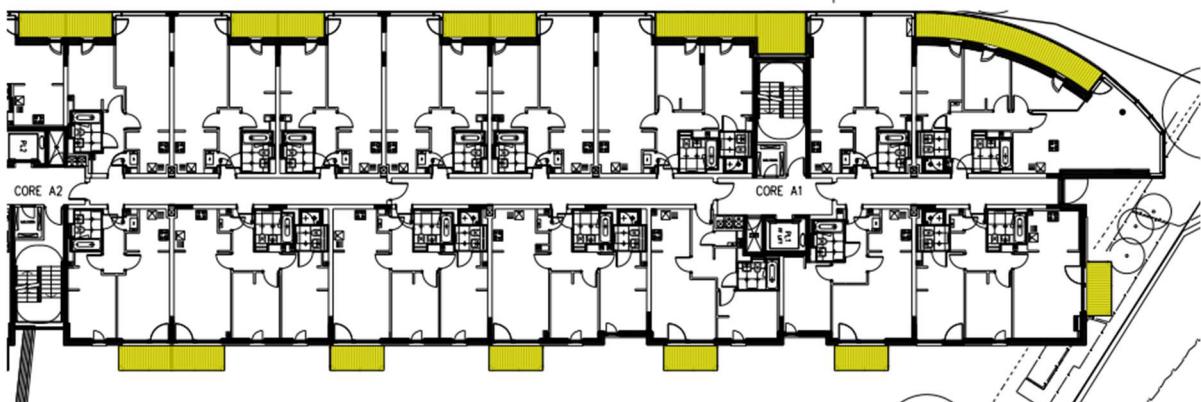


Fig. 9 – Typical floor plan highlighting the recessed balconies (West Elevations, top of the plan) and projecting balconies (East Elevations, bottom of the plan)

- **Original Decking Material**

The 2008 original construction balcony decking was timber planks. These were fixed to a steel structure. The balconies did not have any soffits and rainwater would drain down through the gap between the timber planks. The planks had a series of routed sections, to provide some anti-slipping properties. The timber planks are a combustible material, which is now no longer permissible under the latest Approved Document B of Building Regulations.

- **Proposed Decking Material**

The non-combustible alternative proposed to replace the timber decking is a polyester powder coat aluminium plank, of the same plank width, colour tone (as the timber plank has weathered and greyed) and routed configuration from MyDek. Product specifics are listed below and full technical submittal is included in Appendix 1:

- **MyDek Delta 30** decking board, colour RAL 8019 Grey Brown
- Fully certified non-combustible decking
- Achieves Euroclass A2-s1, d0 fire rating.
- Coated to Qualicoat Class 1 standards for durability.

- Fixed directly onto balcony frame in the same way as the timber decking (i.e. no changes required to the steel framework, no additional steel members introduced, resulting in same configuration when balcony soffit is viewed from below, see Fig. 19)

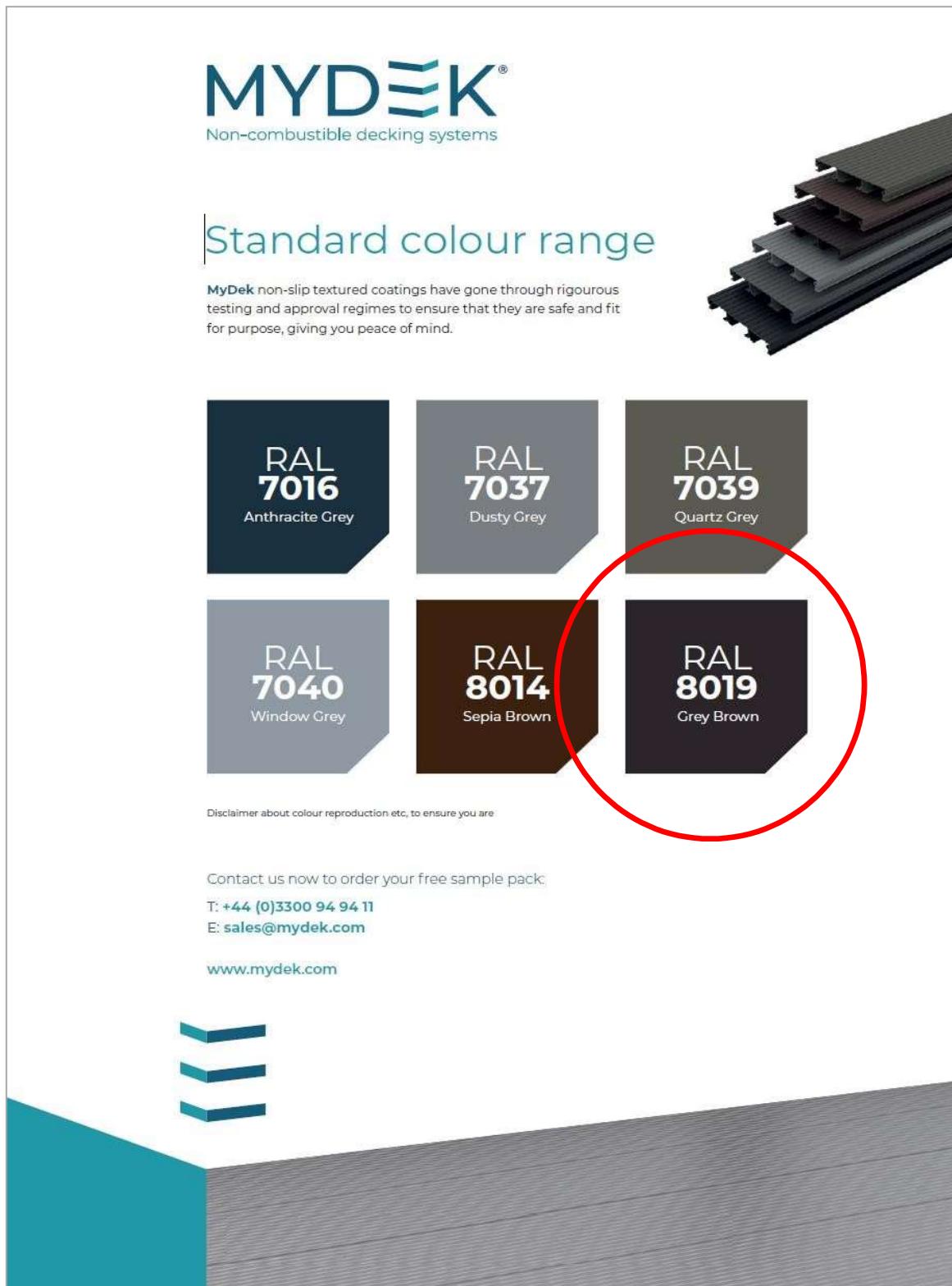


Fig. 10 – Excerpt from the MyDek Aluminium Balcony Decking Data Sheet



## Delta 30 Decking System

### Overview

A durable, non-combustible, aluminium decking system designed to enhance balconies and terraces, available in a range of standard finishes. Available with a complete decking system with accessories to facilitate fast and accurate installation, MyDek offers unrivalled speed, accuracy and choice in decking solutions.



#### FEATURES:

- Fully certified
- Non-combustible
- Lightweight
- Concealed fixings
- Slip resistant
- 30 year warranty
- 60 year design life

#### DIMENSIONS:

Board width x depth	144 x 30mm (150mm module)
Board length	4m or cut-to-length (subject to conditions)
Weight	12.47 kg/sqm

#### MATERIAL:

Board	Aluminium grade 6063-T6
Expansion allowance	2mm per linear metre
Finish	Polyester Powder Coating – 80micron slip-resistant

#### PRODUCT CODES:

BD11	Decking board only
BD08	Insert Channel



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[www.mydek.com](http://www.mydek.com)

Fig. 11 – Excerpt from the MyDek Aluminium Balcony Decking Data Sheet

**DELTA 30 DECKING SYSTEM  
TECHNICAL DATA SHEET**

**MYDEK®**  
Non-combustible decking systems

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**STRENGTH:**

Deflection under load for various joist centres\*

Deflection under 2.5kN point load

Joist centres (mm)	Deflection (mm)
600	0.6
700	0.8
800	1.0
900	1.2
1000	1.4
1100	1.6
1200	1.8

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**PERFORMANCE STANDARDS:**

QUALITY	STANDARD	VALUE	LIMIT
Deflection – 80KG at 600mm span	EN310		-
Deflection – 2KN at 600mm span	EN310		<5mm
Slip resistance - Wet	BS7976 -2		
	Pendulum Slip Test	39.5 PTV	>36
Slip resistance - Dry		59 PTV	
Coefficient of thermal expansion	N/A	0.024mm/m/°C	-
Coating Durability	EN12206, EN13438	Qualicoat Class 2	-
Accelerated wear test (biomechanical - see appendix 1.1)	TM391:2016	'Very Slight' at 50K 'Slight' at 100K	-
Furniture leg test (scratching)	EN424:2001	No damage Slight transfer	
Fire test (polyester powder coated)	EN 13501 – 1 A1:2013	A2 – s1, d0	A2 – s1, d0
Coating Adhesion	ISO-0 ASTM-5B	No separation	-
UV Stability	ISO2810	Class 2	3-year Florida

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**COLOUR RANGE:**

For full colour range of non-slip textured powder coatings visit [www.mydek.com](http://www.mydek.com)

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**APPLICATIONS:**

For use on balconies, walkways, roof terraces, leisure areas and patios.



