

Hebble Wharf Residents and Owners' Association.

Chairperson's Report 2024/25 (Agenda Item 3)

Committee Members;

Martin Winham - Chair

Howard Dodgson - Vice Chair

John Hodgkins - Association Secretary

Andrew Wright - Treasurer

Members - Imran Chouglay, Russ Moran, Paul Hope, David and Elaine Roebuck, Ray Monkhouse, Patrick Morgan, Martyn Kenna

General Introduction;

As an Association we have continued, as ever, to try to provide a useful supporting resource to the Managing Agent on many aspects that have arisen over the past couple of years, whether it be budgetary, administratively, communication, or indeed regular interaction with the Managing Agent and other Key Stakeholders on most issues that arise throughout the year.

For 2024/25 this has centred, once again, for many months, around trying to obtain the award of Cladding Safety Scheme full and final funding monies for the Block. The "Pre Tender" monies to enable remediation schemes to be designed and priced already now having been awarded in the order of £225k.

Subject to detailed review and subsequent authorisation by the Government (Homes England) these further, final funding monies may be agreed, and selected works then awarded and undertaken.

The Key Objective here being to then gain the necessary "re-rating" of the current EWS1 Survey (B2 rating) to one which meets the necessary compliant criteria under the Building Safety Act, namely, A1, A2, or B1.

I'm encouraged to advise that Hebble Wharf is actively vying to be awarded the funds from Homes England with the final value indicated as likely to be between £1.5/2m.

This will be subject to the finalised agreement of the associated Cladding Remediation Scheme with Homes England.

This has been worked up over the course of 2025, and is extremely close to finalisation.

Recent formal advice from Praxis now indicated that, subject to finalisation of a number of queries etc with Homes England, there is now an anticipated possible start date of January 2026.

When the works have been undertaken, this should then render the Block to be compliant from a fire safety perspective, as per Cladding Legislation requirements.

This should also then enable leaseholders to have improved piece of mind from a fire safety view along with improved capability to sell their property with a related improved EWS1 rating.

We have continued with a good and useful working relationship with the “On Site” Estates and Logistics Manager, Nick Kirk of Spectrum for Estate matters, hopefully to the benefit of both the Association and the Managing Agent.

NOTE : The new Block Manager, **Praxis Block Management**, have now been in place for approximately 15 months.

They have also taken on a large number of other Blocks around the country which has proven to be a significant workload for their organisation.

This, at times, has made reaction to emails etc protracted, and has caused some frustrations, but we have continued to try to interact with them as proactively as possible on all issues in the interests of the Block wherever possible.

There are still some “handover” aspects from PBM to Praxis which still require finally bottoming out, such as the accounts elements which our Secretary John Hodgkins will refer to in the Financial/Accounts section of this report.

The number and magnitude of finance related aspects have been significantly increased in a recently received set of “Draft Accounts” From Praxis which have raised even more questions over a number of topics relating to costs and charges contained within.

This will also be elaborated upon within the Financial/Accounts section of this report.

In some areas, ie ongoing leak issues, the aforementioned Cladding Scheme and FRA/Compartmentation issues, accounts resolution, that are taking longer than expected, and HWROA, have been regularly interacting with Praxis management team to press for progress in that regard.

This has been alongside any reactive issues that have taken place since their take over, ie leaks and/or floods.

Update from Last 12 Months;

5 year Maintenance Plan Works

These works remain in place to be worked through, subject to available funds, in a prioritised fashion, and the Association intends to continue liaising with Praxis and the other related stakeholders (APFM Ltd) and LLB Surveyors in this regard.

The Building Surveyor, Bill Ossitt, who was instrumental in the building works has now retired but is still available for discussion should any replacement Surveyor need any pointers/help from his intrinsic knowledge of the building.

Praxis have recently informed that the long-term maintenance plan has to be reviewed by a qualified surveyor as multiple random works have been completed, which has to be reviewed, and condition of building will have to be re-determined.

Praxis has appointed (LBB Chartered Surveyors) to review and re-do the Capex report linked to this over the past few months – HWROA have just received a draft Capex report and are to engage in a review of this with Praxis accordingly.

Note: All works relating to Compartmentation, Fire Safety will be reviewed in line with BSA & Fire Safety works that can be covered under CSS (if any) and if they can, they will then be removed from the Long Term maintenance plan accordingly.

It should be said that progress on this programme has been much slower than expected, and this Block Management changeover, has certainly impacted in this area.

