



20:20 HOUSE, LEEDS

Site Monitoring Report No. 22

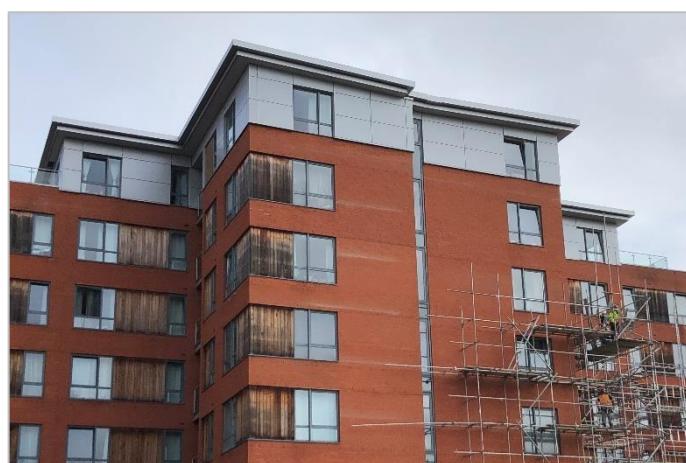
Prepared on behalf of: 20:20 House (Residential Management) Ltd
2020 Building Skinner Lane
Leeds
LS7 1BB

C/o Cardoe Martin

Aizlewood Business Centre
Aizlewood's Mill
Nursery Street
Sheffield
S3 8GG

Date of visit: 11th October 2021

Document reference: 05218/HB/LEK/53621/WL/01



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The extent of this report is limited to the observations of the façade which may reasonably be made from the access provided by the Client or otherwise agreed to be provided by Wintech under the Client's instruction. No responsibility or liability whatsoever is accepted for defects in façade areas which could not be reasonably observed due to the limitations of access and/or the access equipment provided or agreed to be supplied.

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Issue No.	Report Issue Date	Contributors	Issue Notes
1	13/10/21	HB/AHC	First Issue

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1.0 Introduction

- 1.1 This report has been prepared at the request of Lee Rhodes of Cardoe Martin.
- 1.2 The visit was made to 20:20 House, Skinner Lane, Leeds on Monday 11th October 2021.
- 1.3 The survey was completed by Harvir Bansal of Wintech Limited.
- 1.4 This was visit No. 22 out of the site monitoring visits.
- 1.5 Ballymore Civils have been employed as the Contractor for the removal of the ACM cladding and subsequent recladding for both Penthouse locations located on 20:20 House. The building is residential accommodation, which has several different tenants on all of the floor levels.
- 1.6 The purpose of the visit was to help review the installation progress, for the façade related works on-site, have been executed with an appropriate level of expertise and quality; and to assess whether the works are erected having due regard to the design details and performance specification specifically for this project.
- 1.7 The visit was not a detailed snagging exercise, but a spot check of areas from which the comments noted in this report have been derived. It is the responsibility of Ballymore and the individual Sub-contractor(s) to help see that all the works are subjected to a full and robust QA regime. The observations made during the visit were discussed with representatives of Ballymore whilst on-site.
- 1.8 The weather on the day of the visit was windy and dry with a temperature of 15 degrees.



Certificate No. FS 564908

2.0 Penthouse elevations

The author has identified each elevation with a number for ease of navigation throughout the report.

