

LADDERSWOOD/MONTMORENCY UPDATE

Though Phase 1 is now complete, Phase 2 works at Ladderswood have been unavoidably delayed.

Following the Grenfell Tower fire, the National House-Building Council (NHBC), as both building control and buildmark warranty insurer for this project withdrew all previous approvals for Mulalley's external wall constructions pending investigation. You should note that this was not just for Ladderswood - builders across the country have experienced something similar. At Ladderswood Phase 2, owing to its complexity, this meant some eighty plus individual wall details were in question. Mulalley had to get an external consultant to provide further details and (in some cases) alternative materials for the NHBC to consider.

These were duly submitted to the NHBC for further examination. They have come back and approved some of the wall details - mostly those with a brick outer skin. They have not yet approved those details where there are various types of cladding/render.

When the problem initially arose, Mulalley ceased all works to Phase 2 external wall structures. Not knowing at that time how long this issue would take to resolve, they put in place a mitigation strategy which involved carrying on as far as possible with the external Metsec structure (the metal framing that backs the cladding), first fix internal mechanical, electrical and partitioning works, screening and internal dry lining to those areas that would not be affected by the building not being watertight.

These mitigation works continue at present. Additionally, Mulalley have been able to restart external wall construction where there is brickwork.

At this juncture Mulalley estimate a total delay of four to six months - on the basis that approvals from the NHBC will be forthcoming in the next few weeks. If they do not, then delays may well extend beyond this.

Once these issues are resolved then Mulalley's will be able to calculate a more accurate completion date, but for now, they are working (internally) to a six-month delay and basing all of their cash flows, resourcing schedules, etc, upon this.