



PROGRESS REPORT

Hebble Wharf

Facade Remediation & Recladding Works

5th August 2026

Prepared by OnCall Property Services



At a glance

AT RISK

Key contract details and current programme position

CONTRACT START 16 Feb 2026	ORIGINAL COMPLETION 29 Aug 2026	FORECAST COMPLETION 05 Dec 2026	CONTRACT SUM £1,722,451.30
DELAY THIS PERIOD 4 weeks	PROGRAMME WEEK 26 of 42	AVG. OPERATIVES 16 on site	PROGRAMME REVISION Rev. 3 issued

Headline

- Forecast completion has moved from 05 December 2026, driven by unexpected structural issues relating to damaged timber, re welding of steel and removal of timber packers arising requiring addition remedial works.
- Facade strip-out is complete on all elevations; Tyvek, insulation and boarding works are progressing well ahead of the Helping Hands cladding system installation. Render cement board installation is now commencing with a view to commence render in next 2 weeks.

Programme update

Revision 03 — cladding lead-time impact

What changed

- Programme Revision 03 issued to reflect confirmed cladding lead time from Vulcan and the unforeseen structural issues identified.
- Vulcan has been slow to issue proposals for each cladding element; lead time remains 12–14 weeks once ordered.
- Forecast completion moves from 29 August to 05 December 2026.

Order status — VUL-135

- Order placed with Vulcan on 14/05/26.
- 10-day delay in Vulcan's response confirming the order.
- Delivery now confirmed for 14 August; all other cladding elements ordered.

COMPLETION FORECAST

Original

29 Aug 2026

Revised (Rev. B)

05 Dec 2026

≈ 4-week movement

Primary driver: cladding lead time & Vulcan proposals as well as unforeseen structural issues relating to water damaged timber substrate, steel welding and shims replacement.

Programme risks

Items being tracked that could affect the forecast completion date

1

Cladding lead time

Vulcan's 12–14 week lead time — quoted for vertical timber cladding alone — remains the leading programme risk.

2

Design development outstanding

Need confirmation on solution for the steel columns.

3

Steel column cladding

Vulcan confirmed cladding can be applied to the steel columns; OnCall proposes cleaning, prepping and redecorating steels to match the timber cladding to reduce lead-time exposure. Require urgent confirmation on this.

4

Timber substrate condition

Unforeseen substrate issues identified — replacement required to provide a sound base for the new cladding system.

5

Shims and steel re welding

Timber packers to be removed and replaced with steel shims and welding to be undertaken to mis aligned box sections.

Site activity & materials

Current works on site and procurement status

Current site activity

- Cladding removal complete to all rendered and timber-clad elevations.
- Tyvek, Nyrock and second layer of cement boarding ongoing almost complete.
- 16 operatives on site as a weekly average.
- Helping hands system installed
- Fire barriers installed and on going.
- Remedial works to timber and steel shims and welding on going.

Materials procurement

- Tyvek, insulation, EPDM and cement board on site — further orders as required.
- Vulcan system TGV-135 (Part 1) ordered, due to site 14 August. Remaining elements pending final quantities and design queries.
- Vulcan system 140 ordered due to site
- Helping Hands system now on site — 90mm and 40mm Nvelope brackets available.
- Alideck ordered, and on site
- Rockwool insulation on site.
- Sample timber handrail ordered and on site.
- Fire barriers to nursery due 21/08 and vents due 12/08

Scope & design clarifications

Items outside or clarifying the original scope of works

■ Scope clarifications

■ 4th floor timber decking

Not in original scope. Decking is in poor condition; some areas may need replacement. Quotation issued for replacement as a scope addition, awaiting formal go ahead.

