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Date: 18<sup>th</sup> Nov 2025

Dear Occupier

**RE: The Pad 45 Holloway Road, London N7 8JW Insulation Render Replacement.**

**Update: From 20<sup>th</sup> November 2025**

**Scaffold schedule:** Due to ongoing discussions with the neighbouring housing association, permission to erect scaffold across the grass verge on the right side of the building and to the rear is slightly delayed. We will now continue to erect scaffold courtyard area and across the front side of the building.

**Please note:** TFL have given us a window to complete the front scaffold erection on the weekend of 29/30<sup>th</sup> Nov between 8am – 4pm. We apologise in advance; this is only option presented by TFL – No matches/events at Emirates stadium. Works will consist of installation of scaffolding above shop frontage and will be at the height only for the weekend. The rest of the front elevation can be erected in normal working hours.

**Light and Visibility:** We are aware there are some concerns with regards to light in to flats during the works. There will be some fire-retardant netting across the scaffold and this will reduce light, but it is a requirement for the scaffold system being erected.

**Outline of timelines for this project:**

- Erection of scaffold to the external facades of the building –5<sup>th</sup> Nov 2025 approximately 9 weeks
  - **Christmas break will take place from 19<sup>th</sup> Dec for 2 weeks**
- Removal of current façade 16 Feb 2026 approximately 22 weeks
- Removal and installation of roofs 1 and 2 25<sup>th</sup> May 2026 approximately 6-7 weeks
- Removal and installation of new decking 20<sup>th</sup> July 2026 approximately 4 weeks
- Installation of new facades–23<sup>rd</sup> Feb 2026 approximately 17 weeks
- Removal of scaffold 17<sup>th</sup> Aug 2026 approximately 7 weeks

Noise during works: There will be some intermittent drilling, this will be generated by the fixing process only

Thanking you in advance for your time and cooperation, we look forward to working alongside you during this project.

Resident Liaison Officer (RLO) Samantha Williams, Nicola Shillum and Lauren Paget.  
You can contact us by email: [rlol@millane.ltd.uk](mailto:rlol@millane.ltd.uk)

