ONCALL PROPERTY SERVICES

PROGRESS REPORT

Hebble Wharf

Facade Remediation & Recladding Works

07th October 2026

Prepared by OnCall Property Services



At a glance

AT RISK

Key contract details and current programme position

CONTRACT START	ORIGINAL COMPLETION	FORECAST COMPLETION	CONTRACT SUM
16 Feb 2026	29 Aug 2026	21 Dec 2026	£1,500,774

DELAY THIS PERIOD	PROGRAMME WEEK	AVG. OPERATIVES	PROGRAMME REVISION
0 weeks	34 of 47	31 on site	Rev. 4 issued

Headline

- Forecast completion has moved from 05 December 2026 to the 21st of December driven by delays in procurement of aluminum components and slower than expected progress on the sub structure for the aluminum cladding elevation and the rendered elevations.
- Facade strip-out is complete on all elevations. Tyvek, insulation and boarding works are progressing well ahead of the Helping Hands cladding system installation, which is also progressing well. Render cement board installation is well progressed and render install has commenced.

Programme update

Revision 04 — Delays in procurement of aluminum components

What changed

- Programme Revision 04 issued to reflect delays relating to aluminium components.
- Slower than expected progress on cladding sub structure build up.
- Forecast completion moves from 05 December 2026 to 21 December 2026.

Order status — VUL-135/VUL-400

- Order placed with Vulcan on 14/05/26, delivery confirmed for 07/10.
- No response from Vulcan on the confirmed delivery date for VUL 400.
- All other materials are on site.

COMPLETION FORECAST

Original

29 Aug 2026

Revised (Rev. B)

21 Dec 2026

≈ 0-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. Cladding order for 135 now confirmed as 07/10, 20 weeks after initial order was placed.
2	**Design development outstanding**	Confirmation received on solution for the steel columns and handrails, procurement is now well under way and materials due to site in next 2 weeks.
3	**Steel column cladding**	Confirmation received on solution for the steel columns and handrails, procurement is now well under way and materials due to site in next 2 weeks.
4	**Progress on site**	Additional labor has been provided on site with 30 operatives as an average with packages split and dedicated resource allocated to balcony decking, aluminum and render works to free up operatives for cladding related works.
5	**Weather**	As we move in winter, weather will become a factor and Saturday working is to be implemented to mitigate any Programme risk.

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 to all elevations.
- 31 operatives on site as a weekly average.
- Helping hands system progressing well on rendered elevations and TG135, VUL400 elevations to be expedited from this week.
- Fire barriers installed and on going, almost complete just VUL 400 areas remaining.
- Remedial works to timber and steel shims is completed.
- Balcony decking on going well with dedicated teams on the installation.

Materials procurement

- Tyvek, insulation, EPDM and cement board on site — all procurement for sub framing is completed.
- Vulcan system TGV-135 (Part 1) ordered, was due to site 14 August however delivery date now confirmed as 07/10.
- Vulcan system 400 ordered due to site, no firm delivery provided.
- Helping Hands system now on site — 90mm and 40mm Nvelope brackets available and works on going.
- Alideck ordered, and on site, works on going progressing well.
- Rockwool insulation on site and works on going.
- All aluminum elements to be on site in next 2 weeks inclusive of handrails, screens, box sections and flashings. .

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. On call requested to remove decking and have provided a quote to replace all decking with non combustible decking.

4th floor balcony screens

Proposal for glazed partitions with frosted glass in place of separating screens. Falls outside original scope — confirmed as now being provided with aluminum screens to match the projecting balconies.