Works undertaken in the past year include;

Suspended water channels to the basement/Garage – these works have been completed.

Lighting to the Car Park and Corridors/foyers – works completed – with more cost efficient LED bulbs

Potential further works under review include;

Main Roof Access Platform and roof ridge repairs item – Bill Ossitt (before retiring), along with APFM are understood to have costed this and submitted to PBM – TBA – Praxis/LLB will now need to review this accordingly.

Intumescent paint to steel structures in the basement/Garage and fire stopping – Bill Ossitt is understood to have submitted some quotes to PBM -TBA. Praxis/LLB will now need to review this accordingly.

The PRI insulation to the garage roof is also to be reviewed, but, with the advent of the recent Building Safety Act, and some other items, that there is a possibility of them being categorised as “relevant” defects which could be funded by other routes than the “reserve” funds – still TBA. Praxis will now need to review this accordingly.

CCTV/Access Control upgrade works is under consideration by Praxis to help them manage the Block remotely.

Flat Leaks

There have been numerous leaks from apartments over the past couple of years. One Contributor to this (aside from negligence of a flat resident) is linked to the unvented Cylinder heating system.

These, if not regularly checked/inspected, could lead to incorrect pressures in the system which could give rise to pipe/equipment bursts and significant flood/leak damage, to both the apartment, and into the corridor/any areas below the leak. HWROA have proposed a local Plumbing Contractor last year to PBM, who advised Leaseholders of this accordingly.

This recommendation has been repeated to Praxis, to undertake such checks. Residents ought to remain vigilant wherever possible to mitigate the risk of water leaks etc, and this regime of checks could be a very useful mitigating action to take in that regard, along with being aware where the nearest stop tap is to enable the water to be turned off.

Recent Leaks.

Some of these, as previously reported, from preliminary investigations, appear to be more linked to what is suspected to be a latent installation issue used on water feed pipework near joints.

There have been a number of significant bursts over the past 6 months, along with collateral flood damage to common areas and neighbouring flats.

AT Developments have again been instrumental in reacting to, repairing and cleaning up the resultant effects of these bursts.

The aspect of water pressure to the Block has been investigated with Yorkshire Water but findings appeared to rule this out as an issue as reading were within tolerance.

Praxis are co-ordinating each of these cases, both from a repair and Insurance claim perspective, with HWROA helping wherever possible.

Obtaining access to flats to allow Loss Adjuster (from the retrospective claims aspects) has proven difficult, and this consequently has slowed this particular process down.

Also, Praxis are working on the development of a potential solution to this problem and have engaged a Consultant to work this up – this is currently being compiled but is likely to be undertaken using a Section 20, when formulated.

For information, Praxis advise that Leaseholders are liable for all pipes serving their individual flat, starting from main water supply pipe from the water meter within the communal riser cupboard. (Pipes before the water meter in the communal riser cupboard will be responsibility and dealt with by Praxis).

Compartmentation/FRA Report Action Update.

Praxis is progressing fire safety and Compartmentation works through section 20 consultation and Section 20 stage 2 is due to be sent, however Praxis has instructed a surveyor (LBB Chartered Surveyors) to prepare a specification for all FRA & Compartmentation works to ensure works are completed to a high standard by the appointed Contractor and certified/signed off by a surveyor.

It should be noted that such items may also have potential to be classified as a “relevant” defect under the provisions of the Building Safety Act, so the funding route for such items may require further discussion with Praxis accordingly.

This proposed Specification has just been received by HWROA and further review/dialogue between HWROA and Praxis will take place accordingly.

EWS1/Cladding Update

There has been ongoing dialogue/chase up with Praxis, and also Noromec (a Stakeholder in helping to progress the proposed Cladding Remediation Scheme to it's conclusion) over the past year to try to get the final, full Cladding Remediation Scheme funding agreed with Homes England, alongside the development and award of the finalised Scheme so that works can begin ASAP.

The main parties to these works are now Praxis (on behalf of the Landlord G&O Real Estate), Consult Construct (The Designer/Project Manager), Noromec (per above), and Homes England (effectively represent the Government in the review and

subsequent award of Cladding Safety Scheme Funding, the proposed Remediation Scheme and also act on behalf of the Government in overseeing any approved works, including payment etc etc)

As stated in the "General Introduction" section above, although this has taken a very lengthy period of time, Hebble Wharf has been awarded the initial "Pre-tender monies" of c£225k, and are also hoping to be awarded the full final Scheme funding for these works, albeit still in the final stages of Scheme development and agreement.

