



NOVO MONTHLY NEWSLETTER

JULY NEWSLETTER

PROGRAMME PROGRESS

As you may be aware Novo Facades have been instructed to do the external remedial work on Garden House

The work is going to be completed in three phases around the building.

A fire-retardant sheeting will be attached to the scaffolding prior to render removal. This is to ensure the safety of residents and the public as this will prevent any debris from falling from the working area. Which would pose a serious Health and Safety risk.

Our site compound has been erected in front of the Holiday Inn Express to facilitate the storage of materials and is the base for the site team.

Phase 1 – The Courtyard

Using the scaffolding that has been in situ over the past year or so, Novo has modified the scaffolding and fitted Monarflex to the working area. The hoist has been installed onto the scaffolding.

The bins store balconies have been restricted to stop access to the scaffolding.

The brick removal to the areas where additional fire safety works are required, has commenced, and is progressing as planned.

Phase 2 – New George Street

The scaffolding is fully erected and the Monarflex has been fitted. Hoist is to be erected next week.

The remedial works are expected to commence as soon as the hoist has been installed.

Phase 3 – High Street

Scaffolding erection is to start week commencing 22.07.24 and is expected to be completed by the end of August.

SURVEY APPOINTMENTS

Letters have been hand delivered to all apartments that will be affected by the external works.

Thank you to all residents who have scheduled / completed surveys appointments.

Michelle is continuing to request access to apartments which have not yet had the survey completed.

The dilapidation surveys are to be completed, so we have a documented record of your apartment. Michelle will take photographs of your walls and ceilings in each of your rooms, documenting on any cracks or defects caused by movement of the building. If in the unlikely event, we cause damage we have a detailed report and therefore repairs will be made. These reports are essential as if you do not allow access for this Novo have no evidence that they have created damage and therefore cannot be held responsible for any repairs.

If you have not had a survey, please contact Michelle Whitehead on the information below.

SECURITY

Novo Facades will be putting in place all practically reasonable measures within the HSE guidelines. (Signage, locks, fencing, specially designed scaffold).

There are a number of contractors working with Novo to complete the external works.

Scaffolding – Chesire Scaffolding.

Cladders – CRS

There should be no other people or companies working on the building.

NEXT UPDATE

The next update will be issued Friday 9th August 2024.

Site opening hours – Monday to Friday

7.30am to 5.00pm

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Michelle Whitehead	Resident Liaison Officer	Mobile – 07706 325893 Email – designhouse.rlo@novofacades.co.uk

Novo is not permitted to do any works before 8.00am or after 5.00pm. Should we be required to work on a weekend, notice will be given.