3rd floor parapet zinc cappings

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

Design issues

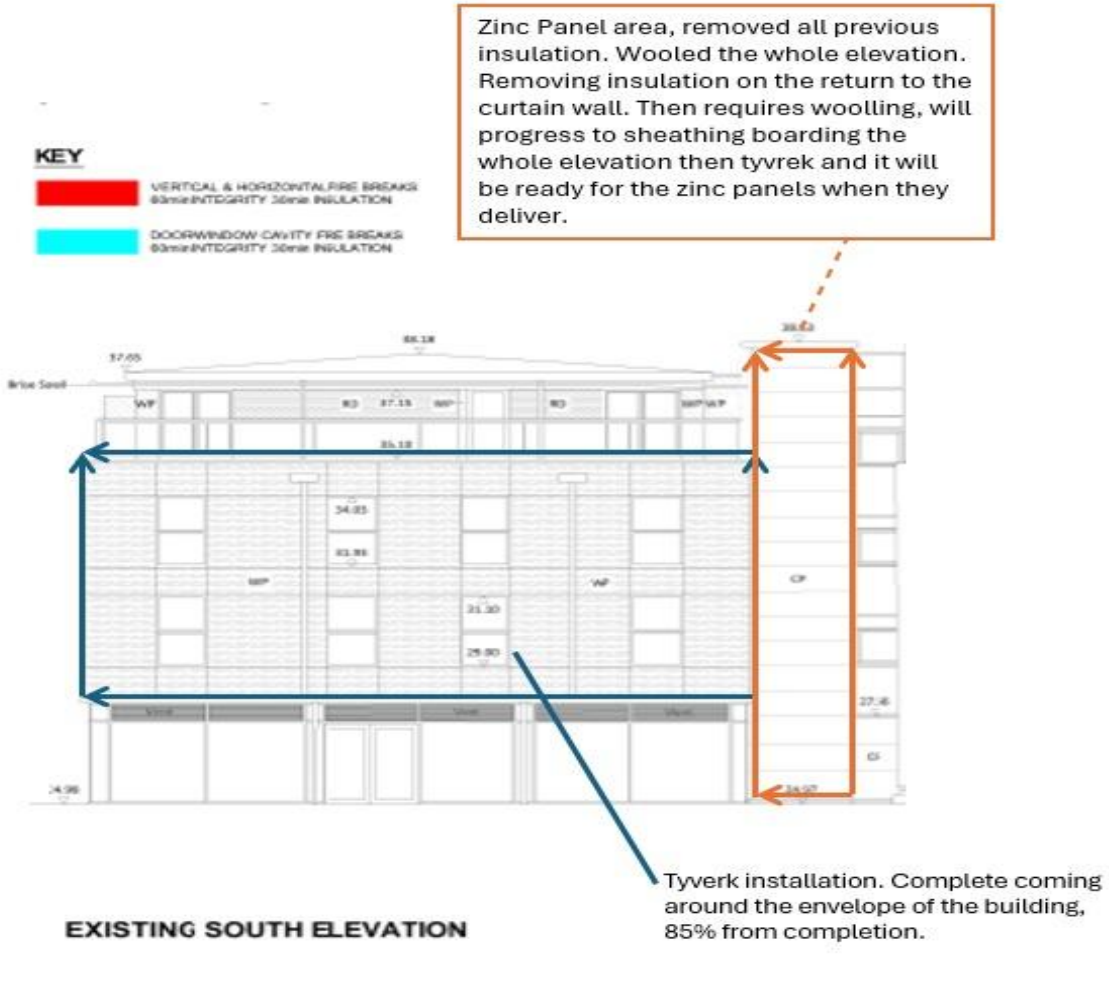
All design issues are logged and tracked in the RFI tracker (see page 11).

