



Monument Court: Façade Remediation Update

Tuesday 17th February 2026

Agenda

1. Overview.
2. Immediate programme.
3. Contractor Overview:
 1. Project Team.
 2. Phased Construction Plan.
4. Questions.



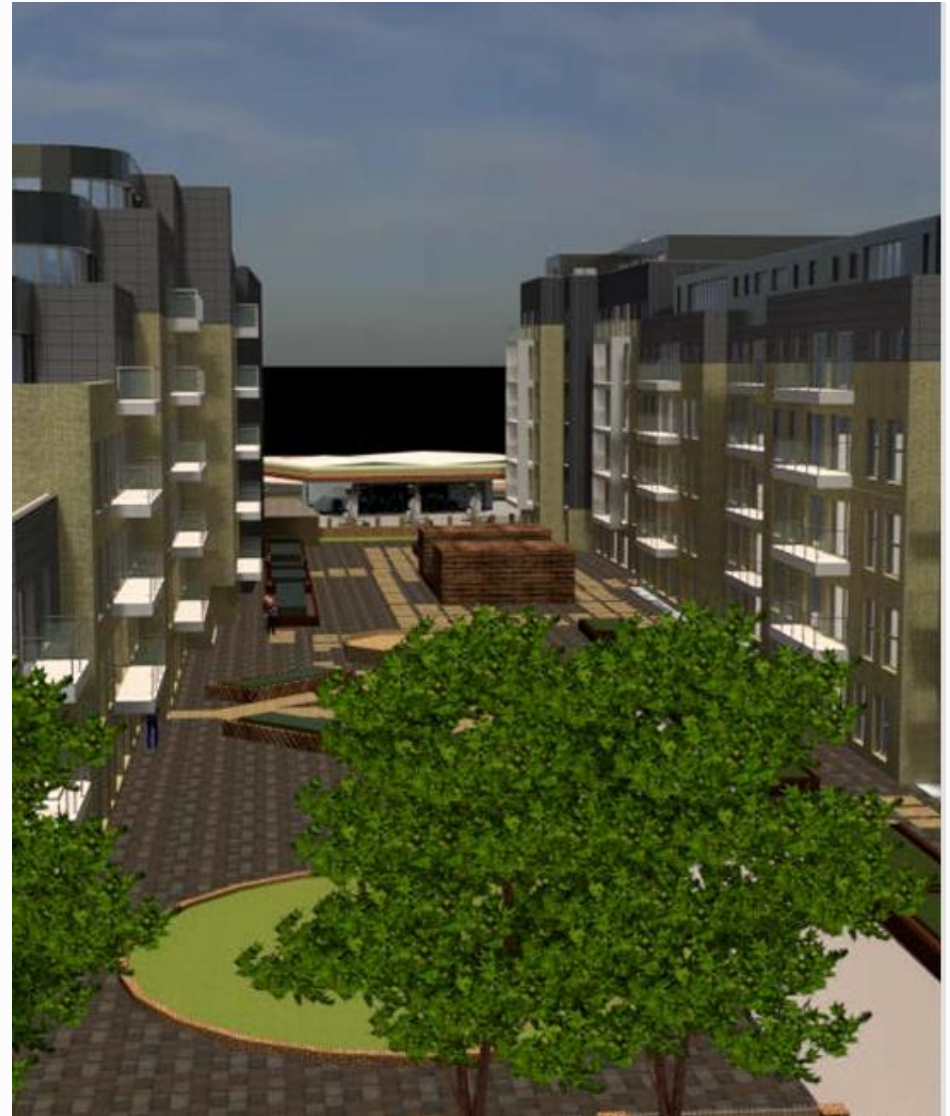
Overview

- **Funding:** our second stage Full Works & Costs application was approved in January 2025- the works will be entirely funded by the CSS and at no cost to the leaseholders. The CSS provided advance funding in January to enable us to commence the enabling phase of works and early site set-up.
- **BSR Gateway 2 application:** our three 'Gateway 2' applications to the Building Safety Regulator have been approved which means we can now commence our planned remediation works to the buildings.
- **Legals:** our JCT contract is now ready in draft with a target date of Monday 23rd February 2026.



