



2nd October 2023
HC/BO/P10253

Dear Leaseholder/resident,

Re: Important update – St. George’s Island – Change to balcony access

Executive summary –

In compliance with legal advice, balcony access will no longer be immediately returned to residents following completion of the remedial works to their balcony area.

Balcony access will be returned once the entire block has been remediated.

Residents will still have access to their balconies up until the point of the contractor commencing works to their balcony area.

This approach is to be implemented on all balcony areas currently being worked on and in future.

CPM act as the employer’s agent for St. George’s Island Management Company Limited. We are writing with an important update regarding the returning of access to your balconies following works to your building.

The original approach in the contract was to prohibit resident’s access for the full working period to each block. In an attempt to reduce the impact the works would have on residents, the contractor, management company and CPM agreed in principle to handing back three floors of balconies in a phased approach. As part of our due diligence, we approached St. George’s Island Management Company’s solicitors to assess the risk of this new approach with regard to the management company’s contractual obligations. After reviewing the proposed approach, the solicitors determined it presents a high risk to the management company, and may lead to issues such as:

- Fire, damage or injury that occur on the completed sections may not be insured by either parties’ insurance.
- The management company may lose their ability to claim compensation if the works are delayed.
- The management company may lose their ability to have the contractor return to make good any defective work during the 12 month rectification period.

Following advice from the solicitors, it has been agreed with the contractor that we will revert back to the original contractual approach and return balconies to the residents once the work is finished in full to that block.

Bristol

26 Osprey Court
Hawkfield Way
Bristol
BS14 0BB

Birmingham

Wassell Grove Business Centre
Wassell Grove Lane
Stourbridge
DY9 9JH



We appreciate this is disappointing news, however for the safety of the residents, and to ensure the management company is not exposed to significant legal and financial risk, no other option is viable. We will continue to review all aspects of the work and programme with a view of minimising the impact to the residents.

If you have any questions not answered above, please contact your block manager, Scott Gallacher of Zenith Management. Scott will be sharing any questions with CPM and the contractor for a response.

scottgallacher@zenithmanagement.co.uk

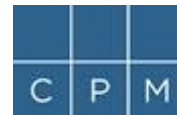
0161 245 1166

Bristol

26 Osprey Court
Hawkfield Way
Bristol
BS14 0BB

Birmingham

Wassell Grove Business Centre
Wassell Grove Lane
Stourbridge
DY9 9JH



FAQ's

1. Will the current works programme change?

We are anticipating an increase to the working period for each block, as the sequence in which the contractor removes their equipment will be changed. The contractor is quantifying the increased time period, however we needed to communicate the change in approach as quickly as possible.

2. How long will I lose access to my balcony for?

This will depend on where your apartment is located in the building. Upper floors will lose access early in the programme as works commence, and this access will remain restricted until the block completes.

If your apartment is located lower down the building, the contractor will not restrict access until they reach that balcony area. Access will remain restricted until the block completes.

3. Why is access not restricted to all balconies from the commencement of works?

The risks listed above are triggered by the completion of the works, not the possession of the balcony area.

4. What will remain on my balcony once works complete?

The door restrictor will remain in place to prevent access to the construction site. The balcony dividers will remain removed to allow clear access for contractors.

The Rapid EPS (the dust sheeting/mesh) will be removed as each balcony area completes.

The scaffold staircase will be removed as each balcony area completes, however the hoist will remain in place for access.

Once the entire block is completed, the dividers will be reinstalled, the restrictors will be removed, and you will re-gain access to your balcony area.

5. Are there any other tasks that will have to be rescheduled to later in the programme?

We do not anticipate any significant changes to the order or progress of the works. Inspection, cleaning and handover works will take place as the block nears completion.

Bristol

26 Osprey Court
Hawkfield Way
Bristol
BS14 0BB

Birmingham

Wassell Grove Business Centre
Wassell Grove Lane
Stourbridge
DY9 9JH



6. If the restrictors are to remain fitted, will this cause an issue with the fitting of the replacement decking and soffits?

The restrictors in place do not impede the final works being installed; the contractor may alter the fixing of these to help the process. Removing the restrictors should not damage the installed works, and any damage incurred would be repaired by the contractor.

7. Is there any risk that the position could change again, and balcony access could be restricted until the end of the project when all 5 blocks have been completed?

No, the drafting of the works contract splits the works into five individual blocks with five individual completion dates. Once works are completed to each block, the restrictors will be removed.

8. At what stage will the electrician now return to reinstate my balcony light(s)?

Balcony lights will have to be fitted at final handover. The electrician requires simultaneous access internally and externally to each apartment to carry out works to re-instate lights. With the door restrictors now having to stay in place, re-installing sequentially isn't feasible.

9. Will this change in balcony access affect the timeline for when any repairs are completed due to internal damage caused by the works?

Internal repair works will still be undertaken per phase (3 floors) upon completion of the cladding works.

10. At what stage does the 12 month rectification period begin?

Upon issuing of practical completion to each entire block. The works contract is split into five sections, one for each block.

11. It has always been understood balcony access would be returned in stages. As the building contract was signed last year, why was this issue not anticipated and resolved sooner?

CPM and Starfish are always looking for changes in approach that can reduce the impact of the works on leaseholders. One option we discussed was the phased return of balconies. There were several different options within this approach that needed to be reviewed and this took considerable time. The legal advisors needed these commercial and operational principles to inform their advice, which ultimately was not to pursue this approach.

Bristol

26 Osprey Court
Hawkfield Way
Bristol
BS14 0BB

Birmingham

Wassell Grove Business Centre
Wassell Grove Lane
Stourbridge
DY9 9JH