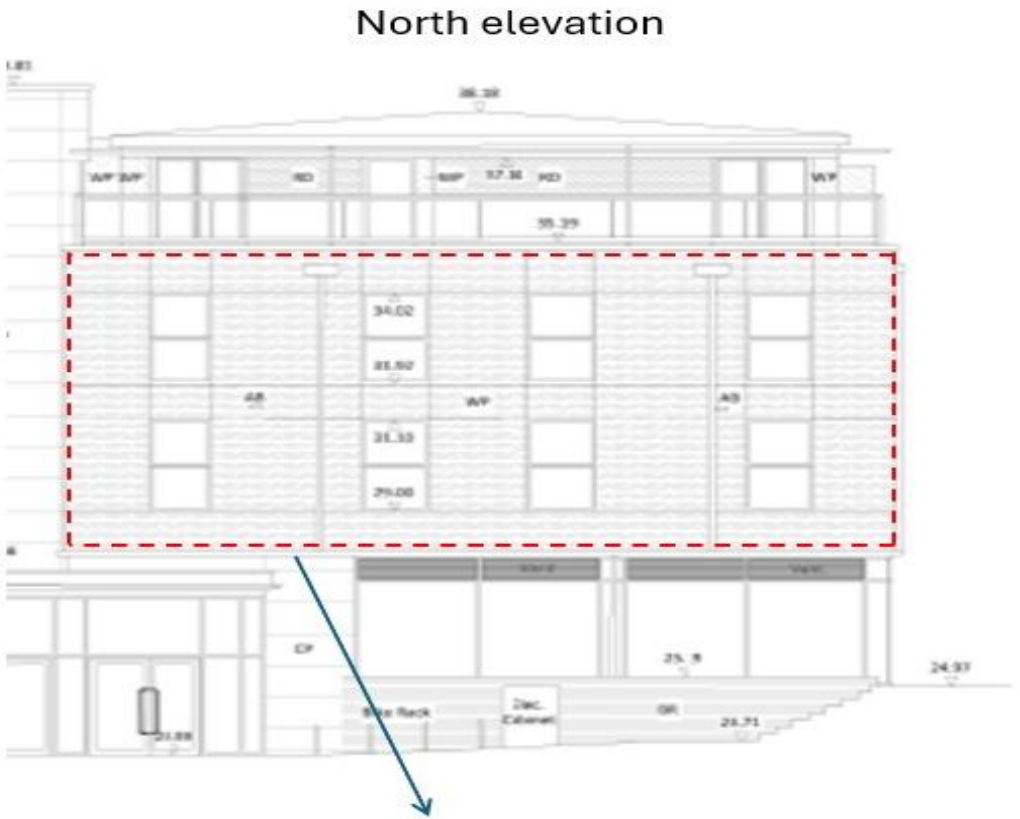


4th floor balcony — existing separating screens

Progress mark-up — Elevation B

Works ongoing





Progress mark-up — Elevation A

Works ongoing



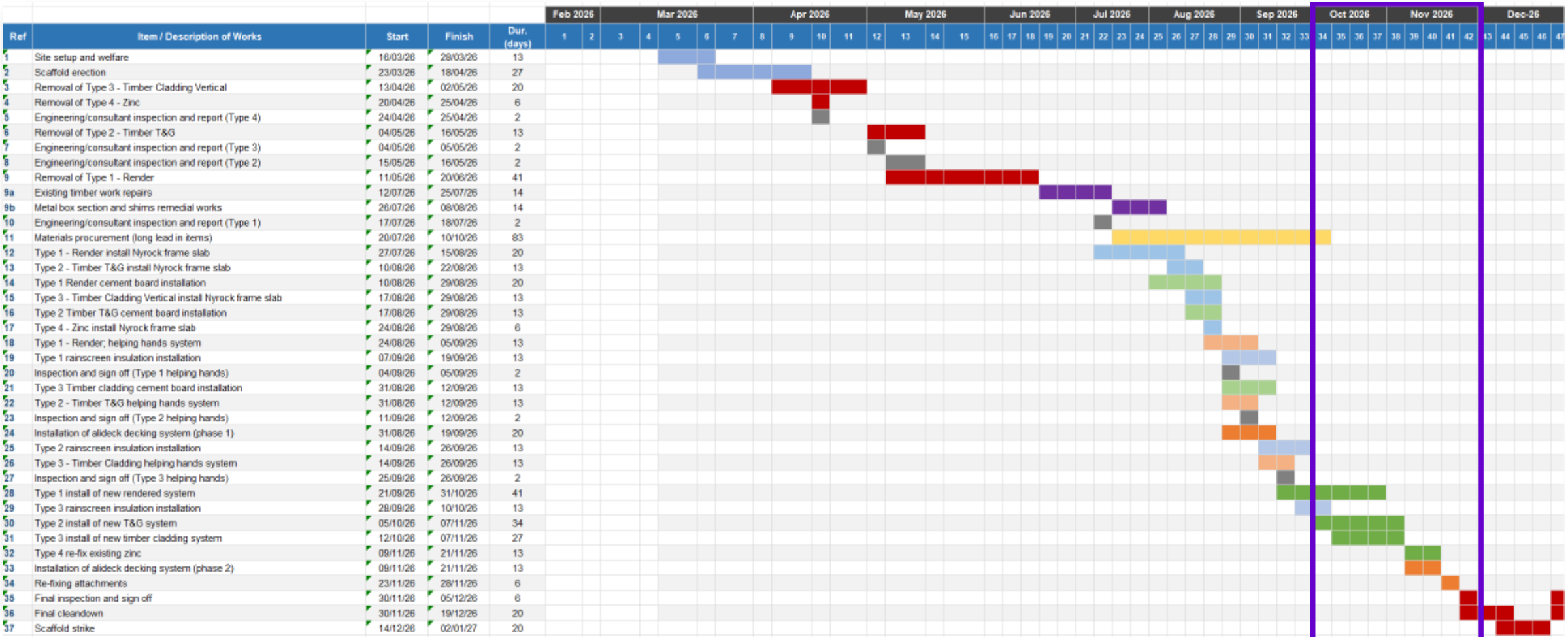
Full elevation of level 1 should be board by tomorrow and ready for render mesh quote to begin. Commencing 6th of October.

