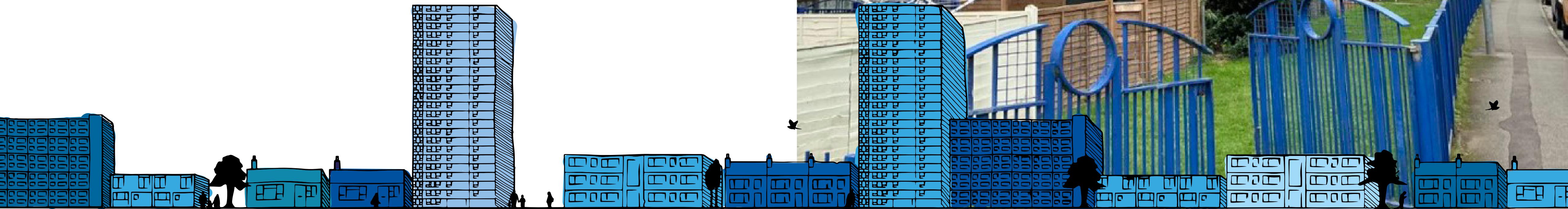


475-545 Hawthorn Crescent Cladding Remediation and Associated Works Update

Resident Engagement Event – 14 July 2026



Building safety works

	Replacement of all external wall panels and replacement of the timber sub-frames
	Replacement of all 36 property entrance fire doors
	Replacement of fire doors to electrical cupboards
	Licenced and Non-Licenced Asbestos removal as part of the cladding removal
	Fire stopping in flats and communal areas