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Fig. 12 – Excerpt from the MyDek Aluminium Balcony Decking Data Sheet

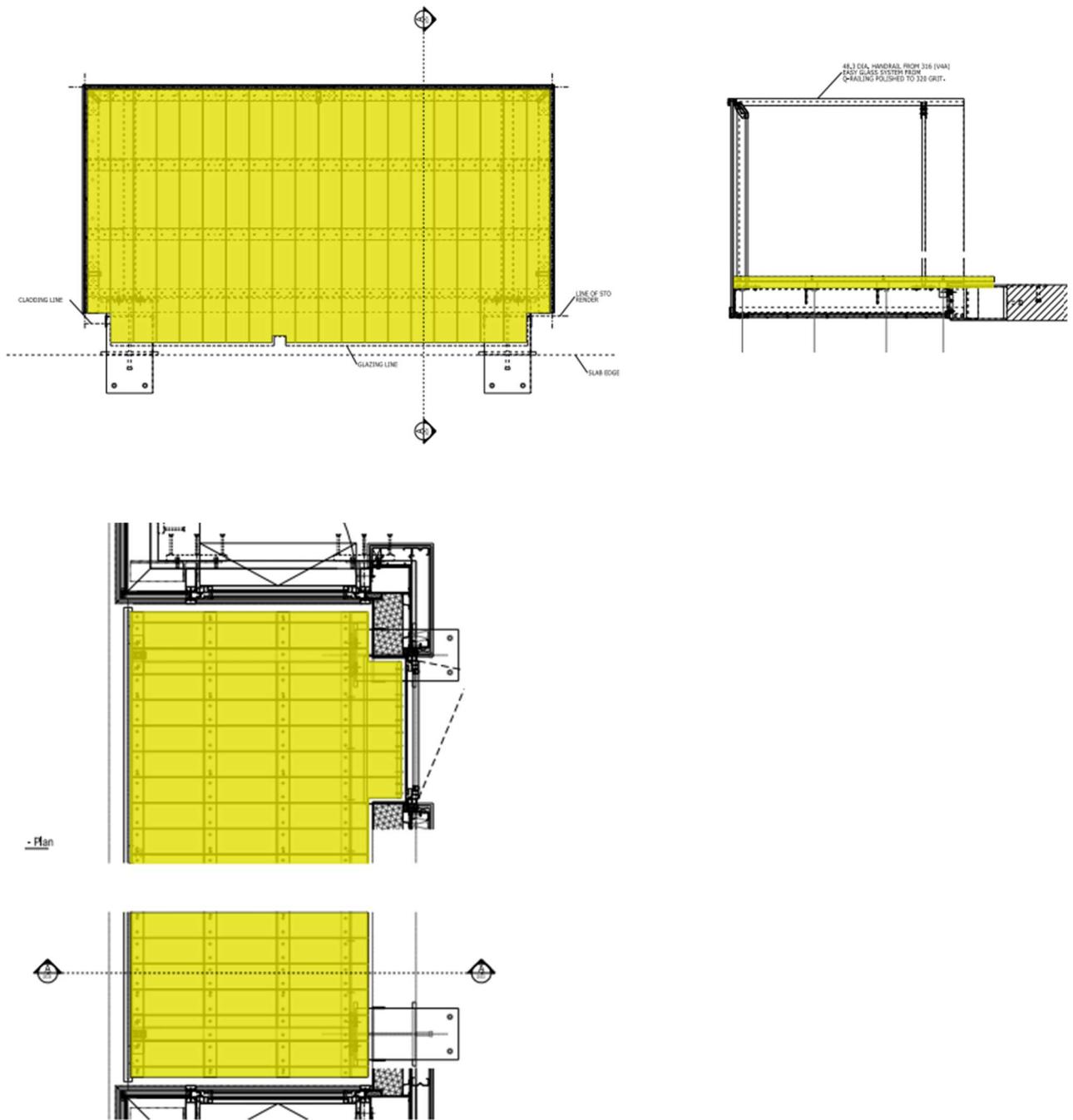


Fig. 13 – Excerpt from balcony decking drawings, showing the projecting (top) and recessed (bottom left hand side) balcony details

Side-by-side photographs of the before and after balcony works are included below. The photographs demonstrate the visual similarity of the existing and proposed material types and show that the works have not resulted in a significant visual change to the building's appearance.

It should be noted that the replacement materials for the balcony decking were previously considered by LBH officers under planning application 10057/APP/2021/4021. Within the officer's report, LBH concluded the following in respect of the visual impact of the replacement balcony decking materials:

*"The proposed materials are considered to be a close match to the existing materials and given that there is no increase in floor space or change to the design of the building it considered that the proposed development would*

*not result in a detrimental impact to neighbouring properties and therefore would comply with Policies DMHB 11 and DMHB 12".*

Whilst the works to replace the decking were being progressed, we have engaged and consulted with the Residents Association to explain the works methodology and show samples of the product we were planning to install. The works have been carried out with Building Control involvement and a final certificate for the works has been issued (certificate was issued in February 2023, included in the Appendix 2).

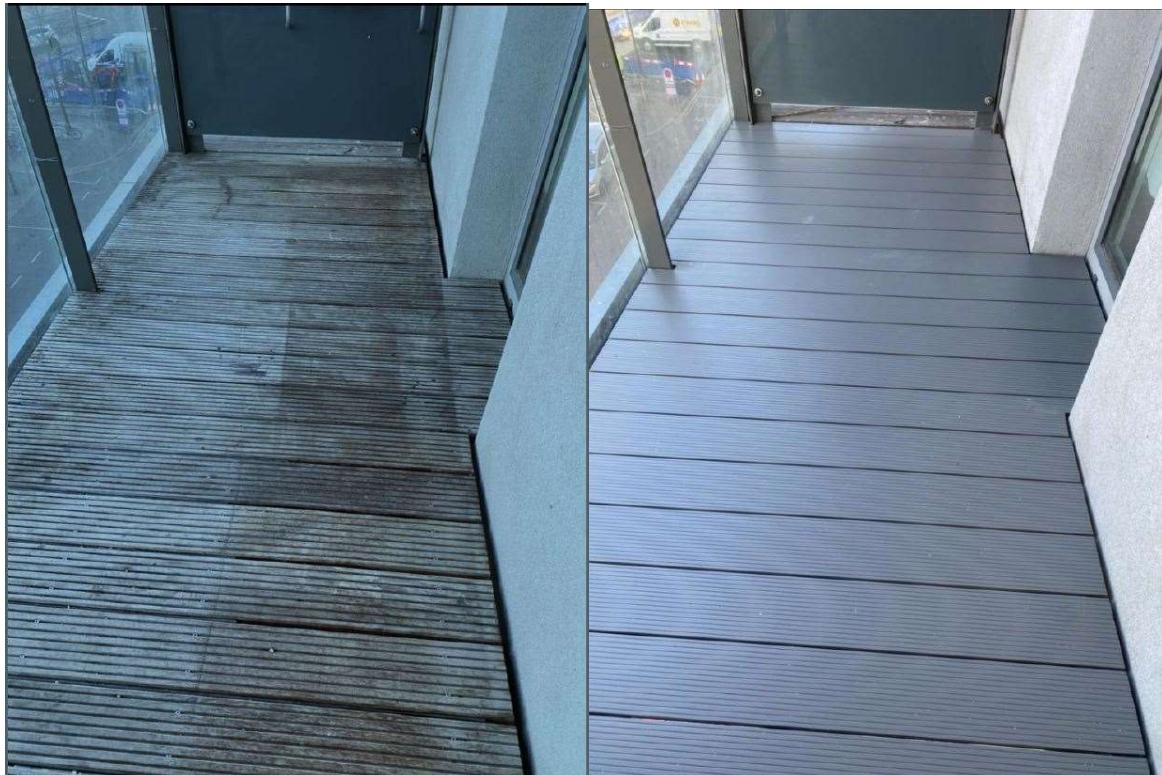


Fig. 14 – First Example of a completed balcony decking replacement; the left-hand side photo shows the original timber decking balcony, the right-hand side photo shows the same balcony and the completed aluminium decking replacement.

