

Trafford Housing Trust – Update to Trafford Council Scrutiny Committee March 2021

1. Introduction

This report provides Trafford Council Scrutiny Committee with an update on the current position of the five Old Trafford tower blocks: Pickford Court, Grafton Court, Clifford Court, Empress Court and Princess Court. The report contains details on the site works and the progress to replace the defective cladding. This report should be read in conjunction with the detailed answers provided to the Scrutiny Committee, which were raised from customers living within the towers.

2. Overview

The Scrutiny Committee are asked to:

- **NOTE** - The defective cladding has been removed from all towers.
- **NOTE** - All residents are safe and have been engaged throughout the whole process.
- **NOTE** - The programme of works has been accelerated.
- **NOTE** - Technical consultants/experts have been engaged at every stage of the project to ensure residents are kept safe.

3. Site works

3.1 Overview

In late spring 2019 works commenced on the cladding remediation project with an anticipated completion date of April 2020. This was always a forecast date as, until the cladding had been removed and the level of work assessed, it was impossible to accurately predict the length of contract. This was compounded by:

- The availability of experts to process items
- The supplier of new cladding system going into administration
- Significant delays and reduced labour due to Covid-19

Now the full extent of the work is known, as all the cladding has been removed, the Trust can accurately forecast the works will be completed across all tower blocks by October 2021.

Due to the delays to the project THT and Seddon Construction have worked together to ensure the remaining works can be delivered in the most time effective way possible.

3.2 Progress of the Individual Towers

The table below summarises the current position on site for each individual tower. This illustrates whilst the full works will not be completed until October 2021 a large amount of the planning works has already been concluded and the first properties will be completed in July 2021.

Tower	ACM Removed	New Designs Available	Remedial Work	New Cladding Installed	Expected Completion
Princess	✓	✓	✓	Underway	July 21

Empress	✓	✓	✓	Underway	July 21
Clifford	✓	✓	✓	x	August 21
Grafton	✓	✓	x	x	September 21
Pickford	✓	x	x	x	October 21

4. Customer Engagement

Throughout the process we have been in direct contact with customers, both through our high-rise living panel, customer meetings, and via post, and we will continue to do so. We are happy to meet with customers in person or virtually to discuss any issues they may have.

5. Conclusion

In summary, the Trust has undertaken a significant and technically difficult project to rectify the cladding issues at the five tower blocks in Old Trafford. All cladding has now been removed and the blocks have been made safe, the remaining works is to replace the cladding to re-store them to their original state.

In addition, we have undertaken level 4 risk assessments of all blocks and completed all recommendations made within these reports, as fire safety is a top priority for THT. We will continue to work with customers whilst works are completed and in the future to ensure the towers are safe place to live.

Graeme Scott

Executive Development Director

Trafford Housing Trust