■ 4th floor balcony screens

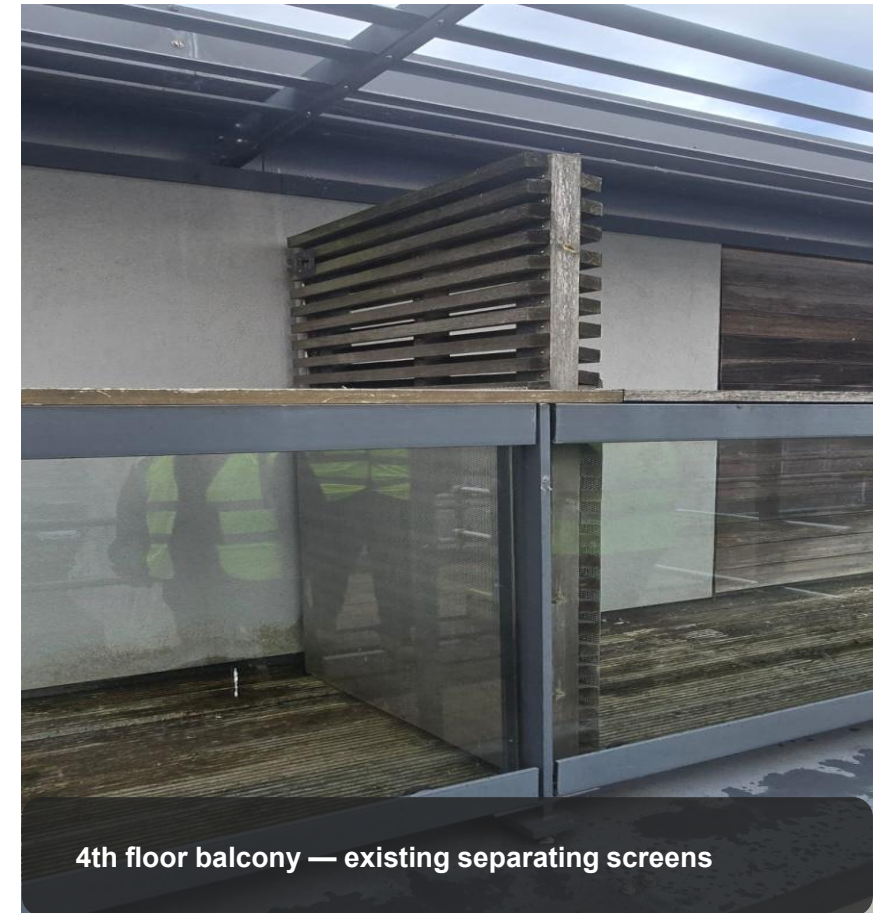
Proposal for glazed partitions with frosted glass in place of separating screens. Falls outside original scope — quotation to follow, suppliers have been requested for quotes.

■ 3rd floor parapet zinc cappings

Existing cappings to be retained — carefully removed, protected, then reinstated. This needs to be revisited as it was not possible to remove all cappings without damaging them. Variation order to be raised to cover additional costs.

Design issues

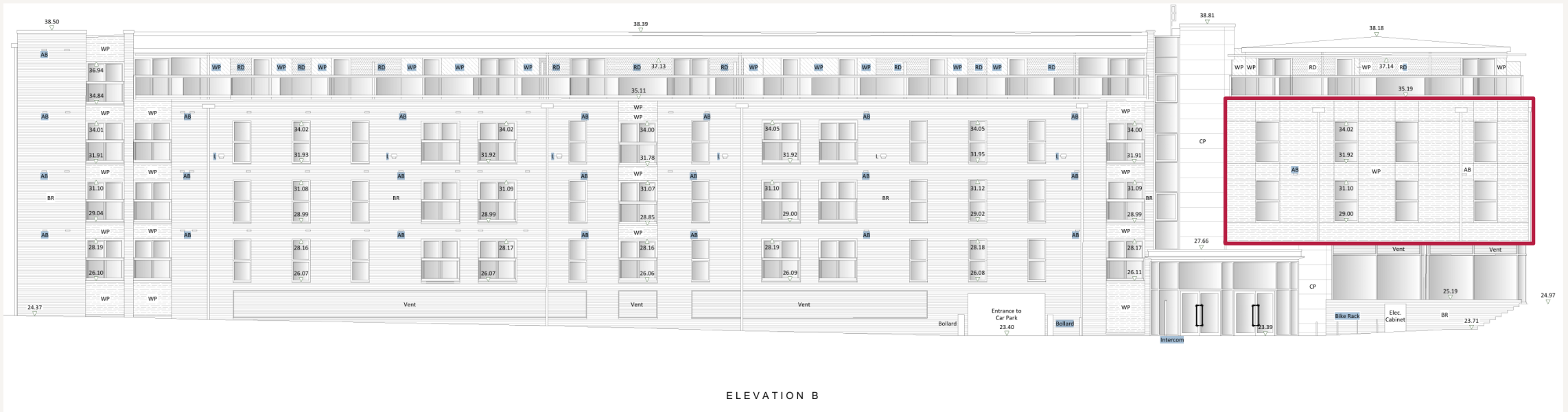
All design issues are logged and tracked in the RFI tracker (see page 11).



