

APPENDIX TO RESIDENTS' WORKING GROUP NOTES

Delay in completion and scaffold strike

OVERALL PROJECT

- A 3 week extension of time has been agreed across the programme due to inclement weather, industrial strike action and additional bank holidays for the Queen's funeral and the coronation.

ELMTON

- Supply chain disruption preventing completion of staircase flooring
- Long lead time for the front entrance doors (FEDs)
- Design and delayed details approval by Bauder on the upstand details in walkway
- Inclement weather preventing smooth completion of bauder coating to walkway
- Delay start and completion in design, survey of archetype layout in flats for lateral main
- Long lead time in getting change over from EDF
- Rotten and destroyed trunking embedded in the slab needed to be cut out, replaced and concrete repairs made good before final decorations
- Labour availability from subcontractor

HUCKNALL

- As above with staircase flooring
- As above with FEDs
- As above with walkway coating
- Multiple non access attempt to 1No flat for lateral main works preventing strike to last section of scaffold in courtyard
- Labour availability from subcontractor

HELSEBY

- As above with staircase flooring
- As above with FEDs
- Multiple non access attempt to 1No flat for lateral main preventing strike to last section of scaffold on Pollitt drive
- Labour availability from subcontractor

BIRCH VALE

- As above with staircase flooring
- Lateral main route issue, new trunking route design required
- Multiple non access attempt to 1No flat for window replacement delaying scaffold strike (now remove, with option to fit window when possible with MEWP)

ROTHLEY

- As above with staircase flooring
- As above with FEDS
- Lateral main route issue due to Rothley intertwining with Pinner court and sharing cable route through the care home new trunking route design issued
- Workforce issue due to concentration on striking scaffold at Birch Vale prevented scaffold strike starting any earlier

PENNYFORD COURT

- As above with staircase flooring
- As above with FEDS
- Lateral main route issue due to Pennyford intertwining with Pinner court and sharing cable route through the care home. new trunking route design issued
- Multiple non access attempt to 3No flats for window replacement preventing starting scaffold strike in section
- Procurement for new asbestos subcontractor to remove asbestos tiles for 2No velux windows replacement to 2No flat.

BRACKLEY COURT

- As above with staircase flooring
- As above with FEDS
- Change to block sequencing

Block	Programme date for strike	Revised date	Comment on delays incurred
Elmton	15/05/2023	17/05/2023	Rotten trunking that has now been replace and final touch up carried out
Hucknall	16/05/2023	TBC	Issue with a flat not giving access for lateral main, last bit of scaffold (1 st lift to concrete slab) depending on it
Helsby	17/05/2023	TBC	Last bit of scaffold(1 st lift to concrete slab) depending on Lateral main completion
Birch Vale	18/05/2023	Target met	Last bit of scaffold (1 st lift to concrete slab) depending on Lateral main completion
Rothley	12/06/2023	02/06/2023 for all elevation a part of 1 st lift West and South elevation	Started on 15/05/2023 by final preparation and window clean. The last bit of scaffold (1 st lift to South and West elevation will remain until lateral main is completed.
Pennyford	03/07/2023	03/07/2023	On target
Brackley	24/07/2023	24/07/2023	On target
Cheadle	08/08/2023	08/08/2023 for section A and B	Section C has been delayed to prioritise strike and scaffold modification to other blocks
Castleford	30/08/2023	TBC	Delay due to delay incurred in Cheadle
Ashby	27/09/2023	TBC	Delay due to delay incurred in Cheadle
Winchelsea	N/A		

Please be aware that until all scaffold depending works are completed, handed over and signed off, scaffold will at best have a sectional progressive strike, or remain in-situ until all items are signed off.

1. **Roof repairs**
2. **Gutter cleaning and testing**
3. **Fascia repairs**
4. **Decoration to roof flashings, canopy roof and fascia**
5. **Brick repairs**
6. **Window replacement**
7. **Extract fan removal for powder coating and re-fitting where necessary**
8. **Lateral main**
9. **Decoration to underside of concrete slab**

It was agreed to have a maximum of 4 scaffold up at each time, hence the progress of scaffold erection at Cheadle court been frozen to allow strike at Birch Vale and Rothley. This will resume once the former are completed.

Scaffold strike delay is due to the combination of the facts above listed.

SCAFFOLD MODIFICATION:

Scaffolding to replace windows to 4No flats (12 Rothley,30, 31 and 32 Pennyford) needed specific design due to the fact these properties are seating on the second floor of Pinner court. This access is only possible by erecting independent scaffold in the care home courtyard, with ladder beams supported hangers to both gable ends at Rothley (flat 12) and Pennyford (flat 30 and 31)

DELAY TO CHEADLE SCAFFOLD ERECTION

The facts listed, added to the planned strike to keep to 4 scaffold structure will delay the completion to Cheadle C by 4 weeks scheduled initially to be completed by 25/04/23. However Cheadle A and B are completed, and planned works progressing.