2.1 Penthouse No. 1

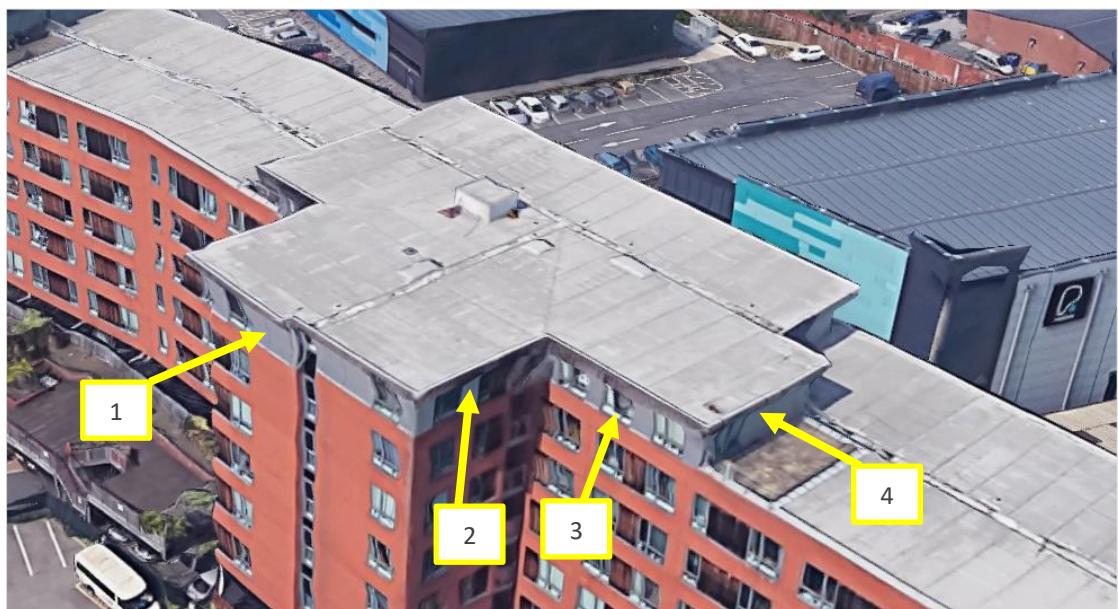


Figure No. 1 – Image of 20:20 Penthouse 1 (Courtesy of Google Maps)



Figure No. 2 – Image of 20:20 Penthouse 1 (Courtesy of Google Maps)



Figure No. 3 – Image of 20:20 Penthouse 1 (Courtesy of Google Maps)

2.2 Penthouse No. 2

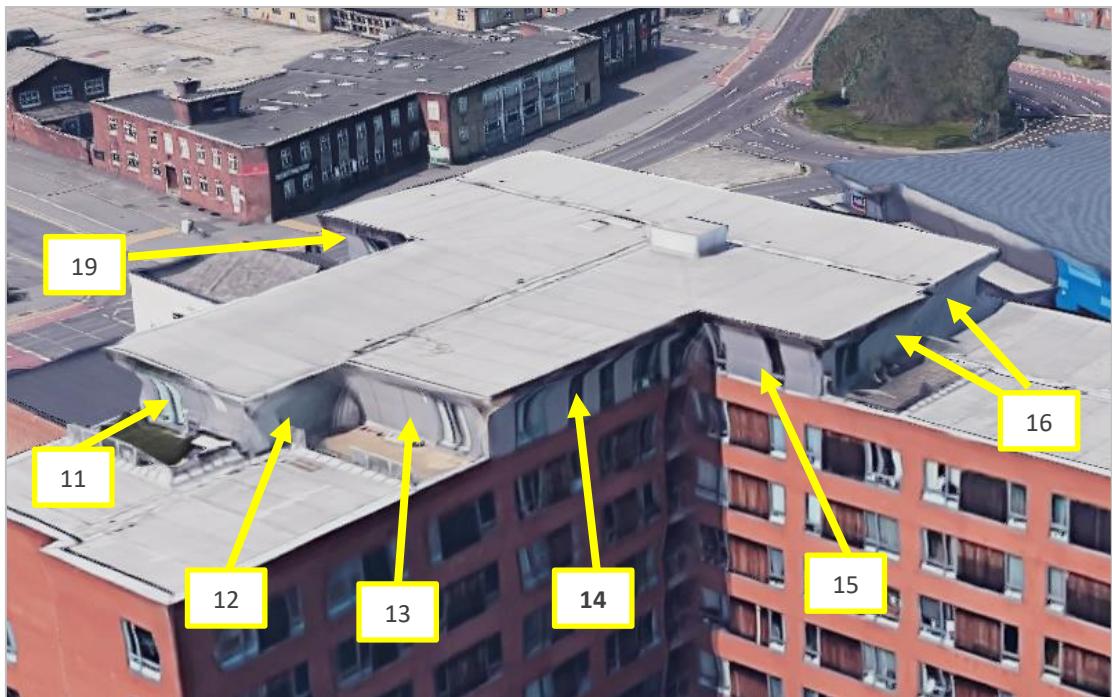


Figure No. 4 – Image of 20:20 Penthouse 2 (Courtesy of Google Maps)