On completion of such works, the EWS1 status will then be reviewed and rated to the extent that all the properties are considered safe enough to enable "normal" market views to be taken in terms of mortgages/lenders, and, of course, the level of fire spread risk has been established (by virtue of the EWS1 works done) as being reduced to the requisite level accordingly.

On latest information, it is anticipated that, after the Remediation works have been completed, Praxis informed that an "A2" rating should be achieved using the latest known Scheme proposals,

Noromec/Consult Construct were still trying to see if further works could be included within the Cladding scheme proposal, along with funds to cover previous expenditure linked to Cladding works, but the outcome to this has yet to be advised...

A footnote here being that access to flats balconies will not be available during the course of works.

Praxis released to HWROA the proposed scheme details a few months ago (at the stage that it was developed at that time) for our information and ability to ask questions/input where felt appropriate. HWROA Committee have therefore also been interacting with Praxis on the proposed Scheme details to ask further queries and also input to help regarding the likes of Logistics, parking, Scaffolding, extent of works to balconies and so forth.

The output from this has also been shared with Leaseholders and Residents as appropriate in August of this year.

The anticipated timescale for these works, as known currently, is around 6 months from site start date....the weather may well extend this period as it looks likely to be starting during the more adverse weather months.

We have also stressed the importance to Praxis (& Consult Construct) to liaise robustly and constructively with the Estates Manager, Nick Kirk, given the impact of the works to the overall estate, including access, storage, parking, disruption etc etc. The output from this has also been shared with Leaseholders and Residents as appropriate in August of this year.

As already stated, speed of progress has been frustratingly protracted at times, particularly with Homes England times taken to respond and issue further queries linked to the Scheme development – a request from HE for another FRAEW (Fire Risk Appraisal of External Walls) was one source of delay, due to controversy surrounding the company that did the original FRAEW, (Tri-Fire Ltd).

We had hoped for a formal issue of the completed Scheme, Contractor final tender award and works site start to take place during the Summer months, as these works will no doubt be impacted by adverse weather.

However, as stated earlier, recent formal advice from Praxis now indicates that, subject to finalisation of queries etc with Homes England, there is now an anticipated possible start date of January 2026.

As mentioned in last year's AGM report, it is understood that the MRS (Homes England) will only consider funding items which have been identified within the PAS 9980 Compliant survey and listed within the associated EWS1.

Any further works which may be potentially classified as a "relevant defect" under the Building Safety Act may be subject to review with the Block Manager (and Landlord) and the "Project Consultant" accordingly, ie Fire related items, to understand what the approach may be taken in this regard – Section 20 (issued earlier this year) is currently under such review by Praxis.

Estates Related Works

As already mentioned, a useful working relationship with Nick Kirk, Estates and Logistics Manager, now exists and, consequently, the Association has more visibility of any associated work/issues, and can raise matters directly with him to see if solutions can be derived to the betterment of both Hebble Wharf, and the surrounding Estate.

Dialogue with Nick on this will continue as necessary.

Nick has kindly provided a summary update of where any estate issues currently lie as set out below;

[Spectrum Community Health CIC for and on behalf of, Waterfront Wakefield Management Company;](#)

[Waterfront Wakefield Management Company
Estates Update for the Chairman report for HWROA AGM
October 2025](#)

Navigation Walk

□ Ground and garden maintenance on site, has from April 2025 been moved to a partnership with Spectrum People, the charity arm associated with Spectrum Community Health CIC. Working with volunteers from both the tenant's association and Appletree Garden, their community allotment site in Agbrigg, they started the big clean up and clear earlier this year. Weekly visits by two of the charity's volunteers are now up and running. The charity is linking in with the Hepworth Gallery Garden staff, to explore what new planting schemes might be available from Spring 2026;

□ Navigation Warehouse saw new tenants arrive this summer including Aegis Energy and Dotty Brides;

□ Site drain cleaning has switched contractors and the first clean is due in October with a second once there has been full leaf fall;

□ Refurbishment work continues through October with completion by the end of November, to the flood barriers. Considerable time and effort has had to be devoted to addressing the long term issues with the system. Repairs, refurbishment

and replacement works are underway to the hydraulic systems and pipe work, as well as alleviating drainage issues under the barriers;

□ We are exploring for the new year, changes and an upgrade to the external sites CCTV system. Depending upon the duration of the remedial work to the apartments cladding, this may well not be concluded until late 2026;

□ As new tenants have occupied previously empty premises, **all external parking bays are now allocated, and every space is permit parking only**. Accessible parking signs

have gone up at the end of the apartment block for any blue badge holders who come to site. A blue badge must be displayed, or fines could be incurred;

□ Through grant funding from Wakefield Council, the management company are leading the project to complete footbridge access to the waterfront carpark. The scheme is due to be submitted to the planning department at the council while simultaneously we will be issuing tender documents to prospective contractors. We hope work will commence mid to late November with completion by Christmas.

