PRAXIS
BLOCK MANAGEMENT

To All Owner's
Hebble Wharf
Navigation Walk
Wakefield
West Yorkshire
WF1 5RD

Our Ref: WYK34
Date: 5th November 2026

Dear Sir/Madam,

Re: Hebble Wharf, Navigation Walk, Wakefield, West Yorkshire, WF1 5RD

Further to our previous update dated 20th August 2026 regarding ongoing cladding remediation works we write to provide a further progress update. A copy of the contractor's latest progress report is enclosed for your information.

Current Progress

- Insulation, breather membrane and cement boarding are almost complete across all elevations.
- The cladding support system is progressing well, and the new render has commenced.
- Fire barrier installation is almost complete.
- Structural remedial works to the timber and steelwork found during the strip-out have been completed.
- The contractor has increased resources on site to an average of 31 operatives.

Programme Update

The contractor's anticipated completion date has been revised from 5 December 2026 to 21 December 2026. This is due to delays from the cladding supplier and slower than expected progress on the cladding support system.

An issue was identified with certain cladding components, and the original solution would have added around five weeks to the lead time. The contractor and supplier have therefore agreed an alternative, project-specific detail to minimise the impact on the programme. The remaining components are now being ordered, with deliveries expected in mid-November. We will confirm any further change to the completion date once these are on site.

Additional labour has been brought onto site and Saturday working has been introduced over the winter months to help reduce further delays.

Fourth-Floor Balcony Decking

We are pleased to confirm that, following our approach to Homes England and a variation submitted by the Principal Designer (Consult Construct), Homes England has approved funding for the full replacement of all fourth-floor balcony decking. The decking fell outside the original scope of the remediation works, so this is a significant positive outcome for fourth-floor leaseholders.

The existing timber decking will be replaced with a new aluminium fire-rated decking system (AliDeck), including new supporting joists, matching the decking already installed on the lower-floor balconies. This will be carried out at no cost to leaseholders, and improves the fire safety of the building as a whole.

The new decking will be installed once the cladding works to those areas are complete. Fourth-floor residents are asked not to use their balconies until then.

Next Steps

- Continue installation of the cladding support system and render.
- Receive and install the remaining cladding components and aluminium elements.

- Complete the remaining fire barrier installations.
- Install the new fourth-floor decking once cladding to those areas is complete.

Leaseholder and Resident Feedback

Homes England invites residents and leaseholders to provide feedback about their experience of the Cladding Safety Scheme.

We would encourage you to complete the following survey:

Cladding Safety Scheme – Leaseholder and Resident Survey:

https://forms.cloud.microsoft/Pages/ResponsePage.aspx?id=aeKo-hEIOEWC500pAJIZv70AqgXWPftOscH1n6LMtXVUNDFVNVpMVTg4N0FOVzJMQzBDQlg5WDVXNC4u

Your feedback will assist Homes England in understanding residents' and leaseholders' experiences of the remediation process.

Further information on the Cladding Safety Scheme, including practical completion and scheme exit, is available on the GOV.UK website:

https://www.gov.uk/government/publications/cladding-safety-scheme/applying-for-funding-for-the-cladding-safety-scheme#practical-completion--scheme-exit

We appreciate residents' continued patience and cooperation while these important safety works are undertaken. Further updates will be issued as the project progresses.

Should you have any questions regarding the works, please do not hesitate to contact us.

Yours sincerely,



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