4th floor balcony — existing separating screens

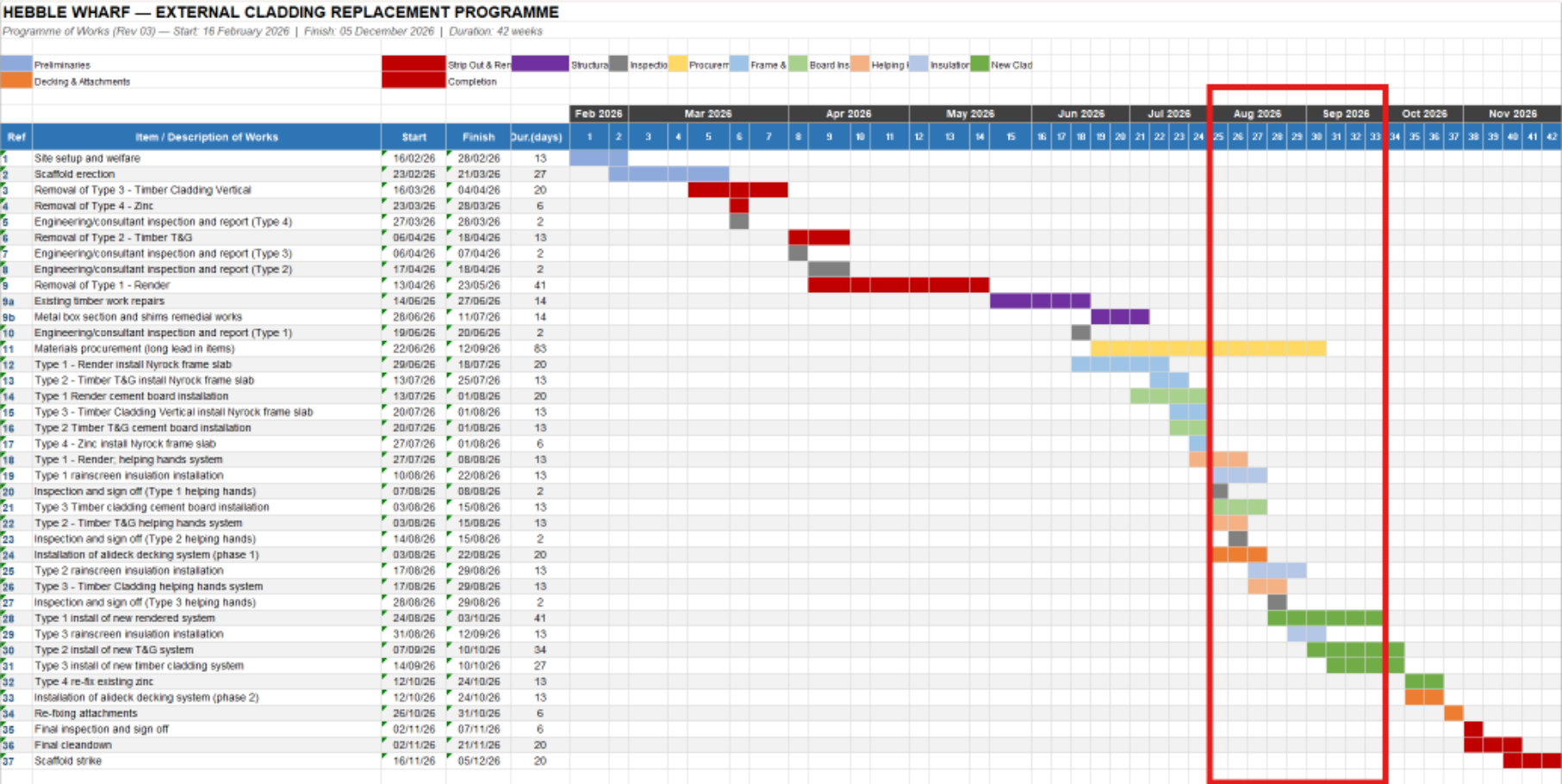
Progress mark-up — Elevation B

Works ongoing



Single board applied.

Programme — 8-week snapshot



Health & safety

Items raised this period and being closed out



HSE email with various concerns raised.

Email sent to the HSE officer and response received 22nd of July confirming that our response was sufficient and no further action required.



New welfare area to have secure timber hoarding installed and painted.



Cleaning regime in place and actioned at the start and end of each shift to keep the public footpath clear of loose materials.



