

RESIDENTS' ANNUAL GENERAL MEETING

Monument Court

Façade Remediation Works — Progress Update



Blocks A, B & D, Monument Court, Stevenage · Job No. 2338 · Report 06, 23 July 2026

Agenda

- 01 Project Report**
Progress to date · health & safety · building safety
- 03 Progress Pictures**
Site photography · drone footage
- 05 Newsletter**
Latest issue and how it is distributed
- 07 Conditions Surveys**
Status and arranging access

- 02 Programme**
Position against programme · key milestones
- 04 Website View**
monumentcourt-remediation.com
- 06 Residents Update**
What to expect over the coming months

01

Project Report

Extract from Progress Report No. 06 · issued 23 July 2026

WHERE WE ARE

Project at a glance

Week 21

CONSTRUCTION WEEK

of a 78-week contract period, plus 8 weeks enabling works

20.8%

OVERALL COMPLETE

Main contract works as at 21 July 2026

3

BLOCKS IN PROGRESS

Blocks A, B and D running concurrently

Aug 2027

CONTRACT COMPLETION

27 August 2027 · no extension of time instructed

HEADLINE POSITION

The project remains on programme overall. Block D is currently running three weeks ahead following an early start to scaffold erection. Block A has been re-sequenced to absorb additional spandrel works and the Network Rail interface, and remains on programme overall.

[PM note: update the figures above from the current monthly report before the meeting]

01 PROJECT REPORT

Progress achieved in the last period

BLOCK A

- Insulation to SFS cavities, Y-wall boarding, EPDM and fire mastic to east and south elevations
- Insulation and Y-wall boarding continuing to north and west elevations
- Cavity barriers, C-channel and helping-hand brackets to east elevation
- Brickwork with DPMs, cavity barriers and trays — east, south and north, ground to 2nd floor
- Brickwork demolition continuing to north and west
- Spandrel / curtain wall remedials commenced at penthouse levels

BLOCK B

- Phase 1 scaffold erection complete to west and south elevations
- Spandrel / curtain wall remedials commenced at penthouse levels
- Cladding removal commenced to west elevation, with insulation and Y-wall installation following on

BLOCK D

- Scaffold erection commenced to west, north and east elevations

ACROSS ALL BLOCKS

- Apartment conditions surveys continuing to Blocks A, B and D
- Electrical isolations to allow external light removal on Blocks A and B, with conditions of equipment and supplies recorded

01 PROJECT REPORT

Planned works for the next period

BLOCK A

- Brickwork to east, north and south elevations up towards 3rd floor
- Spandrel panel remedial works continuing
- Fit of cladding rails to east elevation to commence
- Complete install insulation and sheeting board to west and north elevations

BLOCK B

- Envelope removal continuing to west & South elevation
- Scaffold continuing to west, north and east elevations including roof construction

BLOCK D

- Scaffold installation continuing

MATTERS WE ARE TRACKING

- A Mandatory Occurrence Report has been submitted for the Block D Juliet balconies and is being progressed with the Building Safety Regulator
- The Block A basic asset protection agreement with Network Rail is awaiting approval; further information has been requested and is with our scaffold designers
- The Block D agreement will follow once the scaffold design is complete and Block A is signed off

01 PROJECT REPORT

Health, safety and site security

ACCIDENTS	No accidents recorded in the last period.
HSE VISITS	No Health and Safety Executive visits in the last period.
SAFETY ADVISORS	GPF Lewis safety managers visited site on 7 th August 2026. Minor issues raised have been addressed.
SITE SECURITY	CCTV and alarms have been added to the Block B scaffold, with 24-hour monitoring and call-out. Following an incident involving a child on the Block A scaffold, temporary Heras fencing has been erected across the affected balcony to prevent further access.
CONSIDERATE CONSTRUCTORS	First scheme inspection took place on 8 July 2026 with a score of 85%, rated Excellent.