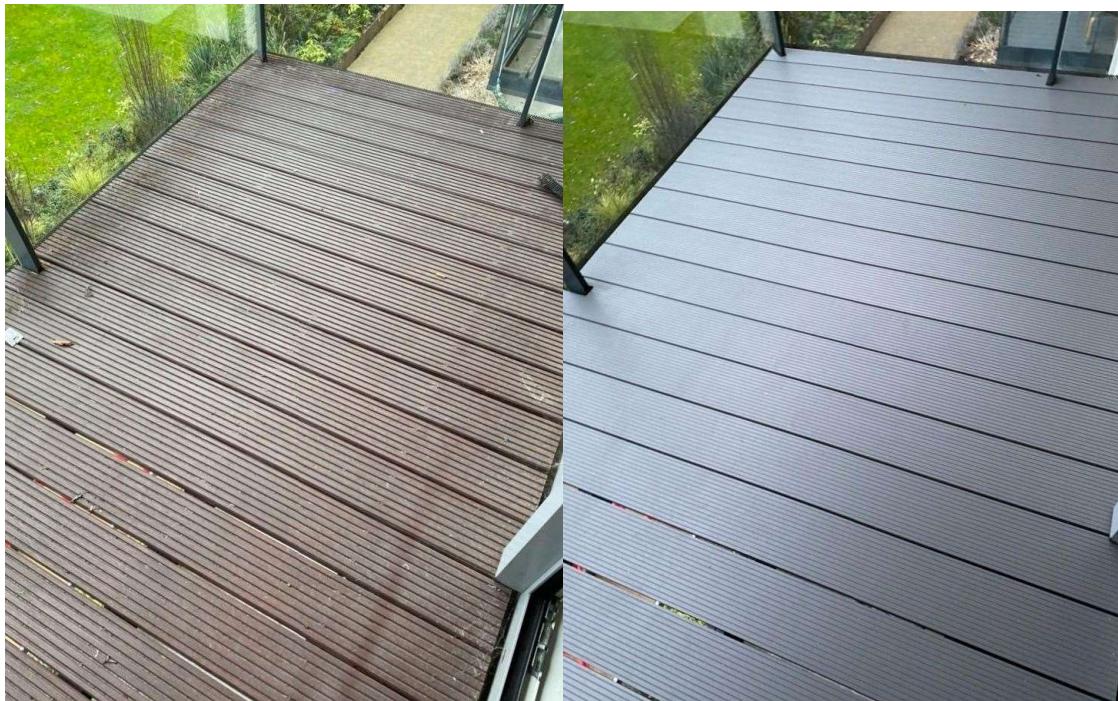


Fig. 15 – Second Example of a completed balcony decking replacement; the left-hand side photo shows the original timber decking balcony, the right-hand side photo shows the same balcony and the completed aluminium decking replacement.

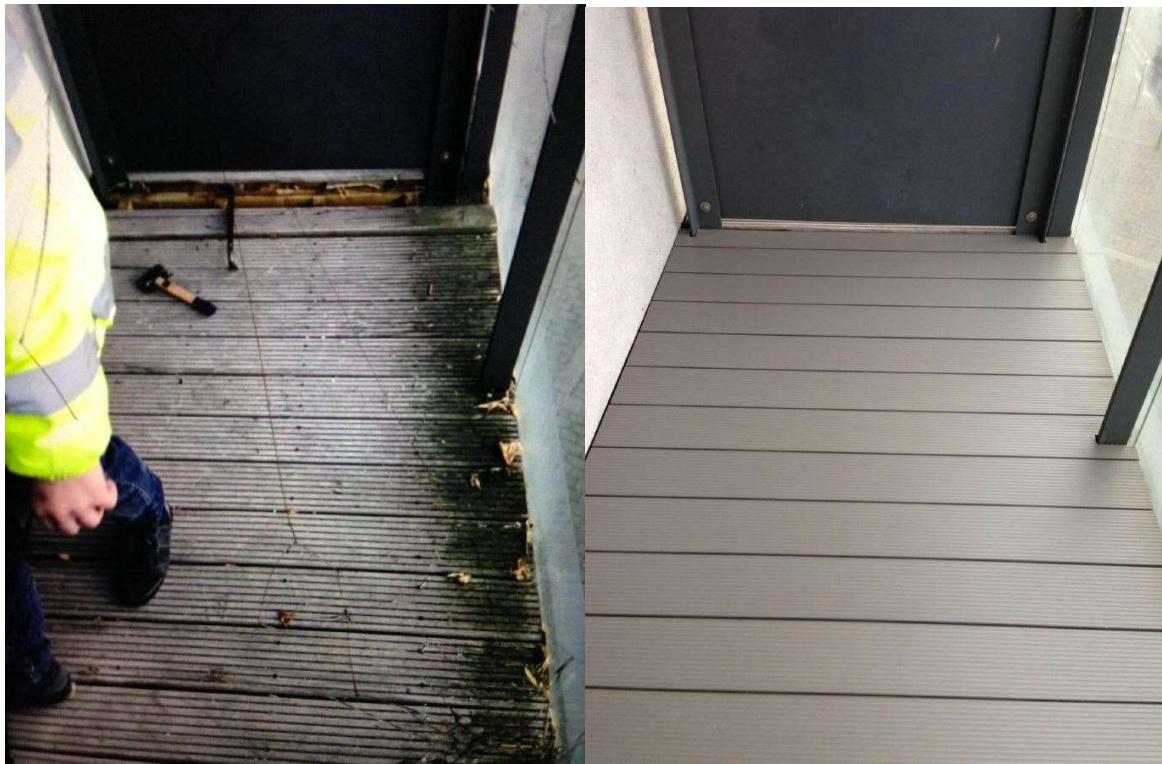


Fig. 16 – Third Example of a completed balcony decking replacement; the left-hand side photo shows the original timber decking balcony, the right-hand side photo shows the same balcony and the completed aluminium decking replacement.

