

Haughton Green high-rises render removal programme.

Zoom meeting for residents.

Tuesday 4th February 2025, 6.30pm

Welcome and introductions

Ceris Esplen, Executive Director (Customers) at Irwell Valley Homes, welcomed everyone to the meeting and introduced the following people who were contributing to the session:

Stephen Warburton, Building Safety Lead at Irwell Valley Homes

James Peeling, from BWP, the project managers for the works.

Shaun McCluskey, from Starfish, construction partners for the works.

Ceris explained the format of the meeting would include a presentation from James and Shaun, followed by the opportunity to ask questions – with residents invited to raise their hand or write the question down in the chat.

She thanked residents for their patience and understanding with the failing render and stressed Irwell Valley Homes' commitment to removing the render and taking down the exclusion zone as quickly as possible with the minimum of inconvenience for residents.

Presentation

James and Shaun shared the presentation attached highlighting:

- What works would be carried out.
- How the works would be done
- The site set up and impact on the surrounding area.
- Timescales for the project and order of the works.
- The role of the Resident Liaison Officer and the importance of and commitment to regular, transparent communications.

Key points included:

- A site compound will be located in the area to the side of Castleton Court.
- The car parks will remain open at all buildings during the works, with the exception of a few days at the start and end of the works when the mast climbers are being fitted and then taken down.

- A local authority permit is being sought to help with deliveries and to reduce the impact on what is known to be a busy area.
- The bins should stay in their current position during the works, but any temporary moves required will be clearly communicated with residents in advance.
- The works will begin with hammer testing of the building to remove any loose render. This will be carried out by workers abseiling down the building.
- The works will then move to a mast climber (a kind of external lift) being used to move down the building, floor by floor, working from top to bottom.
- The render will be removed safely in large sections – this is to reduce the amount of cutting and therefore noise.
- There will be netting used to catch debris as well as a vacuum device to collect other waste materials. All waste will be bagged securely and removed from site each day.
- No open joints will be left overnight or over the weekends – all areas of the building will be wind and watertight at the end of each days' work.
- At the same time, an insulated panel will be placed on the exterior of the building at the end of the horizontal window runs and underneath the kitchen window. There will also be weatherproofing material placed around the external window frames. All of this work will be done externally so there should be no disruption to the inside of the building.
- Once the render has been removed, other works will include fixing any holes in the building façade and any concrete repairs needed.
- There will be a dedicated Resident Liaison Officer for the project based on site who will be available as a first point of contact for residents with any questions or concerns.
- Starfish will also create an online portal where updates will be shared and stored electronically for ease of access.
- Recognising that digital access is not for everyone, updates will also be shared through letterboxes and via noticeboards.
- An update on progress, next steps and any other items to be aware of will be shared each week.
- Regular meetings will be held between Irwell Valley Homes, BWP and Starfish to monitor and track the progress of the works, including health and safety matters.
- Site set-up will begin on 17th March. The work will start at Southey Court – there are no telecoms on the roof here to navigate which is why this building was chosen to start the works.
- Four weeks later work will begin on Castleton and then two weeks after that work will start at Fitzgerald.
- The works should be completed by the end of September, including the removal of the exclusion zone and scaffolding.

Q&A

The meeting then welcomed questions from customers.

Resident 1 raised issues in his home following the work to create inspection points on Southey Court – with increased noise from the wind and problems with it being cold in the lounge and bedroom.

Stephen Warburton said the inspection points were located near to where the damage had been caused in 2023 and this could be contributing to the noise. This will be resolved when the render is removed. The insulated board also being added at the end of the lounge window run and underneath the kitchen window should also help.

Resident 2 questioned whether lines would be re-drawn and surfaces improved on the car parks following the works.

Ceris said she would take this away as an action to discuss and plan with the Irwell Valley Homes assets team.

Resident 3 remembered the noise and disruption from when the render was installed and queried whether a rest area similar to what had been provided then (two cabins set up as a kitchen and lounge area) would be available.

Ceris shared Irwell Valley Homes' plan to use the nearby Oasis Community Centre as a place where residents can work or enjoy quiet time away from the work. There is wi-fi, computers available to use and refreshments.

Resident 4 questioned whether the damage caused by leaking water around his apartment windows due to the current render would be fixed after the removal is complete.

James from BWP confirmed that all windows will be sealed as part of this work as they go along. If there are any internal issues within the apartment, these can be addressed by Irwell Valley Homes if raised with them.

Resident 2 questioned how long work would take on each building.

James said they estimate around 1 week per floor, and therefore each building should take around 13 weeks to complete.

Resident 1 questioned if the mast climbers will be removed as soon as each building is complete.

James confirmed that they will – the intention is to do the job thoroughly and systematically, within the minimum time possible.

Ceris reminded residents about the community drop-in at the Oasis Community Centre on Wednesday 5th February between 2pm and 7pm.

She thanked everyone for their time and questions and reminded customers to reach out to their Neighbourhood Officer Avery with any other questions or concerns related to their home or neighbourhood.