Improvement works

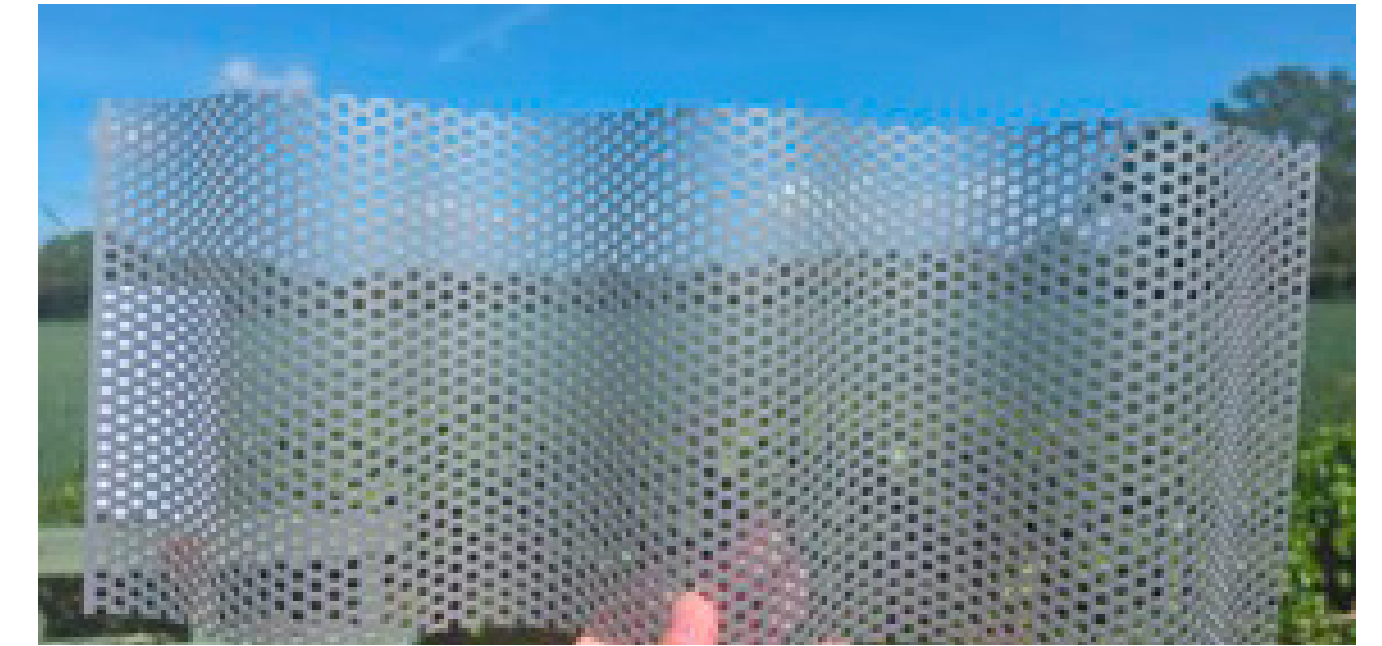
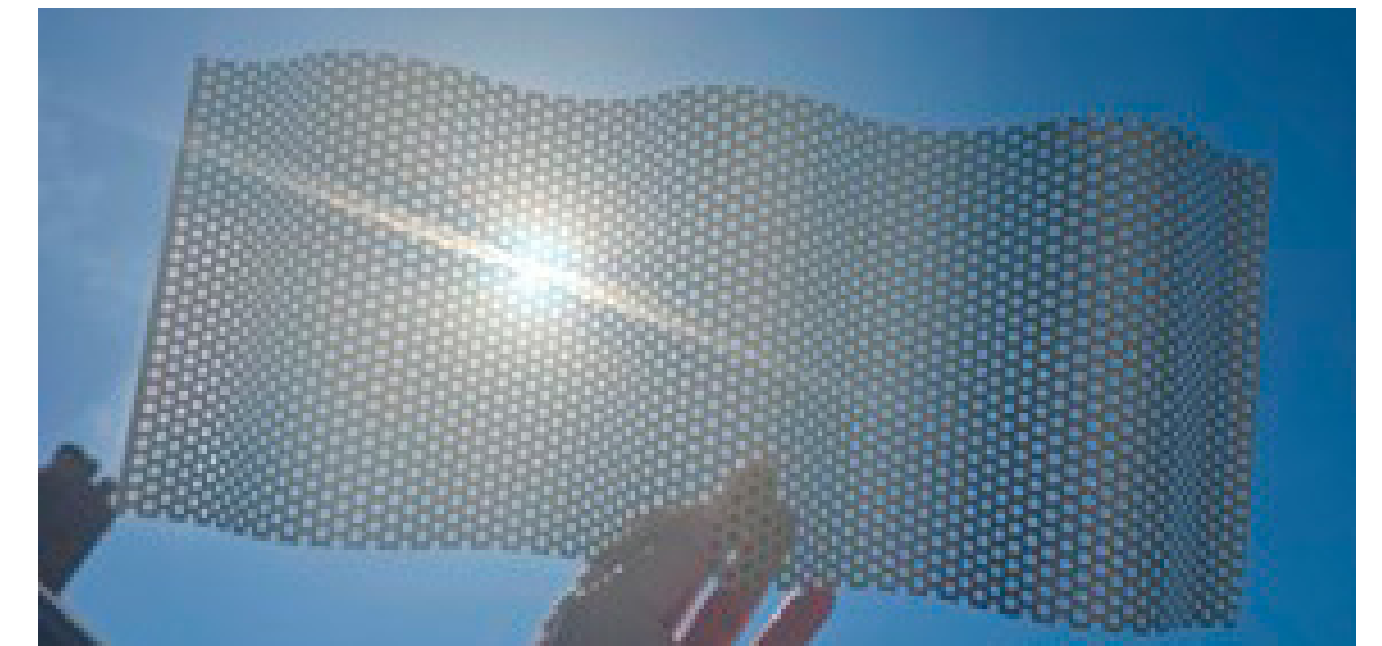
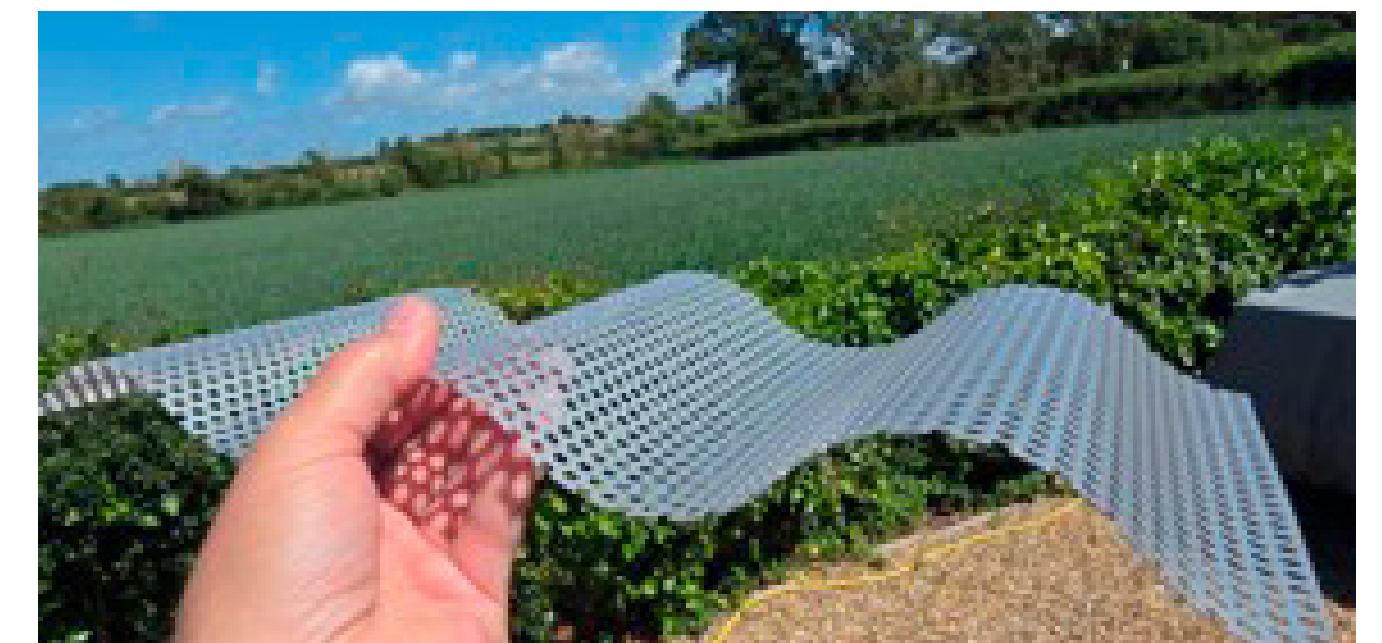
	Replacement of all property windows with triple glazing finished in grey
	Decoration of the internal communal areas
	Replacement of the existing sun breakers
	Replacement of panels on private balconies and open walkways
	New kitchens in all properties
	Water supply pipe replacement
	Gas pipework removal and upgraded replacement