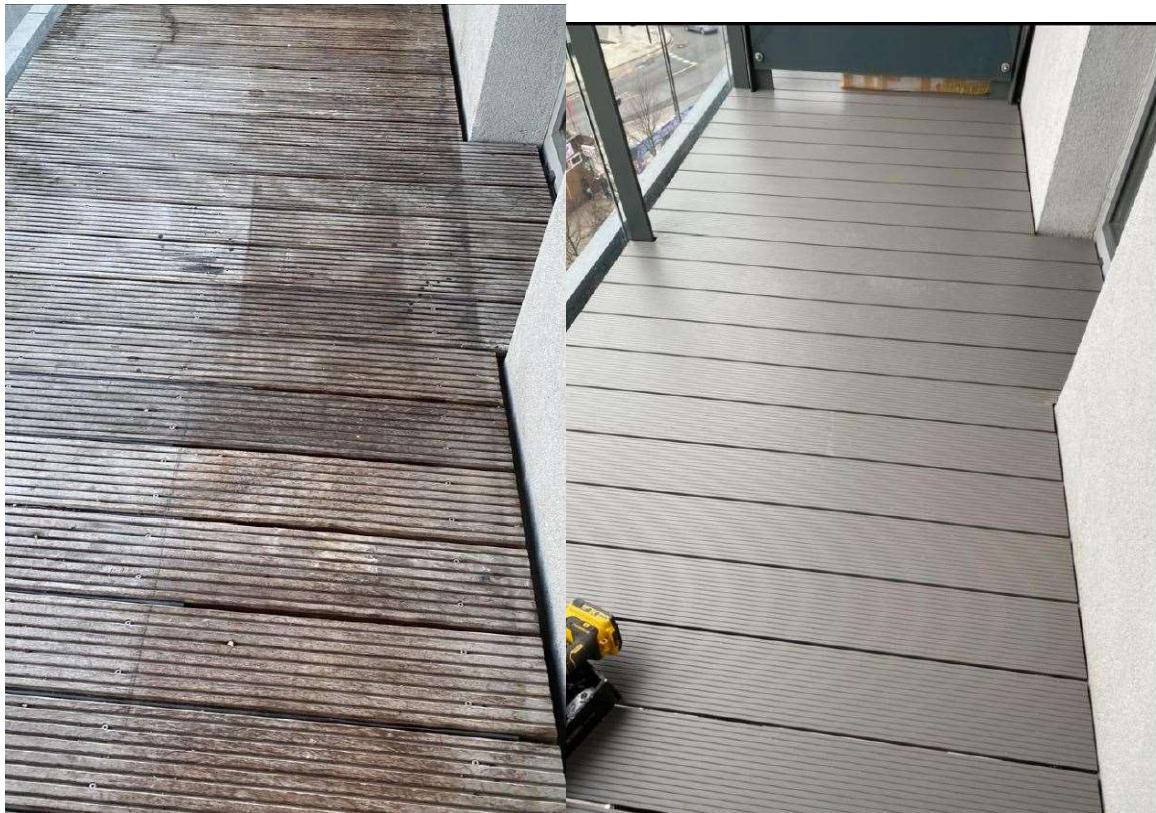


Fig. 17 – Fourth Example of a completed balcony decking replacement; the left-hand side photo shows the original timber decking balcony, the right-hand side photo shows the same balcony and the completed aluminium decking replacement.

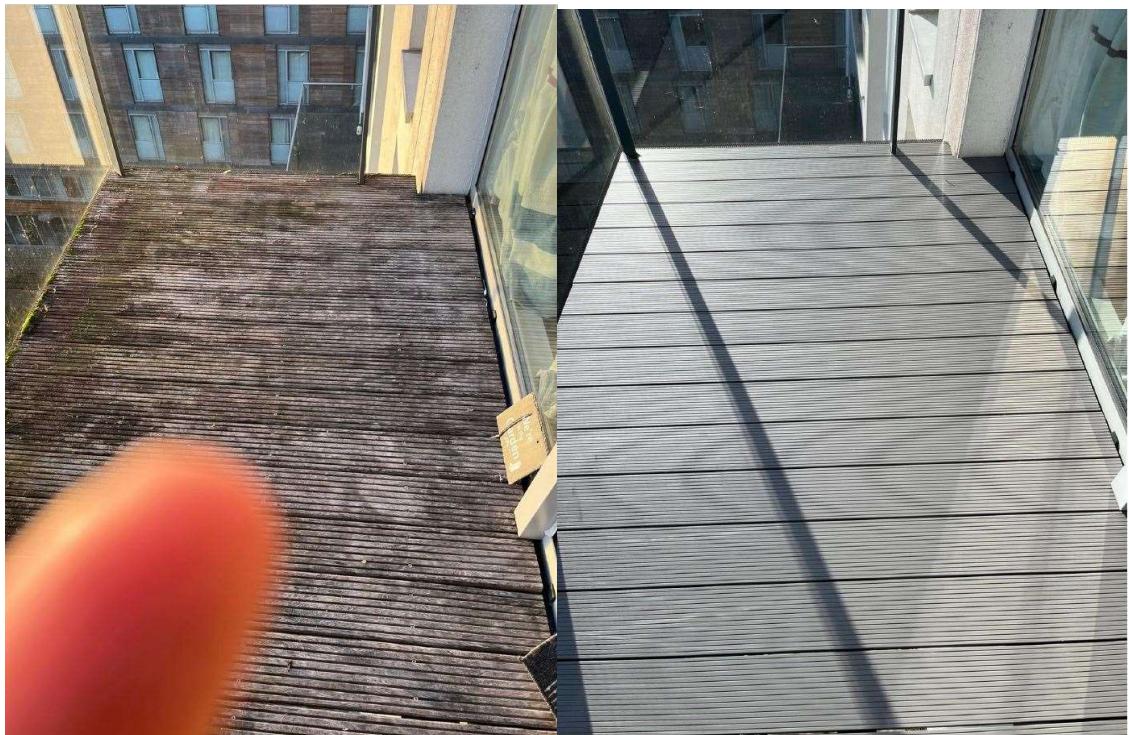


Fig. 18 – Fifth Example of a completed balcony decking replacement; the left-hand side photo shows the original timber decking balcony, the right-hand side photo shows the same balcony and the completed aluminium decking replacement.

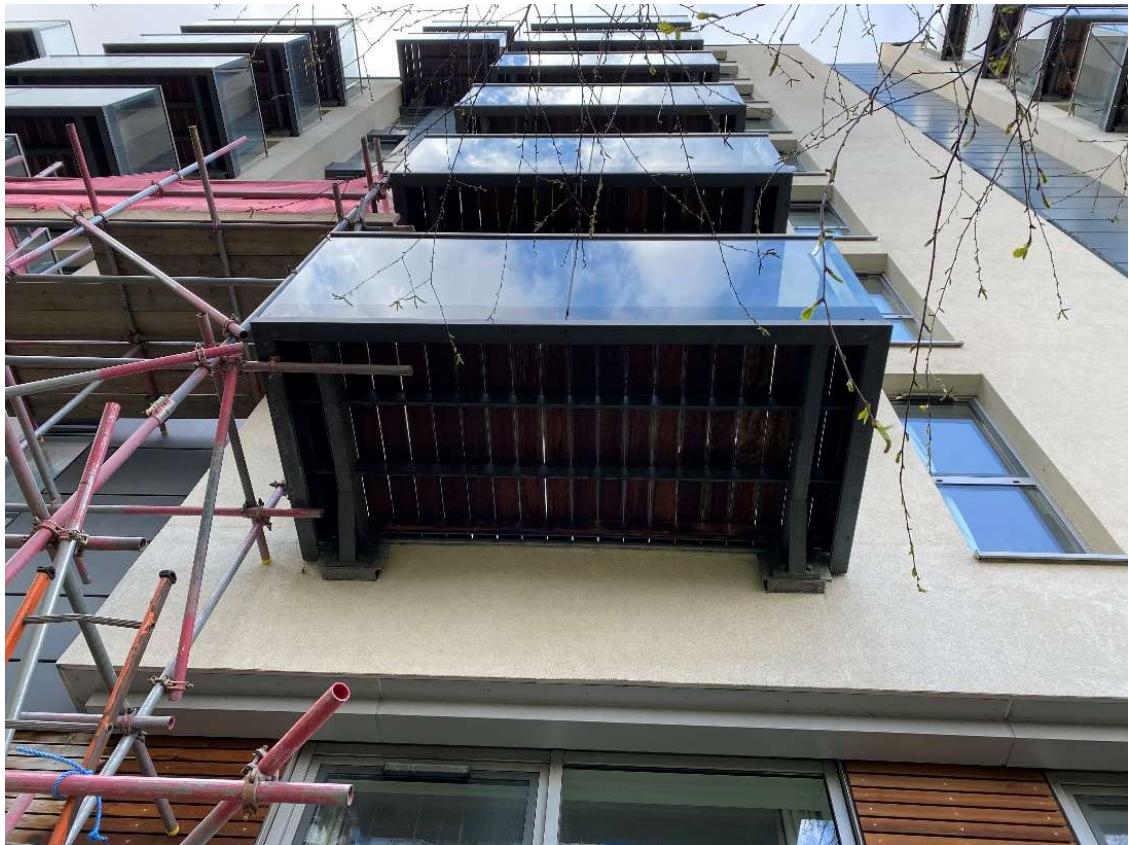


Fig. 19 – Photo of the underside of the projecting balconies, and the aluminium replacement decking installed (typical East Elevation of projecting balconies)

## Façade Remediation Scope

The external walls and façade configurations at High Point Village are consistent across all 5 blocks. The same wall types occur in all 5 blocks, furthermore Blocks A – D have the same elevation and material configuration.