Documents in place: Construction Phase Plan Revision B (issued 8 June 2026) · GPF Lewis Fire Risk Assessment Revision 003 (24 March 2026)

01 PROJECT REPORT

Building safety and compliance

BUILDING SAFETY REGULATOR

- Gateway 2 approval received 2 February 2026
- A programme of key inspection dates has been produced for the Regulator

BUILDING CONTROL

- Last inspection carried out by A Jenkins on 06 august 2026
- No concerns or issues raised on site or by the Registered Building Inspector
- Clerk of works Felicity Stone is carrying out weekly inspections with reports issued, any points raised are address by our contractors

MANDATORY OCCURRENCE REPORTS SUBMITTED

BLOCK	MATTER REPORTED	BSR REFERENCE
A	Penthouse spandrel cladding — existing defects	CAS31840C4X3
A	Trickle vents	CAS31839X5N2
A	Internal party wall compartmentation	—
A	Inadequately fixed glazed doors on Woolners Way	—
D	Juliet balconies — structural issues	CAS31753S5Z3

All notifiable reports submitted to the Building Safety Regulator are recorded in the Create reports.

02

Programme

Contract programme with progress dropline at 21 July 2026

02 PROGRAMME

Position against programme

BLOCK A**42.8%**

COMPLETE

ON PROGRAMME

Start on site

3 March 2026

Scaffold strike commences

12 October 2026

Completion certificate

21 May 2027*Re-sequenced to absorb additional spandrel works and the Network Rail interface.***BLOCK B****8.9%**

COMPLETE

ON PROGRAMME

Start on site

11 May 2026

Scaffold strike commences

14 December 2026

Completion certificate

28 July 2027*Envelope removal and scaffold progressing to the west, north and east.***BLOCK D****6.5%**

COMPLETE

3 WEEKS AHEAD

Start on site

20 April 2026

Scaffold strike commences

28 June 2027

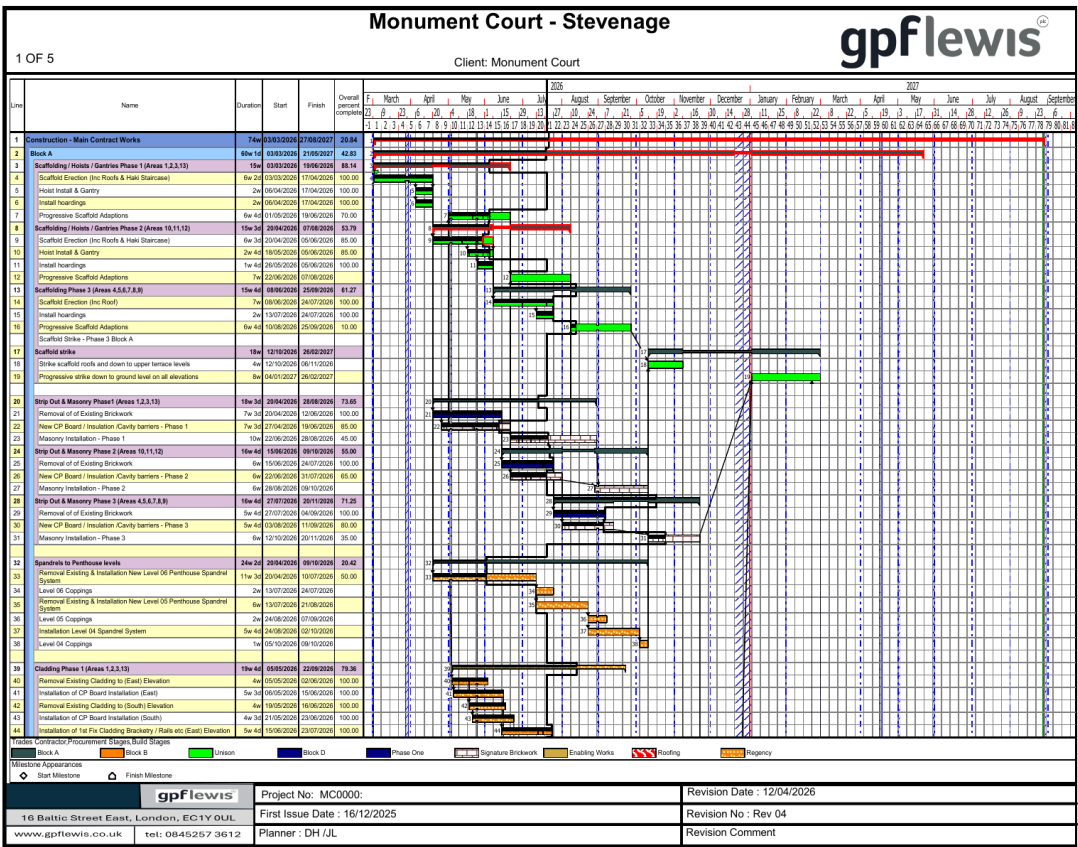
Completion certificate

27 August 2027*Ahead of programme following an early start to scaffold erection.*

Main contract works: 3 March 2026 to 27 August 2027 · 74 weeks · 20.8% complete overall · no extension of time instructed

02 PROGRAMME

Contract programme with progress dropline



HOW TO READ IT

- The vertical red line is the dropline — it shows where each activity stands at 21 July 2026
- Bars to the left of the line that are unfinished are behind; bars crossing to the right are ahead
- Colours identify the trade contractor for each activity
- Page 1 of 5 is shown; the full programme is issued as Appendix A of the monthly report

REV 04

Revision date 12 April 2026
First issued 16 December 2025
Planner: DH / JL

[PM note: swap in the current dropline page, or the block-specific page, before the meeting]

03

Progress Pictures

Site photography and drone footage from the latest visit

03 PROGRESS PICTURES

Progress on site



Progress photographs are issued with every monthly report and uploaded to the project website. Residents can view the full set at any time.