Immediate Programme

- Assuming a JCT signing date of the 23rd February 2026, the immediate programme is as follows:
 - Complete enabling works to perimeter to facilitate scaffold, demolish bin store & relocate by end of February.
 - Commence scaffold erection:
 - Block A: early March - 23 week duration.
 - Block B: end of April - 22 week duration.
 - Block D: end of May – 10 week duration.
 - Dismantle existing brickwork, cladding panels & spandrels to Block A early May – 30 week duration, phased approach to sync with scaffold install.
 - Sequentially install new insulation & sheeting board to Block A early May – 20 week duration.
 - Rebuild brickwork & install cavity barriers within walls to Block A early May – 22 week duration.
 - Ongoing import of material & distribution as necessary.



GPF Lewis Project Team

Monument Court Project Team

- **Contracts Manager:** Duncan Hare
- **Project Manager:** John Loftus
- **Site manager:** Andras Rudika
- **Senior Commercial Manager:** Mark Hemsley
- **Project Director:** Alex Banks
- Contractor communications: to provide consistent and relevant leaseholder communications, we have built a project specific website: www.monumentcourt-remediation.com
- All leaseholder communications, project specific updates and contact team details will be published on the website on a weekly basis.

Phased construction programme

The scaffold construction period has been split into various sections each linked to show a clear critical path. The main critical path elements are within the site are as follows:

- Enabling Works
- Site set up.
- Block A Phase 1 - Erect Scaffold to podium deck
- Block A Phase 2 - Erect Scaffold to Woolners way
- Block A Phase 3 – Install Temporary Roof
- Block B Phase 1 - Erect Scaffold to podium deck
- Block B Phase 2 - Erect Scaffold to Lytton Way
- Block B Phase 3 – Install Temporary Roof
- Block D Phase 1 - Erect Scaffold
- Block D Phase 2 – Install Temporary Roof
- As each covered section of scaffold is released the deconstruction & reconstruction process will commence to each block

Phased construction programme

During the construction period the programme in particular the critical path will be monitored weekly. We have scheduled a handover sequence within our programme for each area, which shows the commissioning & witnessing, de-snagging prior to handover of each project. The compiling of the O&M information will be completed by practical completion of the project.