The main type of finishes on the facades are:

- EWI render system (white) = **Wall Type A (WT-A)**, identified as Wall Type 1 in the Fire Statement
- Aluminium rainscreen panels (grey) = **Wall Type B (WT-B)**, identified as Wall Type 2a & 3 in the Fire Statement
- Timber plank rainscreen (cedar planks) = **Wall Type C (WT-C)**, identified as Wall Type 5a & 5b in the Fire Statement

The build-up of the external wall for the timber and aluminium rainscreen is based on combustible insulation (PIR). The EWI render system is also based on combustible insulation (EPS)

The remediation scope requires the replacement of the timber rainscreen and the combustible insulation (behind timber and aluminium rainscreen) with a non-combustible alternative. In addition, the remediation of the external walls will also refer to limited sections of the EWI render system, adjacent to the AOV windows.



Fig. 20 – Photo above shows the East Elevation of Block B; this elevation and material configuration is typical for all east elevations of Blocks A – D)



Fig. 21 – Photos above show the North (left hand side) and South (right hand side, above) short elevations and the AOV windows – the configuration is similar across all Blocks (A – E)



Fig. 22 – Photo above shows the North Elevation of Block E and the different configurations of the timber rainscreen (Wall Type C);

## Remediation Like for Like Principles

- **Line of External Wall**

The line of the external wall will stay unchanged, and any remediation works to the build-up will not affect the overall wall depth. The relationship between the face of the external wall and the windows or any other architectural elements will stay unchanged. We have worked with our Façade and Fire Consultants to develop a series of remediation details which achieve this constraint, as we aim to maintain the original aesthetic and configuration of the external walls.

The remediation scope has determined that the combustible insulation behind the aluminium and timber rainscreen will be replaced with a non-combustible alternative (mineral wool). Ballymore, together with our specialist consultants and contractor, have undertaken a review of the thermal values of the existing and proposed insulation with a view to maintaining the u-values as existing, on the non-worsening principle discussed and agreed with Building Control. We have aimed to achieve this by reducing the thermal bridging (heat loss through façade support brackets) of the façade fixing (behind the rainscreen cladding) whilst at the same time we are maintaining the same thickness of the proposed insulation. We have completed detailed 3D thermal values calculations to demonstrate this, and we are ready to present these to the Hillingdon Building control team to discharge the Part L considerations.

The purpose of the above detailed discussion on the thermal values of the external wall are included here to emphasise that we have established and resolved that the external line of the façade will not change, irrespective of any product or finish changes. This will mean that the façade will not change geometry, and the same projections and depths will remain as originally installed.

- **Material Aesthetics**

In addition to the insulation replacement, the PAS9980 report remediation scope requires the timber rainscreen (Wall Type C) to be replaced throughout with a non-combustible alternative. For these works, we propose Rockpanel from Rockwool, a non-combustible like for like product (refer to specific details below). In addition, the PAS9980 report requires some localised render system replacement (Wall Type A), this referring specifically to the EPS combustible insulation behind, in proximity to the AOV windows in the short, recessed North and South elevations. However, the same type of render (texture, colour, thickness) will be installed in these areas, on non-combustible insulation substrate with the same external finish and colour as the original.

The external wall types present on the buildings at High Point Village and proposed replacement (as applicable) are detailed below. Photos above include the wall type reference which corresponds to descriptions below. Refer also to the elevation mark ups indicating the extent of the façade remediation scope, as well as the description of these changes.

## Wall Type A (WT-A) EWI Render System

The Remediation scope being based on the PAS9980 report, looks at the risk level of the external wall. The FRAEW report has concluded that the render areas adjacent to the AOV windows will need to be remediated. The AOV windows are generally set in the short elevation (south and north for Blocks A-D), and set in. The mark ups on the next pages show the extent of the areas where the render remediation will take place.

The proposed render replacement is identical to the existing (same overall build up depth), but on a non-combustible insulation. The existing render is an Alumasc product, the proposed system comes from the same manufacturer (Alumasc has now become K Systems). The proposed render specification is a K System Exicco M Silkolitt silicone render. Photo below shows the existing and the proposed.

Refer to the Technical Submittal document 203-ERR001-Z-XX-DR-RTC-SP-R0001 in the Appendix 4.



Fig. 23 – Photo above illustrates the Existing EWI Render System (WT-A); photo was taken following intrusive inspections.

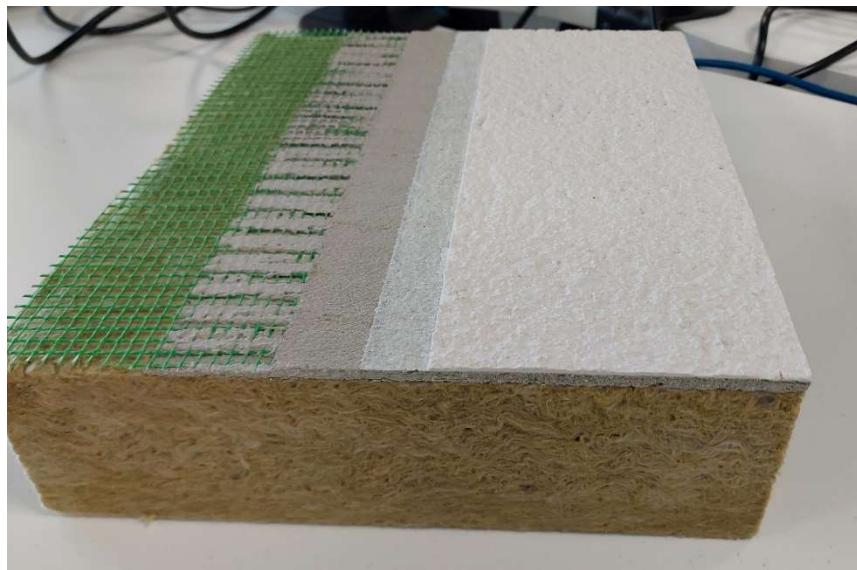


Fig. 24 - Photo above illustrates the Proposed EWI K System Render System (WT-A), showing the various layers which form the system, with the external white render identical to the as built.

The below diagrams indicate the extent of these render remediation works across all 5 blocks; these diagrams have been extracted from the FRAEW report. The yellow lines indicate the areas on the elevations/plans of the render replacement.

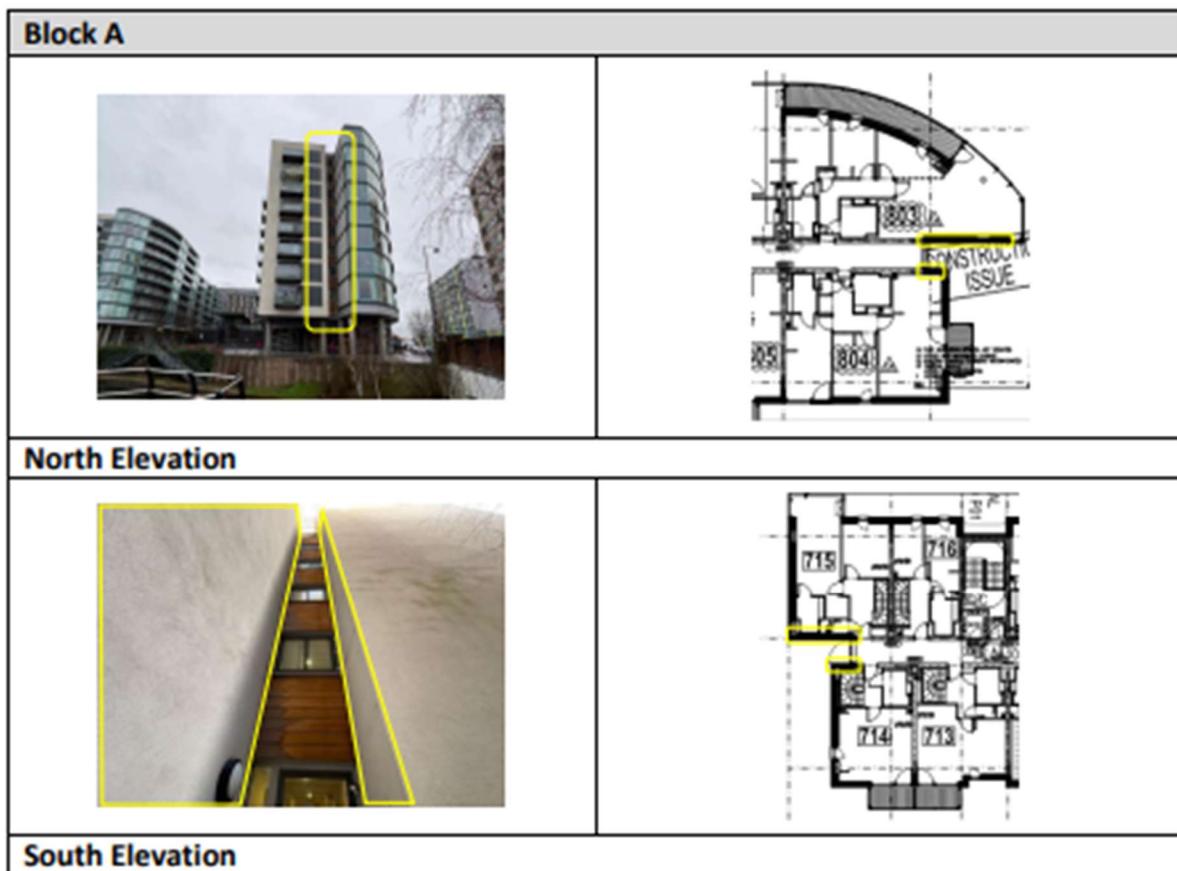


Fig. 25 – Excerpt from the FRAEW report for the EWI render system replacement scope to Block A.