All previously identified scaffold access issues to balconies have been resolved.

RFI tracker

Outstanding and closed requests for information

RFI	Date raised	Subject	Detail	Status
001	22-04-26	Vulcan queries on cladding terminations	Clarification required on interface and return jamb details; meeting requested.	Open
002	22-04-26	Cavity barrier dimensions	Vulcan have requested cavity barrier dimensions to allow an early order.	Closed
003	22-04-26	Bracket sizing	Bracket sizing required so an early order can be placed for material.	Closed
004	24-04-26	Support rail size	Current drawings show size as TBC.	Closed
005	15-05-26	VUL-400 cill termination	Vulcan require termination details to confirm the system order.	Open
006	03-06-26	Cladding base termination	Termination detail required for cladding at base above car park.	Closed

Site photos — progress



Insulation and helping hands on going



EPDM b2nd layer boarding and Tyvek ongoing



Helping hands system on going

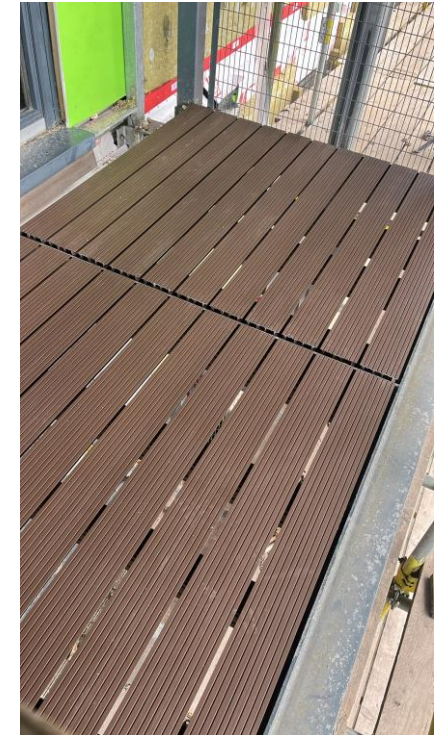
Site photos — progress



Elevation A view



Balcony hardwood handrail sample complete



Ali deck sample completed

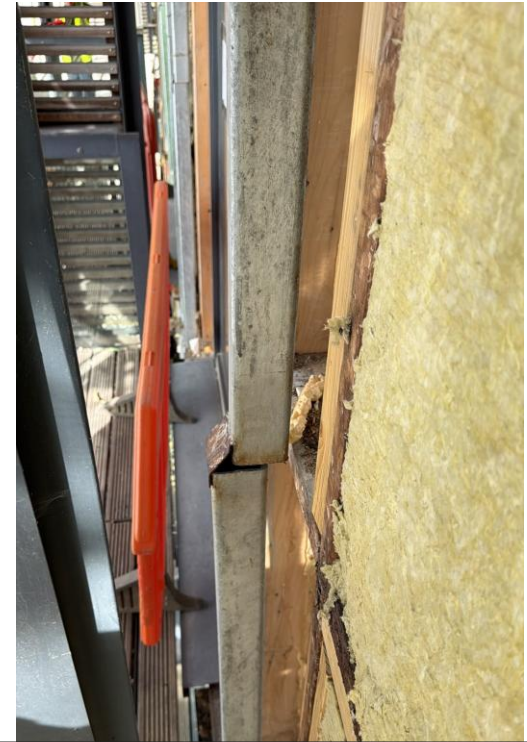
Site photos — defects & findings



Re welding required to box section steels



Timber packers to be removed and replaced with steel shims



Re welding required to box section steels

Summary & next steps

Delivered this period

- Facade strip-out completed across all elevations.
- Scaffold fully installed to all elevations.
- Helping Hands cladding system delivered to site and install on going.
- Insulation on going and cement boarding for the rendered elevations ordered due in next 2 weeks.
- Additional welfare and storage facilities installed, with hoarding around welfare units.

Next steps & outstanding

- Commence Helping Hands installation on rendered elevations this week.
- Awaiting delivery of fire barriers for nursery elevation and vents.
- Close out remaining Vulcan cladding lead times, and continue to chase for earlier delivery dates
- Hold weekly design meetings to resolve open RFI queries promptly. Bracket sizing took a lot longer than anticipated.
- Review quotation for additional Alideck to the 4th floor. Quote provided awaiting go ahead to proceed.
- Continue scaffold adaptations for access and H&S purposes.