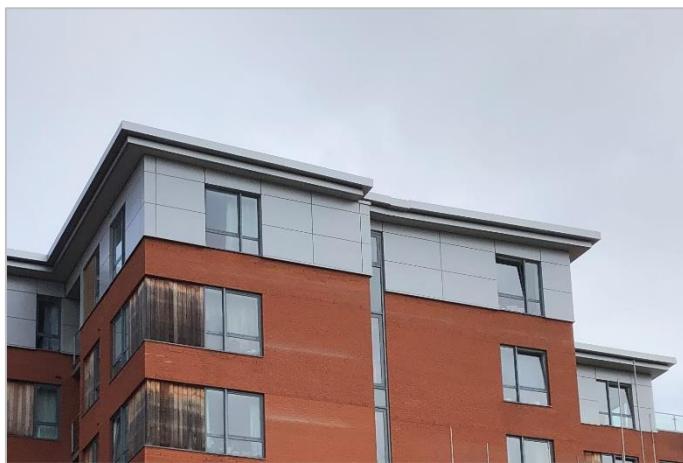
Figure No. 5 – Image of 20:20 Penthouse 2 (Courtesy of Google Maps)

3.0 Site Progress

The photographs below show the progress made to date as observed on the day of the site visit.

3.1 Penthouse No. 1

Aluminium panels have now been installed to all areas of Penthouse 1. Along elevation 7, a flashing is to be installed to cover the exposed insulation at the curtain wall head, indicated by an arrow on photograph No. 7. Elevation 10 also displays exposed insulation and should be sealed in a similar fashion to elevation 7 indicated by an arrow on photograph No. 10.



Photograph No. 1 – Elevation No. 1



Photograph No. 2 – Elevation No. 2



Photograph No. 3 – Elevation No. 3 (Update on this photograph could not be taken, latest photograph has been used as a reference)



Photograph No. 4 – Elevation No. 4



Photograph No. 5 – Elevation No. 5



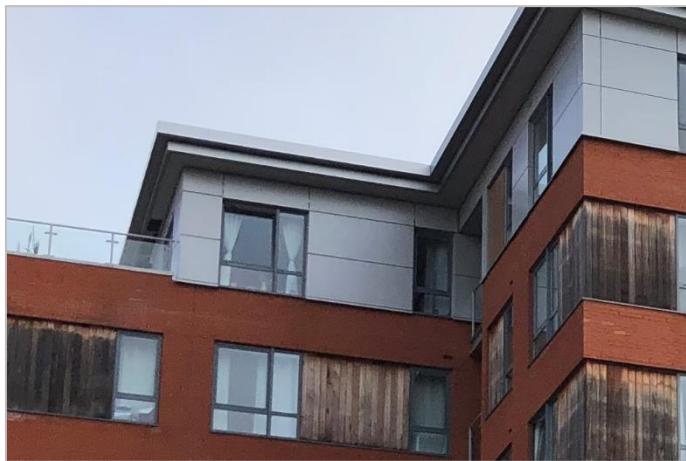
Photograph No. 6 – Elevation No. 6



Photograph No. 7 – Elevation No. 7 (no access at time of visit)



Photograph No. 8 – Elevation No. 8



Photograph No. 9 – Elevation No. 9



Photograph No. 10 – Elevation No. 10

3.2 Penthouse No. 2

A number of elevations have progressed to a stage for the installation of the cladding panels to commence. Elevation 17 has 10% helping hand brackets installed but no vertical rails or insulation installed to date.

