

Summary of issues raised by the WDCO Executive following BH advice about the problems recently encountered with the concrete frame construction in Phase 3:

- Can BH provide more details regarding the problem and what has been carried out to resolve it?

During the month of July 2022, the incorrect grade of concrete was poured into some of the columns and slabs across Phase 3. The issue occurred due to a system error at the London Concrete Hornsey depo and BH were advised of this on 27 October 22. The reason for the delay in notifying BH was due to lengthy investigations by London Concrete Ltd and our Contractor FDL, whereby curing tests were being monitored and found to be unusually below strength. 14 areas across Phase 3 were identified as potentially affected. Our Structural Engineer was immediately engaged with and a temporary works solution was put in place to all affected areas to ensure the structure was made safe.

The majority of areas were remediated via removal and reinstatement of some columns and slabs. However, there was one area which was of more concern in Block A1, which will eventually house 83 Shared Ownership Apartments. The solution to this problem has only just been agreed following weeks of negotiation between specialist consultants and remedial works to this block are finally underway.

- Why was this issue not flagged in October when BH discovered this problem?

BH did not flag this problem to WDCO until they were fully aware of the impact this would have on the delivery of new homes across the Phase. At one stage there were potentially 4 blocks affected but we have managed to remediate 3 of these without any programme delays. We only agreed the final strategy for Block A1 on the 19<sup>th</sup> of January 2023 and were therefore able to accurately project the delay this will have on this block, which is 4 months. We then advised WDCO at the Liaison Meeting on the 7<sup>th</sup> of February 2023.

- Were the other delivery partners made aware of the issue in October?

As it affected their block, out of courtesy we formally advised NHG ahead of the other partners on the 20<sup>th</sup> of January 2023 via an email from TH.

- Has this been checked with building control and certified safe?

Yes, Building Control are fully aware of the situation and this will not affect any warrantee's etc.

- We understand there will be a 4-month delay, can you confirm when the hand over date will be for block A1 ?

The new handover date for Block A1 is now scheduled for August 2023.

- Will this have any impact of the handover date for the social rented blocks?

No. None of the Social Rented Blocks are affected and the handover dates remain the same.