- Area in red is render carrier boarded. Two full elevation.
- Green are Ali Decking area has finished for two floor areas.
- Area in green structural section for balcony In progress should be complete tomorrow.

- Top elevation has been wooled in progress of boarding then tyverk. Completion should be week commencing 19th October.

Programme — 8-week snapshot

Ref	Item / Description of Works	Start	Finish	Dur. (days)
1	Site setup and welfare	16/03/26	28/03/26	13
2	Scaffold erection	23/03/26	18/04/26	27
3	Removal of Type 3 - Timber Cladding Vertical	13/04/26	02/05/26	20
4	Removal of Type 4 - Zinc	20/04/26	25/04/26	6
5	Engineering/consultant inspection and report (Type 4)	24/04/26	25/04/26	2
6	Removal of Type 2 - Timber T&G	04/05/26	16/05/26	13
7	Engineering/consultant inspection and report (Type 3)	04/05/26	05/05/26	2
8	Engineering/consultant inspection and report (Type 2)	15/05/26	16/05/26	2
9	Removal of Type 1 - Render	11/05/26	20/06/26	41
9a	Existing timber work repairs	12/07/26	25/07/26	14
9b	Metal box section and shims remedial works	26/07/26	08/08/26	14
10	Engineering/consultant inspection and report (Type 1)	17/07/26	18/07/26	2
11	Materials procurement (long lead in items)	20/07/26	10/10/26	83
12	Type 1 - Render install Nyrock frame slab	27/07/26	15/08/26	20
13	Type 2 - Timber T&G install Nyrock frame slab	10/08/26	22/08/26	13
14	Type 1 Render cement board installation	10/08/26	29/08/26	20
15	Type 3 - Timber Cladding Vertical install Nyrock frame slab	17/08/26	29/08/26	13
16	Type 2 Timber T&G cement board installation	17/08/26	29/08/26	13
17	Type 4 - Zinc install Nyrock frame slab	24/08/26	29/08/26	6
18	Type 1 - Render; helping hands system	24/08/26	05/09/26	13
19	Type 1 rainscreen insulation installation	07/09/26	19/09/26	13
20	Inspection and sign off (Type 1 helping hands)	04/09/26	05/09/26	2
21	Type 3 Timber cladding cement board installation	31/08/26	12/09/26	13
22	Type 2 - Timber T&G helping hands system	31/08/26	12/09/26	13
23	Inspection and sign off (Type 2 helping hands)	11/09/26	12/09/26	2
24	Installation of alideck decking system (phase 1)	31/08/26	19/09/26	20
25	Type 2 rainscreen insulation installation	14/09/26	26/09/26	13
26	Type 3 - Timber Cladding helping hands system	14/09/26	26/09/26	13
27	Inspection and sign off (Type 3 helping hands)	25/09/26	26/09/26	2
28	Type 1 install of new rendered system	21/09/26	31/10/26	41
29	Type 3 rainscreen insulation installation	28/09/26	10/10/26	13
30	Type 2 install of new T&G system	05/10/26	07/11/26	34
31	Type 3 install of new timber cladding system	12/10/26	07/11/26	27
32	Type 4 re-fix existing zinc	09/11/26	21/11/26	13
33	Installation of alideck decking system (phase 2)	09/11/26	21/11/26	13
34	Re-fixing attachments	23/11/26	28/11/26	6
35	Final inspection and sign off	30/11/26	05/12/26	6
36	Final cleandown	30/11/26	19/12/26	20
37	Scaffold strike	14/12/26	02/01/27	20



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.

Cleaning regime to be implement daily as discussed previously and one dedicated laborer to be provided for house keeping only.

Access onto the fourth balcony has now been provided as a dedicated ladder access up and over as we have for the balconies.