As the bridge should have been completed as part of the original four phase regeneration plan, going back some 15+ years ago, it cannot now be finished as a long walkway, but with steps. Steps are already in place to/from the carpark, the lock side and river access for any boat tying up before the lock. The new steps will link from the bridge to a level footing, tying these all together. New lighting will be installed on the bridge and the carpark side for safe passage at darker times. Other issues that will be addressed include replacing the walkway treads for safer footing on the bridge, coloured nosing's for the new and existing stairs to aid visual acuity, while we will refurbish all the glazed balustrades and replace all the wooden handrails;

□ The management company recently attended a meeting with Consult Construction regarding the apartment cladding remedial works. There was agreement to a compound being established between the apartment block and Navigation Warehouse, maintaining their fire exit, access to the apartments and the riverside. It is possible access to the steps and open area used by the nursery may be restricted or excluded. Completion of the foot bridge will require access on the river/tow path side at the lower level. We have advised that the external parking spaces, opposite the apartment block, should be re-provided in the Waterfront carpark. Although the scaffolding is liable to extend only a metre out, there is a health & safety risk for potential impact of the scaffolding by cars, delivery vehicles, material deliveries for the works etc. and just the general safe passage of all vehicle and foot traffic. We did raise the issue of security for what could be a lengthy program, reducing risks of access to the scaffolding and anti-social behaviour. This will also aid deliveries and ensure roadways are not blocked. As yet, no start date has been advised as they await final funding confirmation. We would expect that when this is confirmed, a site visit takes place with Consult Construction and relevant contractors before work commences.

Tileyard:

While Tileyard is not within the management companies remit, we maintain good neighbourly contact with both site management and City ; Provincial Properties (CPP) who own both Tileyard and Navigation Warehouse at Navigation Walk, to keep up to date with business there:

- Building 19, the stone warehouse adjacent to Navigation Walk, saw its refurbishment complete in late September, giving improved access to Tileyard by foot and the external bin storage compound adjacent to the flood barriers on the north side;
- Since completing the new office building adjacent to Navigation Walk, which replaced the old red mill property, work is currently under way fitting out 3 ½ floors for new tenants, NHS Supply Chain who are due to take up occupation by December this year;
- The entire Waterfront carpark has been leased to Tileyard with new restrictions now in place. Monday to Friday, it is permit parking only for tenants at Tileyard from 6am to 6pm, while outside of those hours, including weekends, it is pay & display by parking app only. There are no machines on site anymore so failure to pay through the app will result in fines being issued. Use will be monitored by an ANPR (Automatic Number Plate Recognition system);

Nick Kirk
 Estates & Logistics Manager
 Spectrum Community Health CIC
 For and on behalf the Waterfront Wakefield Management Company
 08.10.25

Rutland Mills/Tileyard North – further observation;

Works continued, largely uninterrupted, with “completion” of various sections to the development over recent months – see comments within Nick Kirks summary above. It is thought, and hoped that, when it becomes more fully open and occupied, this development will bring some positive impact to the immediate vicinity of Hebble Wharf and the surrounding Estate, as it becomes more functional and part of the immediate environment to Hebble Wharf.

Budget v Spend 2024-2025

As referred to above, the Association has experienced some difficulty in receiving timely Account updates, issues with Reserve monies and puzzling cost levels on some items, in addition to some accounting convention anomalies for which we are trying to get clarity of.

This has been compounded somewhat by the changeover of Block Manager and protracted difficulties by the new Block Manager is gaining finalised account numbers from the previous Block Manager.

The Secretary's Item/Report will largely cover this aspect.

New Committee 2025-26

Our Constitution requires that all members of the Committee resign at the AGM, but shall be deemed to be re-elected if they are willing to stand, in the absence of any other nominees.

We will take the nominations and election of the committee members later in the Agenda.