The remaining elevations have helping hand brackets installed along with vertical rails, insulation slabs and cavity barriers. (Refer to Photographs No.'s 11 to 20).



Photograph No. 11 – Elevation No. 11



Photograph No. 12 – Elevation No. 12



Photograph No. 13 – Elevation No. 13



Photograph No. 14 – Elevation No. 14



Photograph No. 15 – Elevation No. 15



Photograph No. 16 – Elevation No. 16



Photograph No. 17 – Elevation No. 17



Photograph No. 18 – Elevation No. 18



Photograph No. 19 – Elevation No. 19



Photograph No. 20 – Elevation No. 20

4.0 Observations

4.1 Penthouse 2

4.1.1 Dead fix Elevation 11

A bracket located at the top of elevation 11 displayed a dead fixed bracket instead of a sliding fixed bracket. This is not with due regard to the subframe drawings issued to date.

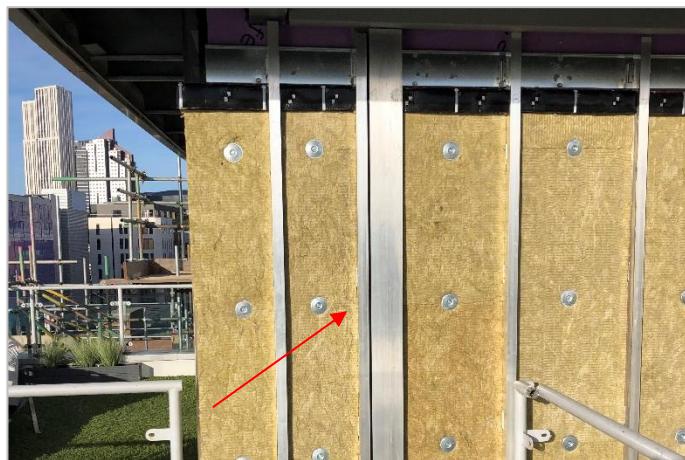


Photograph No. 21 – Bracket installed as dead fixed instead of sliding fixed

Action: Ballymore to ensure that all brackets are dead fixed and sliding as per subframe drawings and if new fixing holes are required, the vertical should be moved down to allow new fixing holes into the material.

4.1.2 Additional 'L' rail to elevation 12

An additional 'L' rail was observed on elevation 12. The additional rail was not illustrated on the updated subframe drawings. Therefore, a panel was temporarily installed to understand the rationale of the additional rail. It was concluded to be necessary in order to pick the fixing clips.



Photograph No. 22 – Additional rail added to elevation on site

Action: Ballymore to update elevation 12 subframe drawing with additional rail.

4.1.3 Rails on elevation 13 don't align

The 2 vertical 'T' rails installed at the door head to elevation 13 were not aligned with the 2 vertical 'L' rails above the door head. The author is unsure if the vertical rail will support the panel appropriately as the fixing clips may need to be adjusted to suit.



Photograph No. 23 – Four rails above door are not aligned

Action: Ballymore to ensure that the vertical rails above the door head for elevation 13 are aligned and follow suit with the subframe drawings issued.

4.1.4 Double bracket on elevation 14

A double bracket was observed to the external corner of elevation 14 leading into the recessed balcony area. Subframe drawings indicate that a single sliding bracket should be installed in this area.



Photograph No. 24 – Double bracket installed in wrong location

Action: Ballymore to ensure that the double bracket installed to the external corner leading to the recessed balcony is correctly installed. If so, the sub-frame drawings should be updated to reflect this.

5.0 Conclusion and Actions to be Carried Out

- 5.1 Generally, steady progress appears to have been made since the writer's last visit and a small number of observations have been made in this report.
- 5.2 The progress to Penthouse No. 2's installation of subframes and insulation should not be carried out until the drawings are received and commented on by Wintech.
- 5.3 Ballymore are to review the contents of this report and action accordingly.
- 5.4 The electronic format tracker has been issued to Ballymore and Cardoe Martin along with this report. The electronic document reports the full list of items highlighted by Wintech following each site visit undertaken.