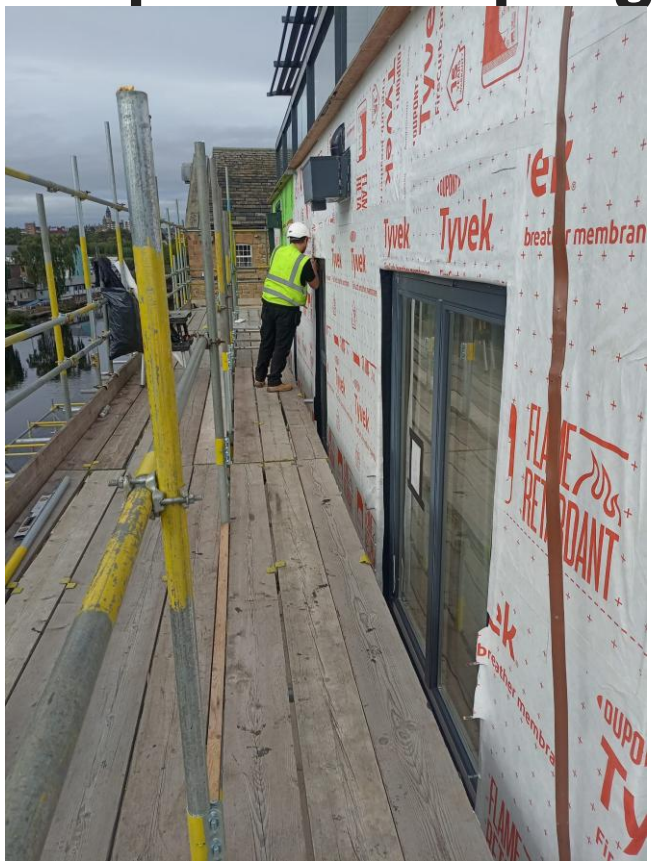
All previously identified scaffold access issues to balconies have been resolved and scaffold installed on ground floor to precent unauthorized persons climbing the scaffolds

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	28-09-26	**Balcony cladding fixing arrangement**	Require proposed build-up and fixing arrangement for the three balcony handrails.	Open
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.	Closed
006	03-06-26	**Cladding base termination**	Termination detail required for cladding at base above car park.	Closed