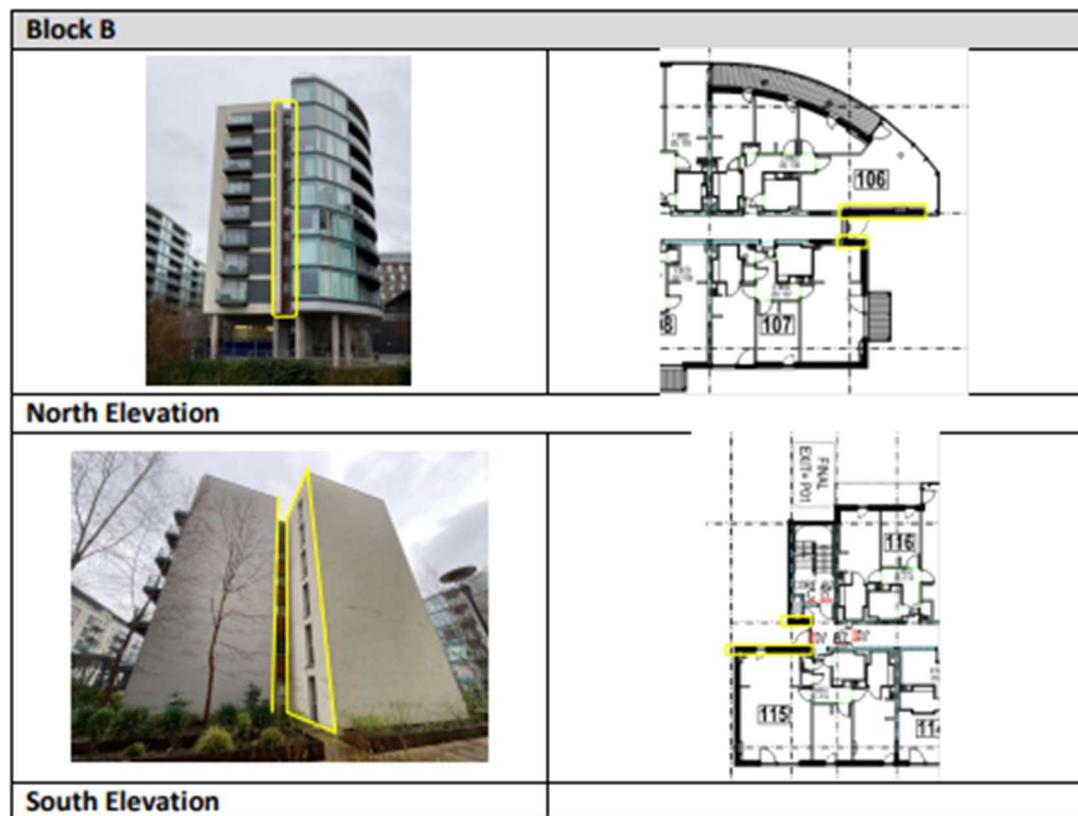


Fig. 26 – Excerpt from the FRAEW report for the EWI render system replacement scope to Block B

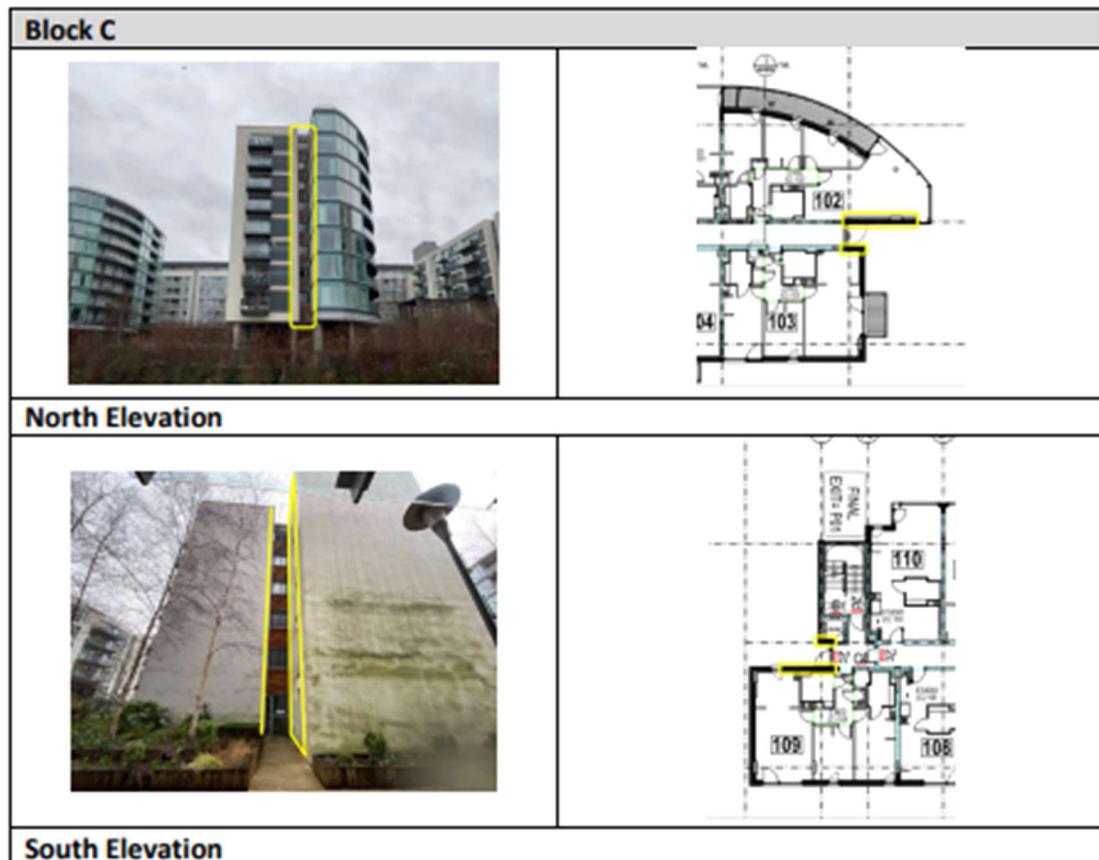


Fig. 27 – Excerpt from the FRAEW report for the EWI render system replacement scope to Block C