Sun Breakers

3

Benefits of these sun breakers

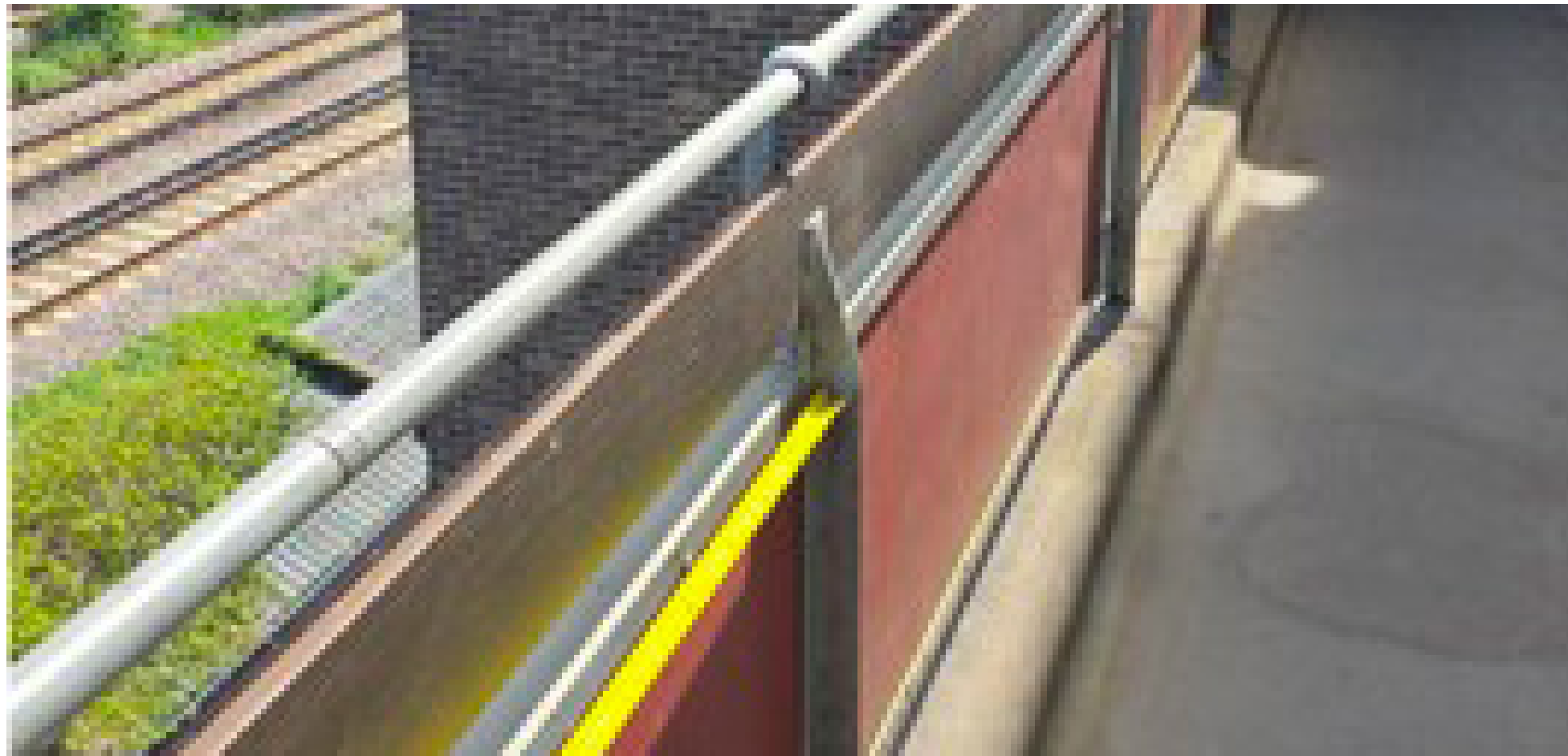
- Provide additional shading to the balconies and flat entrance doors
- Provide additional privacy screen to flat entrance doors



Private balcony and open walkways

4

Existing Panels



Proposed new panels



Panel Colour Finish Option 1 (2 Tone Blue)

5

North-West Elevation - Blue



South-East Elevation - Blue



Panel Colour Finish Option 2 (2 Tone Orange)

6

North-West Elevation - Orange



South-East Elevation - Orange



Panel Colour Finish Option 3 (2 Tone Grey)

North-West Elevation - Grey



South-East Elevation - Grey



Planned process of works

We plan to start on Sub Block A and complete floor by floor starting on the top floor. Then Sub Block B and complete floor by floor starting on the top floor.



Key

- Property with cladding works that will need to temporarily move first
- Property that residents will be moved to

We will continue to work with you directly to make you aware of any move and support you through the process.

Works will be carried out one floor at a time. Scaffolding will be removed from each floor as soon as work on that floor is complete.

Programme



- Planned start on site: **Autum 2026**
- Planned completion: **Winter 2028**
- Anticipated move out duration per floor: **10-12 Weeks**

Current known risks



- Planning Approval and Building Control Approval
- Network Rail Scaffolding Approval
- SGN Agreed Gas pipework removal upgrade and replacement