

MILTON ROAD UPDATE

Date: January 2024

Programme and Progress

1. The development is approximately 40% completed, with the apartment block superstructure nearing completion and brickwork to the townhouses underway. A summary of the programme is included below.

Table 1 – Programme

Week Number	35 of 86
Current Delay	0 weeks
Forecast Delay	0 weeks
Forecast Completion Date	December 2024

2. The ground floor external / internal townhouse walls are completed to first floor level and progression up to second floor level is underway. The scaffolding is completed to first floor level. The apartment block superstructure is complete to fourth floor slab.



3. The site has maintained an exemplary record in health and safety, with zero reported accidents or incidents. This achievement underscores Wates' commitment to a secure working environment which is reflected in iMS scores and feedback from the partnership's Health and Safety Advisor.

Table 2 – Health and Safety

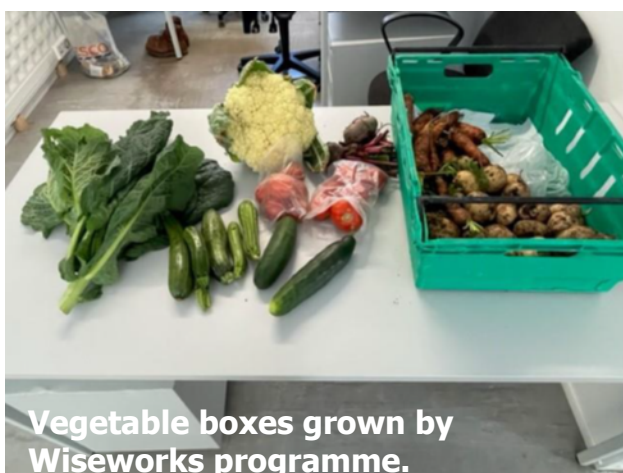
Number of accidents	Number of incidents	Accident-free hours in the period	iMS Score
0	0	11400	91%

Next Stage Activities

4. Installation of structural steel for level one of the townhouses, advancing block work to the second-floor level, and the commencement of scaffolding installation up to second floor level.
5. Completion of the level five and six apartment block slabs are forecast to be complete by the end of Jan-24. Ducts for services are set to be installed in the footpath ahead of scaffolding installation.
6. The existing site hoardings are to be enhanced to provide information boards which will showcase the development. Alongside the standard GLA information board, the boards will provide images and details of the development and wider area which will engage and inform the local community.

Social Value

7. Wates has a successful ongoing partnership with the 'Wiseworks Stop and Grow' project at The Ridgeway. This project offers opportunities to Harrow residents who have mental health problems or learning disabilities to learn about growing fruit, vegetables, and flowers in a safe and comfortable environment. The public can purchase vegetable boxes and end of season flowerpots every Tuesday and Thursday.
8. In August, Wates staff alongside their supply chain, undertook physical improvements to the facility to provide new paths and level access alongside improvements to the pond and re-potting existing plants.



9. Over 100 volunteers from Wates have actively engaged in local initiatives, supporting residents and community groups. Wates has also created 18 opportunities for local apprenticeships - offering local individuals a valuable insight into the construction sector.
10. Furthermore, Wates took part in the refurbishment of the Shaftesbury School Garden, enhancing communal spaces. Looking ahead, Wates will be supporting an employment event designed for Harrow residents, further strengthening its commitment to improving the employment prospects.