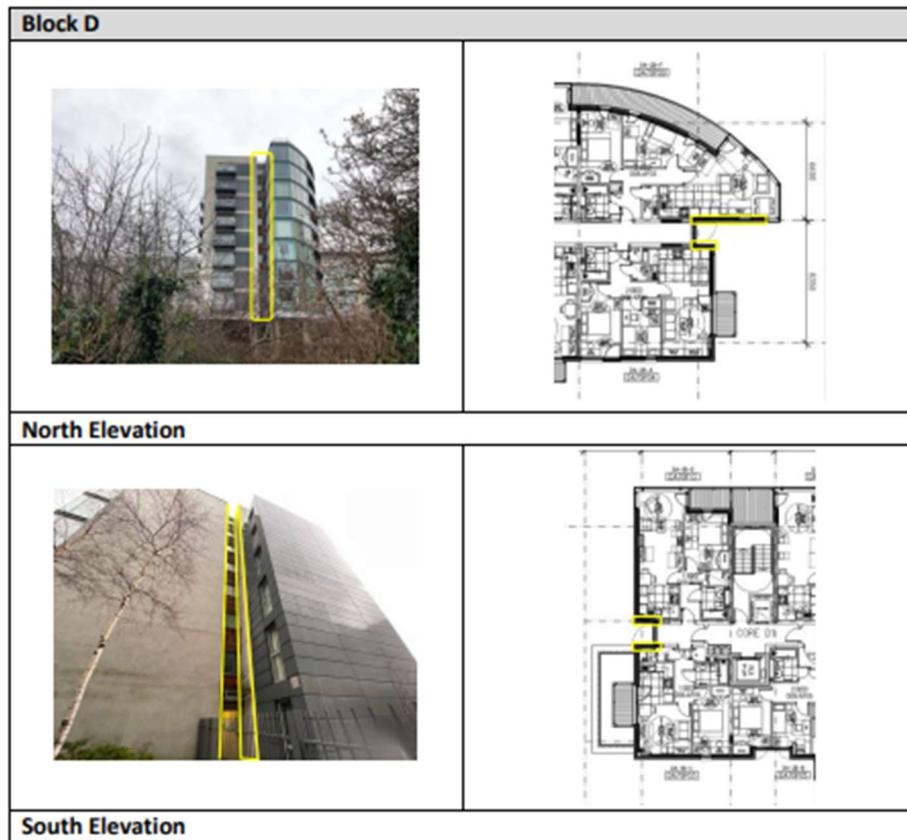


Fig. 28 – Excerpt from the FRAEW report for the EWI render system replacement scope to Block D

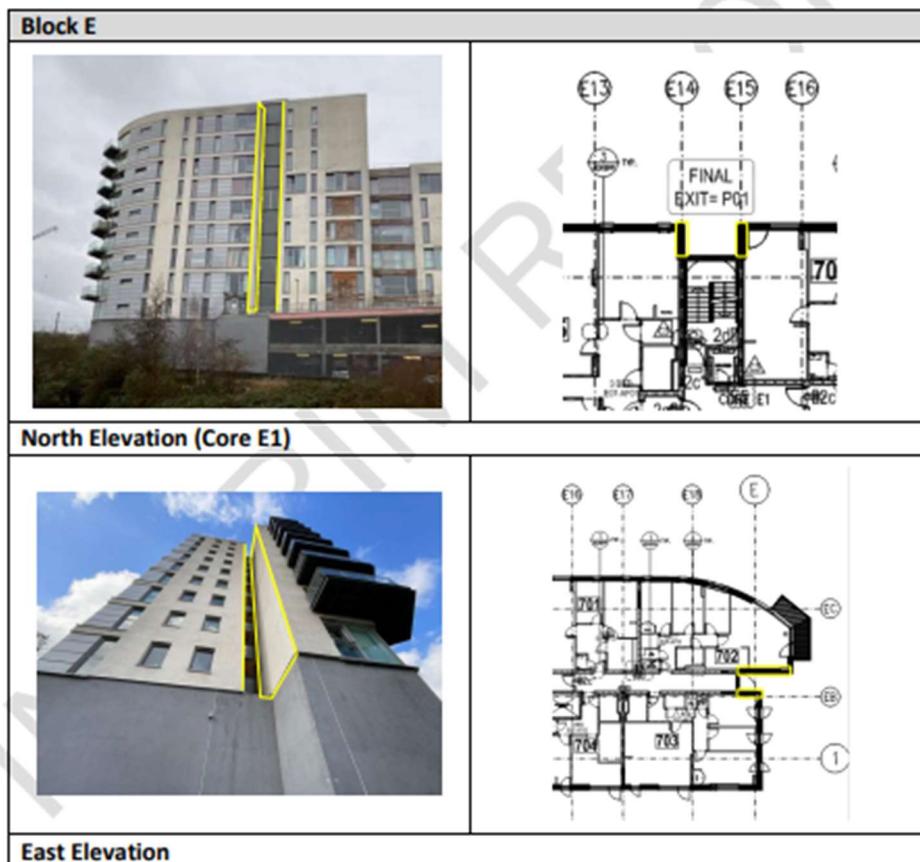


Fig. 29 – Excerpt from the FRAEW report for the EWI render system replacement scope to Block E

## Wall Type B (WT-B) Aluminium – No Change

The remediation scope for this wall type only affects the insulation behind the aluminium rainscreen (dark and light grey and yellow on South elevation of Block E – see photo in Fig. 30 from train station side). The aluminium rainscreen is removed to allow the combustible insulation behind to be replaced with non-combustible mineral wool, and then re-instated. There is no change to the existing aluminium panels as these are being re used and re-instated.

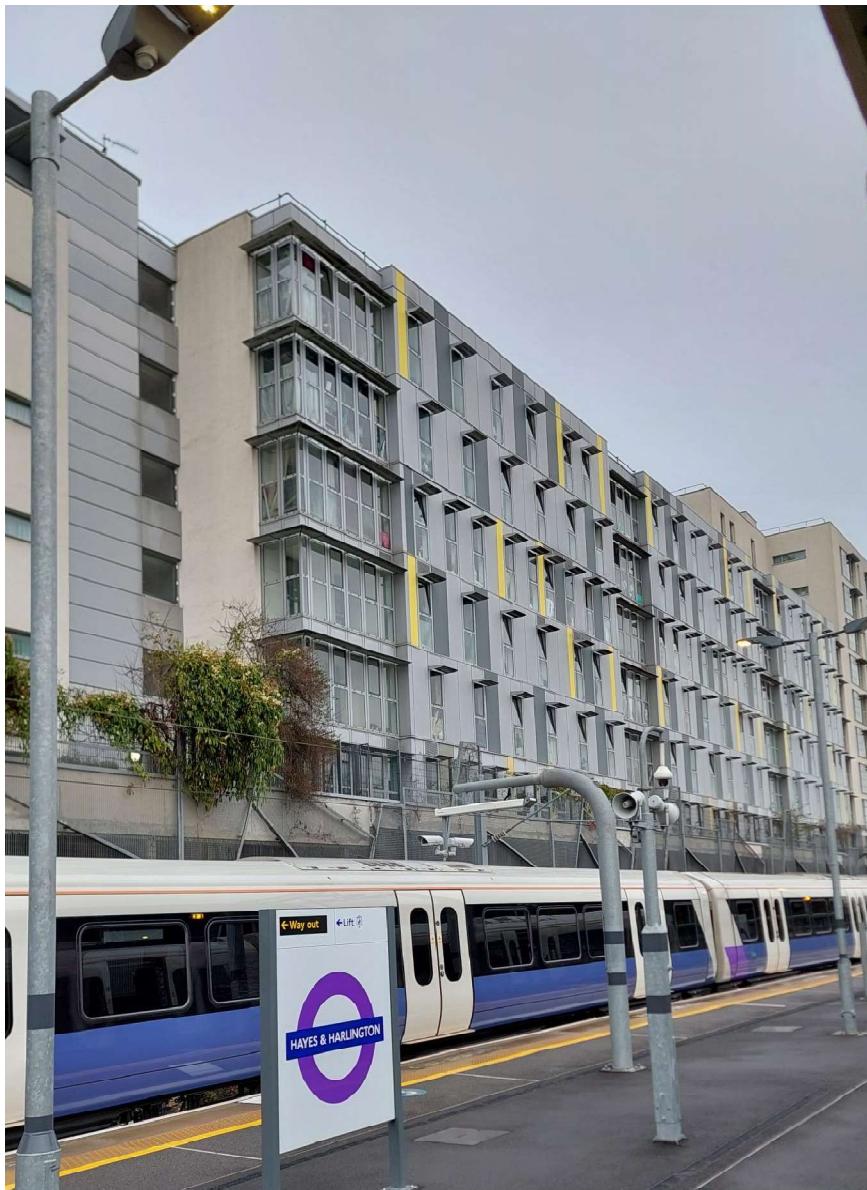


Fig. 30 – Photo above illustrates the South elevation of Block E, visible from the train station at Hayes and Harlington. The light grey and yellow aluminium rainscreen on this elevation correspond to the winter gardens. No remediation is required to the aluminium rainscreen on this elevation

## Wall Type C (WT-C) Timber Rainscreen to Rockpanel Rainscreen

The timber rainscreen across all 5 blocks will be replaced with a non-combustible alternative from Rockwool, Rockpanel Premium Board, please refer to Technical Submittal included in the Appendix 5 (203-ERR001-Z-ZZ-DC-RTC-TS-R0002).