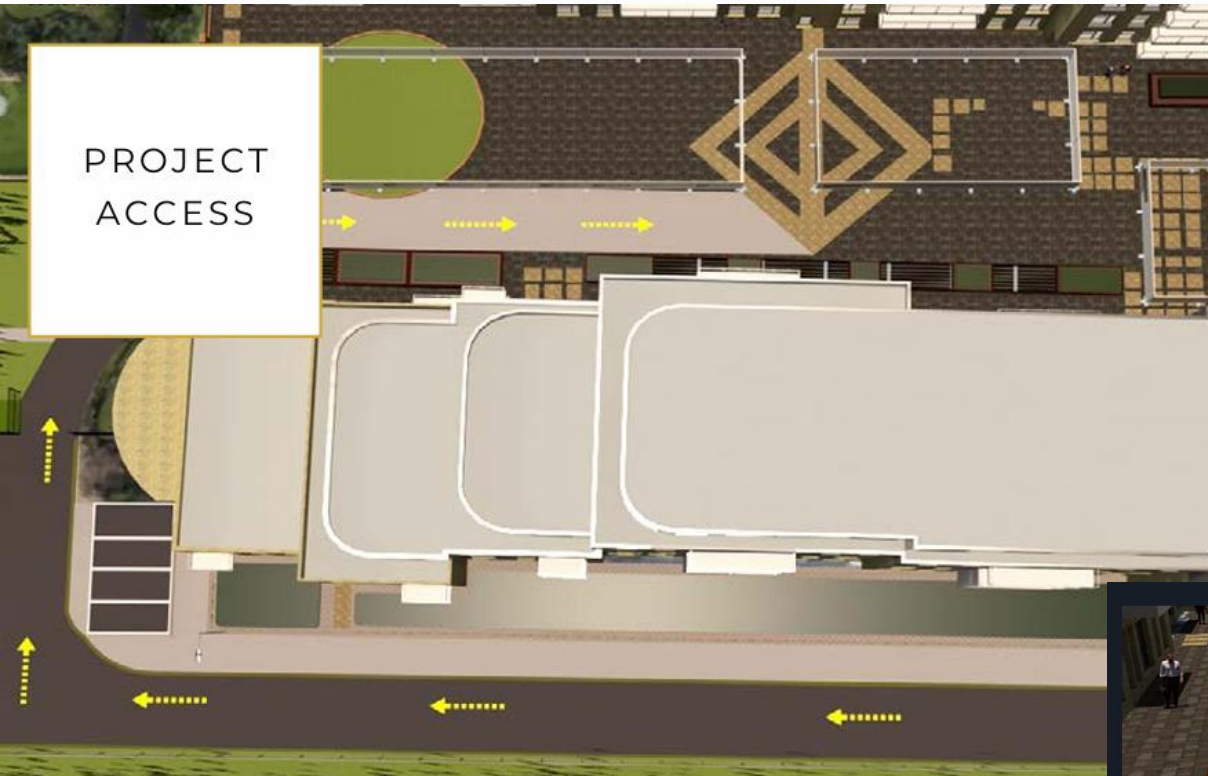
On completion of the site set up, phased scaffold erection to Block A commences, once watertight the scaffold erection moves to the phase 2 area allowing the main works to commence.

The sequence for each elevation is as follows:

- Protection to Retained Surfaces
- Removal of Existing Finish
- Install Fire stops & Insulation
- Brickwork
- Install Cladding
- GPF Quality Inspections
- Snag/De-snag
- Design Team Inspections
- Strike Scaffold
- The scaffold is then erected to Block B and then D following the same sequence

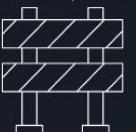


Site logistics Plan



HOARDINGS

The compounds for storage and the welfare set up will be enclosed with heras fencing panels and kept closed at all times. These will be installed after the removal of the planters.