03 PROGRESS PICTURES

Drone footage and aerial survey

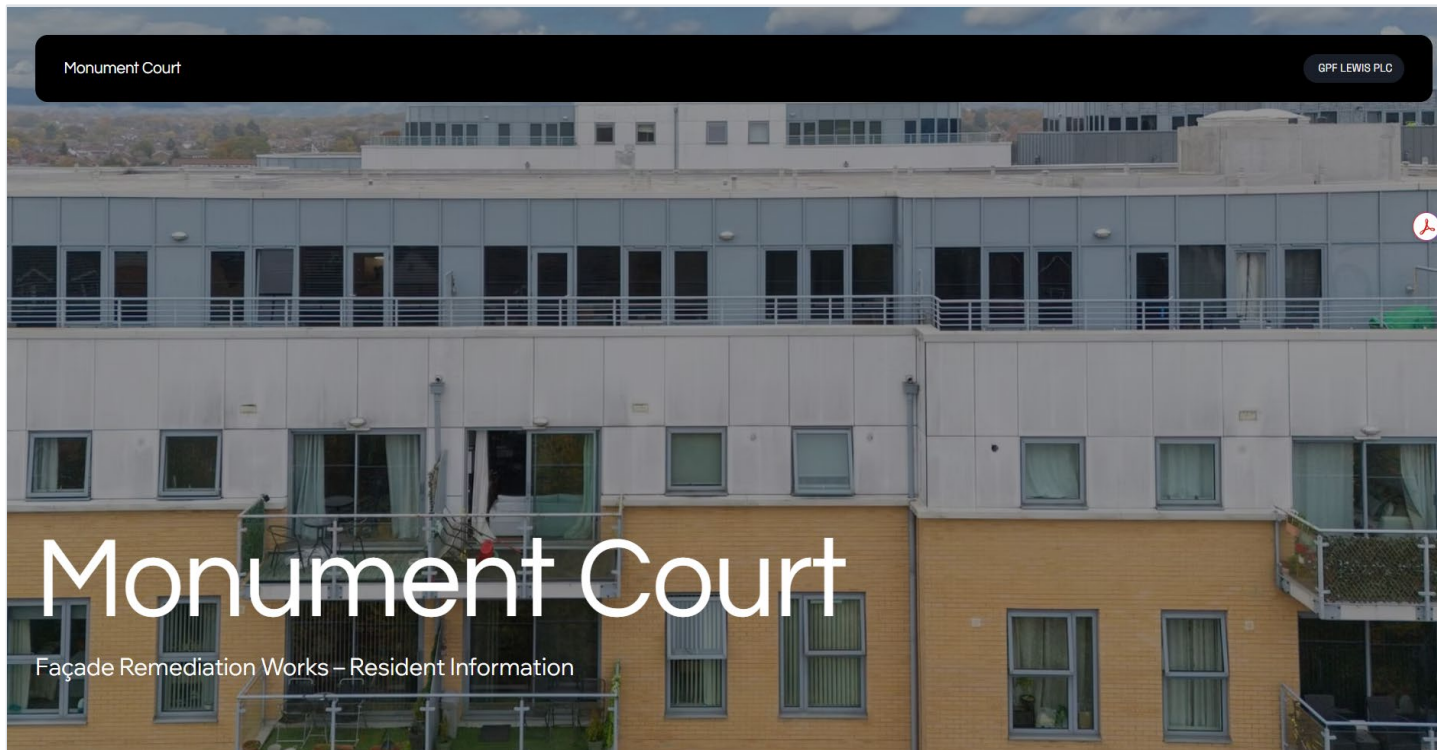


04

Website

04 WEBSITE VIEW

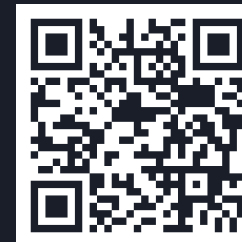
Project website



The site is kept up to date as works progress. Please use the contact form for anything you would like the site team to look at.

WHAT RESIDENTS WILL FIND

- Works to date, by block
- Upcoming works and what to expect
- Progress photographs
- Monthly newsletters and meeting minutes to download
- A contact form to raise a question or concern directly



SCAN TO VISIT

monumentcourt
-remediation.com

05

Newsletter

05 NEWSLETTER

Latest newsletter



IN THIS ISSUE

- Continuations of new non combustible wall build up to Block A & removal to Block B Residents should contact GPF to enable balcony clearance & conditions survey
- To enable scaffold constructions, there will be some pedestrian diversion routes temporarily in place

HOW IT REACHES YOU

- Newsletters are updated and posted around the site every week
- Every issue is uploaded to the project website in the downloads section
- Displayed weekly to noticeboard locations

06

Residents Update

06 RESIDENTS UPDATE

What to expect over the coming months

SCAFFOLDING

- Erection continuing on Blocks B and D
- Balconies must not be used to access scaffolding at any time
- Block B finish 18th Sept & Block D 25th Sept

NOISE AND WORKING HOURS

- Noisy works are unavoidable during brickwork removal and cladding strip-out
- 8AM – 5PM Mon - Fri
- noisy-works windows after 830AM

ACCESS AND DELIVERIES

- Access routes and parking will change as scaffold moves round each block