Site photos — progress



Tyvek on going to nursery elevation



Insulation to the fourth floor balconies



Zinc backing on going

Site photos — progress



Elevation A view

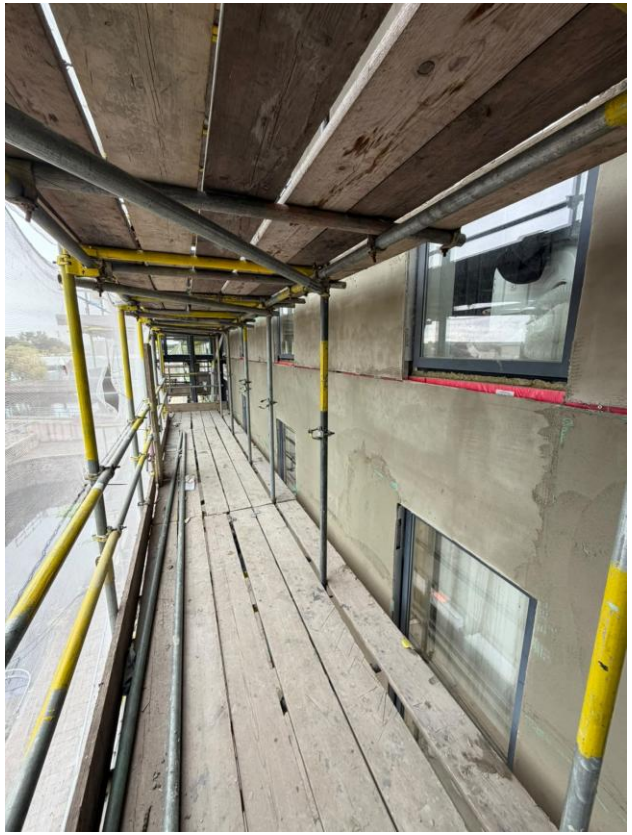


Cement board to fourth floor

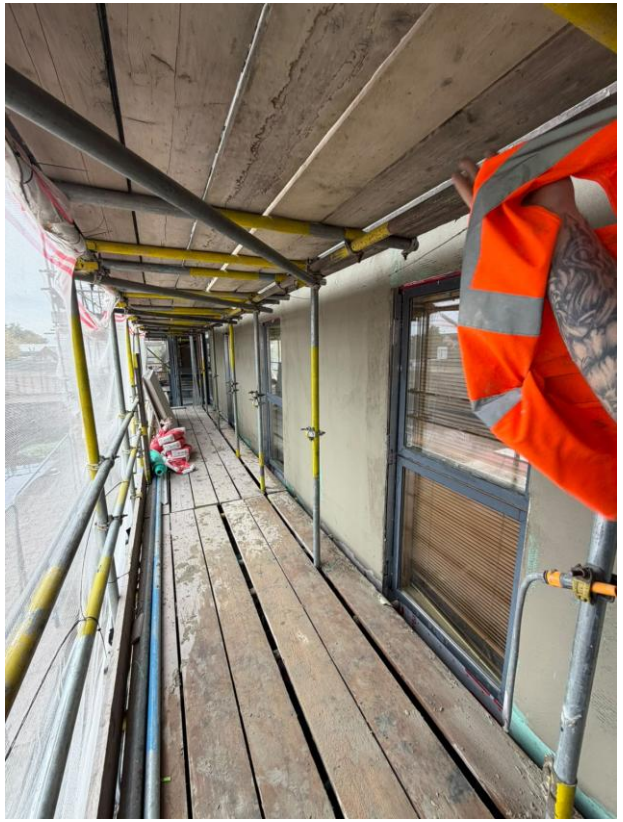


Helping hands brackets on going

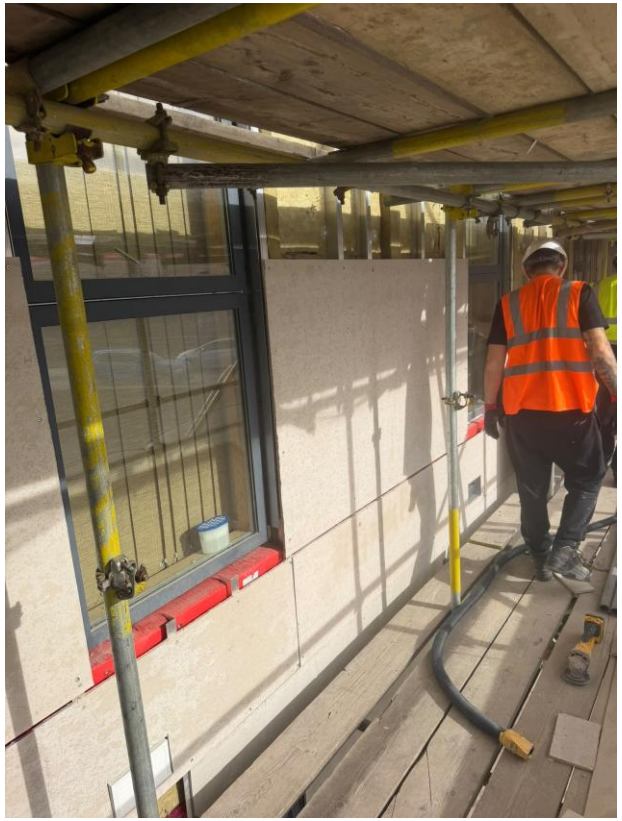
Site photos — progress



Render on going base coat



Render on going base coat



Boarding on going for render install

Summary & next steps

Delivered this period

- Facade strip-out completed across all elevations.
- Materials delivered to TG 135
- Helping Hands cladding system delivered to site and install on going.
- Install of boarding for render commenced 21/09
- Render base coat install commenced 28/09
- Decking installed and on going, has been expedited with supplementary labour
- All backing systems completed to render and TG 135 area ground to 3rd floor

Next steps & outstanding

- Continue with helping Hands installation on rendered elevations to complete with 1 week to keep releasing areas for boarding and render
- Awaiting delivery of the Vulcan cladding for VUL 400
- Works packages have been split with focus on alumnium, dekcing and render to allow remaining labour to focus on cladding sub framing works and cladding installation
- Confirmation required on 4th floor decking, to be installed or not as part of these works
- Weekend works have been implemented due to winter upcoming
- Continue scaffold adaptations for access and H&S purposes.