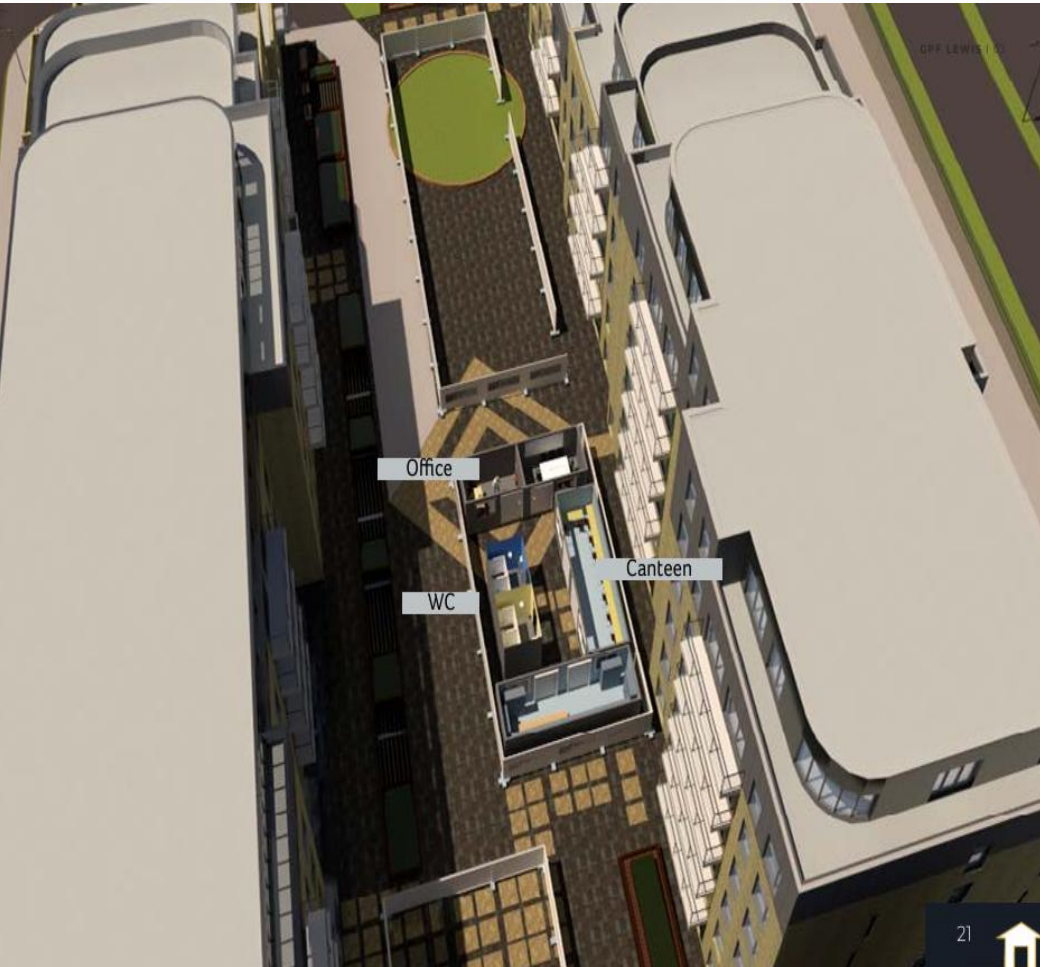
Site logistics Plan



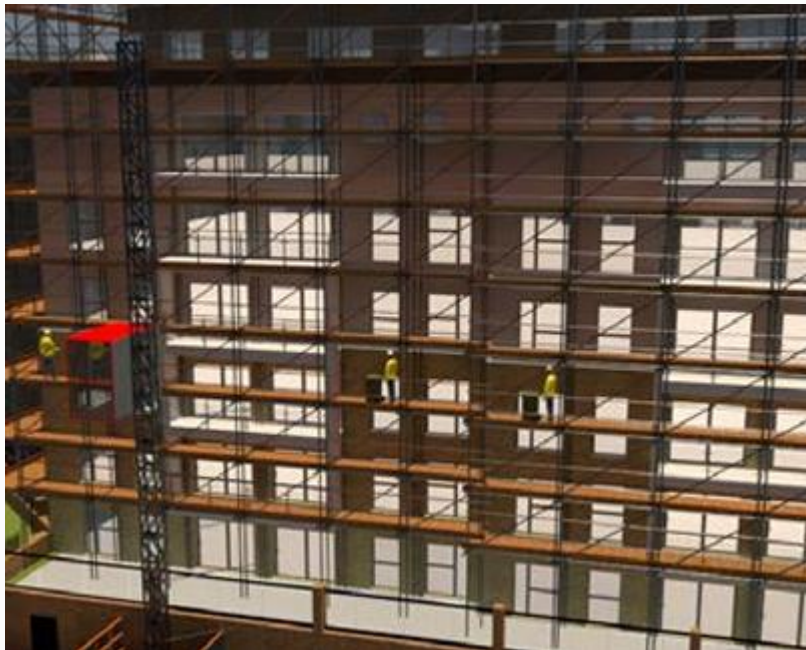
Key

- Store
- ⊗ Turnstile
- ▲ Hoist & Haki Stairs
- Hoist
- Waste Management Collection
- Pedestrian Route
- Concrete Silo