The challenge we have faced finding the closest finish to the as built cedar timber planks, based on a non-combustible material alternative has proven difficult in the current still limited material offerings (non-combustible boards or aluminium rainscreen), and it was felt that the Rockpanel wood range product would not only have the same tone and grain configuration, but also the material thickness and density. It is acknowledged that the timber is a natural product and will now present tone/colour variations, having weathered differently across the various facades and orientations at High Point Village, where the proposed Rockpanel boards are a man made product, which however will offer a high number of non-repetitive pattern to replicate the organic appearance of natural timber.

Rockpanel is formed from a natural raw material – basalt - a volcanic rock which is then heated to very high temperatures and spun into a mineral wool. The Rockpanel Declaration of Performance describes the product as a “prefabricated compressed mineral wool boards with organic or inorganic finish” with Euroclass A2-s, d0.

With Rockpanel Woods, the properties of wood and stone are combined to create a unique product with the authentic look and workability of wood and the durability, robustness, and fire resilience of stone. The boards are sustainable and very low maintenance.

The Rockpanel Premium board we intend to use is 11mm thick, and the wood range is called “Teak”. The PIR insulation behind will be replaced with same thickness mineral wool insulation. In addition, the support framework behind the rainscreen will be replaced with new thermally broken helping hand brackets and rails. The existing grey PPC aluminium profiles and trims, surrounding the window frames and any other architectural features will be retained. It is proposed that the boards will be routed to replicate the plank configuration, with the section having the same width as the current joint between the timber planks. This will take away the necessity for an insect mesh behind the timber plank open joints and will offer a sturdier and more efficient installation option. The board edges and the routed sections will start as light colour (as seen in photo above, left hand side) and which in a short period of time once exposed to the weather (2-4 weeks) will oxidise and turn a dark brown. This process will most likely happen before the boards are installed, as material will be delivered to site. The visual impact will therefore be minimal.

The low-level installation (Ground Floor and Mezzanine levels) will have secret fixings, as a tested solution for soft and hard body impact, with the high level planks (over Level 1 and above) being fixed with colour matched rivets. The fixing pattern for the Rockpanel boards is very specific - Rockpanel technical team has provided their calculations, which have also been verified with our consultant and contractor to also suit the wind load calculations. The fixing centres also dictate the position of the new rails behind.

These details have been reviewed already as part of a PCSA process, with a view to progressing a small benchmark on Block D East Elevation. Refer to documents prepared for these benchmark works, included in the Appendix 6.



Fig. 31 Rockpanel Premium Woods – Teak (matt finish)

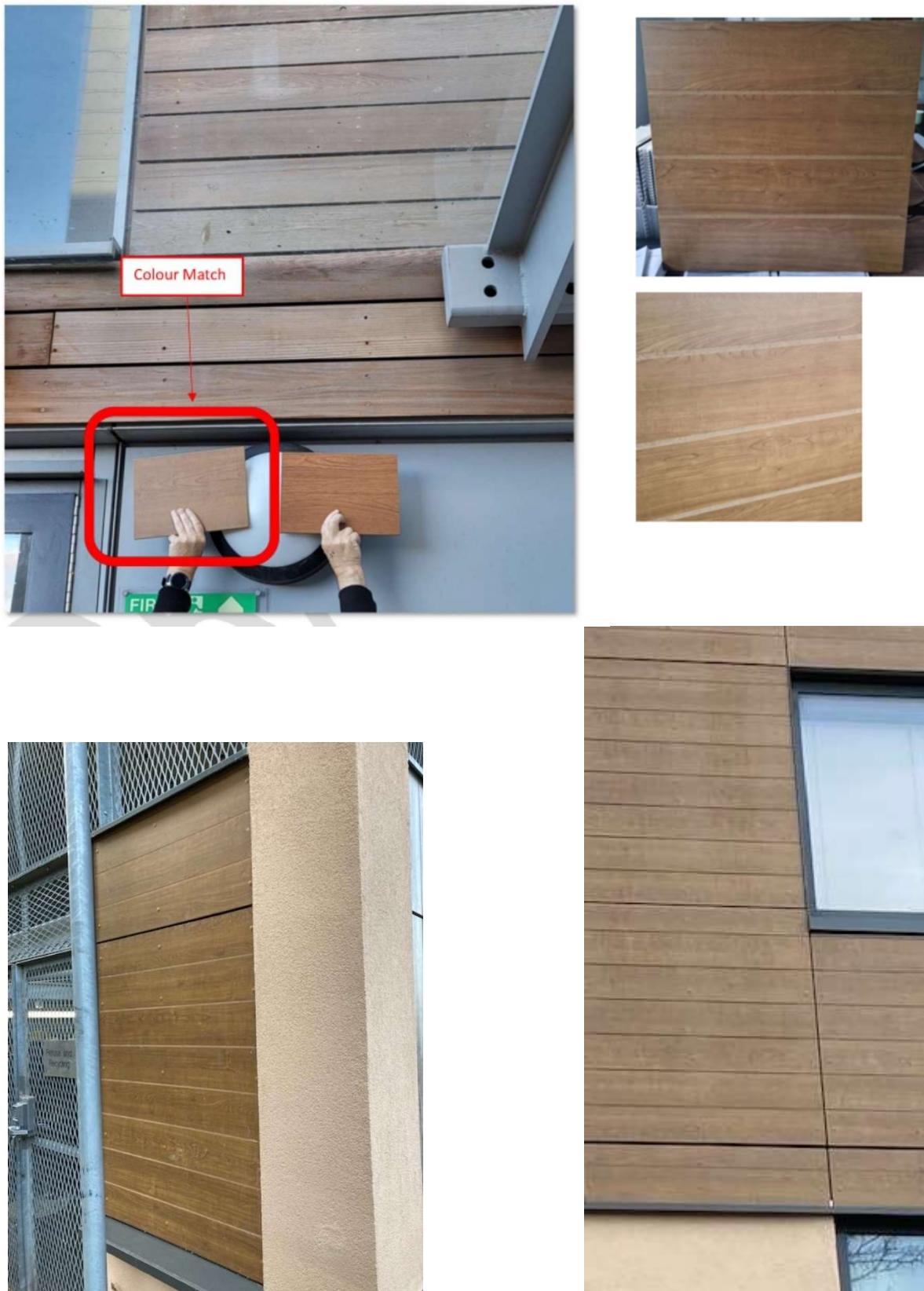


Fig. 32 - Photos above illustrate examples of the routered Rockpanel boards replicating the joint arrangement with the weathered edges. Top left hand side photo shows the "Teak" Rockpanel sample selected as the best match to the existing timber.

## Progress to Date, Engagement with Residents and Housing Association

Ballymore has engaged the Residents and Housing Association (MTVHA and Notting Hill) at High Point Village from our early investigative works to the external walls, in 2020. We have also consulted and discussed all details at the point the balcony decking works have been progressed. The residents have been extremely helpful and patient with our operations teams who had to access and carry out the balcony decking replacement works through their apartments.

Residents have witnessed several series of intrusive inspections across all blocks and have also met various team members and consultants involved in this scope. The outcome of the PAS9980 and FRAEW was discussed and presented in full detail at special webinars with all residents and HA. The feedback has always been positive.

We continue to have frequent meetings with the residents and are in the process of completing agreements with the GLA team for DLUHC regarding our façade remediation strategy.

A Building Control application for the Façade remediation was lodged in September 2022 and we are awaiting LBH's engagement to discharge all details as required.

As noted earlier in the text, Ballymore has already engaged a series of Consultants and a specialist contractor under a PCSA agreement from August 2022 to January 2023, with a view to establishing and detailing the material specification for the façade remediation works.

We have progressed this also to assist us with the discharge and approval of these proposals by Hillingdon council and offer us the best chance to complete the remediation works as efficiently as possible, with minimal disruption to our residents. As part of the PCSA process, we have engaged the technical teams of each supplier (Rockwool, Rockpanel, Siderise) to ensure the detailing is well understood. We have also carried out further investigations and determined buildability and logistics solutions.

## Appendices

1. Balcony Decking MyDek Technical Submittal and Drawings
2. Balcony Decking Building Control Certificate
3. Ballymore Marked up Façade Remediation Scope (colour coded)
4. Render Technical Submittal document 203-ERR001-Z-XX-DR-RTC-SP-R0001
5. Rockpanel Technical Submittal document 203-ERR001-Z-ZZ-DC-RTC-TS-R0002.
6. Benchmark Drawing Block D East Elevation