- Material deliveries will be signed and marshalled
- Current restrictions to Block B North end podium

RAISING A CONCERN

Use the contact form on the project website, or speak to the site team directly. Every concern raised is logged and responded to, and recurring themes are covered in the newsletter and at these meetings.

info@gpflewis.co.uk
0845 257 3612

07

Conditions Survey

07 CONDITIONS SURVEYS

Schedule of conditions surveys

A schedule of conditions survey records the condition of your apartment before works begin, so that any change can be identified and put right afterwards. Surveys continue across Blocks A, B and D as access is provided. This should happen prior to demolition work commencing, however, if this is not undertaken, in the unlikely event of any change being realized, GPF Lewis will not be held accountable. It is your residents responsibility to arrange a survey.

SURVEY STATUS BY BLOCK

BLOCK	APARTMENTS SURVEYED	STATUS
Block A	85%	Latest date for these surveys have passed.
Block B	30%	Latest date for west elevation has passed – latest building survey date: 14/09
Block D	10%	21.09 Latest date for survey (whole building)

If your apartment has not yet been surveyed, please contact the site team to arrange access. Surveys take around [30 minutes] and one of the site team will attend at a time that suits you.

Questions

Open floor — the site team will stay behind afterwards for anything you would rather raise in person.

GET IN TOUCH

WEBSITE

monumentcourt-remediation.com

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