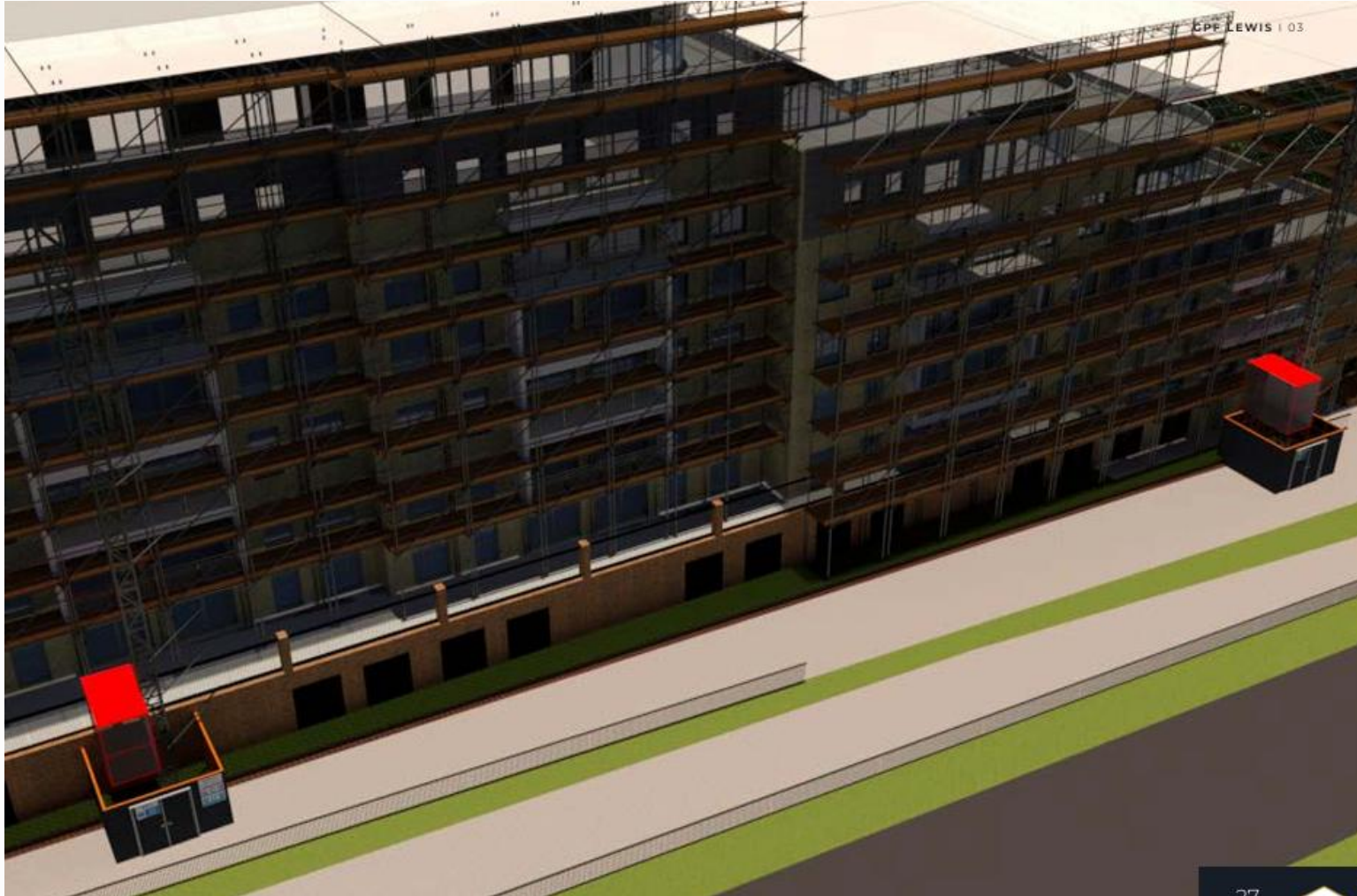
Site logistics Plan continued....



Scaffold Plan



Scaffold Plan continued



Questions

