



Project
Communication
Newcombe House

10th April 2026

Dear Resident/Neighbour

Progress / Programme Update – Newcombe House Project – 10th April 2026

We write to provide you with an update of the construction works that we have undertaken on our Newcombe House Project over recent weeks and advise of the works we've programmed to undertake during the next period.

Over recent weeks we have continued to progress well with the erection of the Structural Steelwork to the **Kensington Church Street (KCS) Building**, such that the metal decking flooring works have now commenced. The metal decking sheets span across the structural steel beams at each floor level and form the shutters for the concrete that shall be poured to form each slab. These concrete works to the floor slabs are due to start later in April and are the last significant elements of concrete works that are to be undertaken on the project to this Building. We forecast that all of the floor slabs (including the roof level) shall be completed before the end of August 2026.

In line with our plans the Southern Concrete Core of the KCS Building has reached its full height and as previously advised **we shall be erecting another Tower Crane onto the core over this weekend (11th & 12th April 2026)**. Due to the nature of these works and associated logistics to undertaken them, involving large wide/long vehicle loads and on site exclusions zones below, these works are undertaken when permitted at the weekend. These works are relatively quiet and as always our teams will be briefed and managed during these works to keep any noise to a minimum.

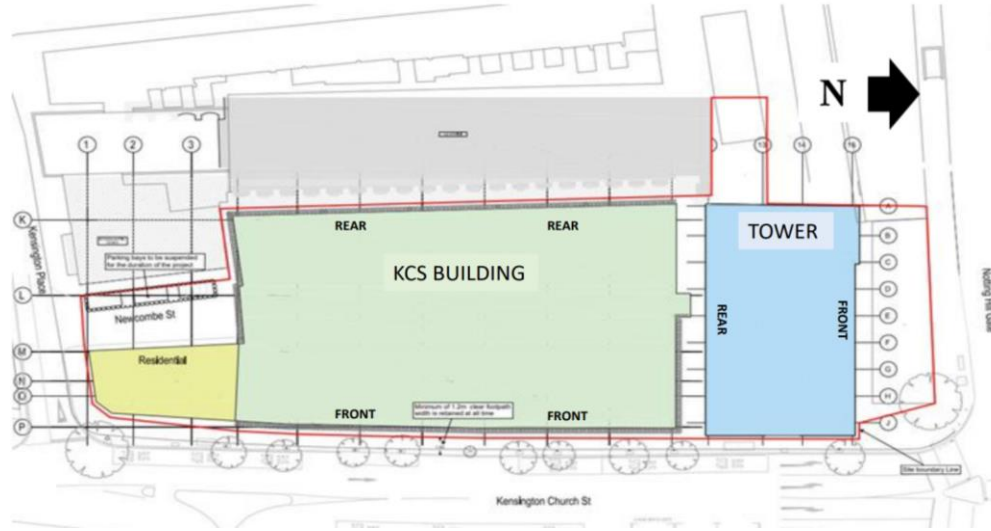
The most notable activity to **Newcombe Tower** over the recent weeks continues to be the installation of the Façade Cladding Panels. With the quantity of panels now installed we believe that you should start to be able to get a feel for the overall external appearance of the Tower when it will be complete. The panels shall continue to be installed up the Tower until they reach the roof level late September 2026. The façade has now progressed sufficiently up the Tower that it has created a suitable internal environment for our internal plasterboard works to commence on the lowest floor level.

Kind Regards

Adam

Adam Wells

Project Director – adam.wells@midgard.ltd.uk – 07717 801283



Progress photos taken of KCS Building - Early April 2026

In the last few weeks the following works have progressed;

- The South Core Slipform Rig has reached its full height up at roof level. This Rig is being removed ready for another Tower Crane (TC4) to be erected upon it
- Ground Floor Slab pours have progressed with only one more pour remaining before we commence concreting the upper floors on the metal decking of the KCS Building
- The Structural Steel Frame erection work is progressing to the West Elevation of the Kensington Church Street Building Elevation and the Metal Decking activity has just commenced

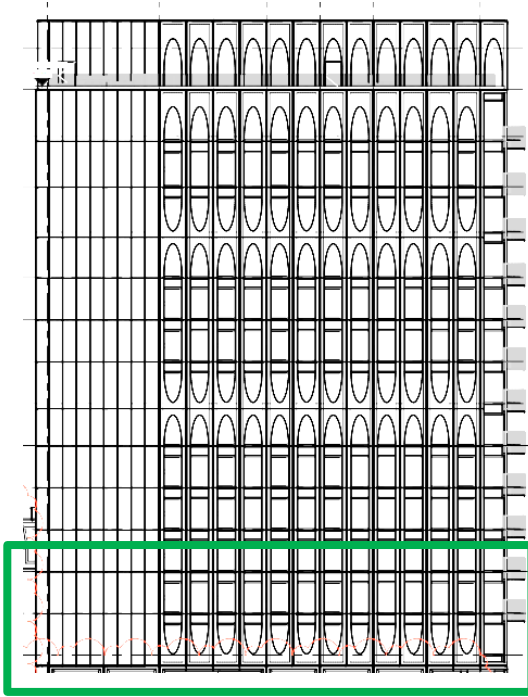


Progress photos taken of the Tower - Early April 2026

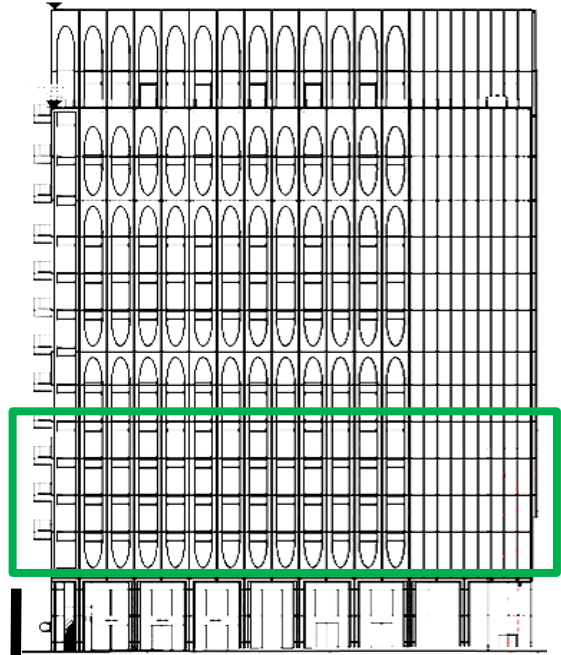
In the last few weeks on the Tower our primary works have been focused externally upon the installation of cladding panels. These have now been installed up as high as the 5th floor level of the Tower.

With the quantity of panels now installed you should start to be able to get a feel for the overall external appearance of the Tower when it will be complete.

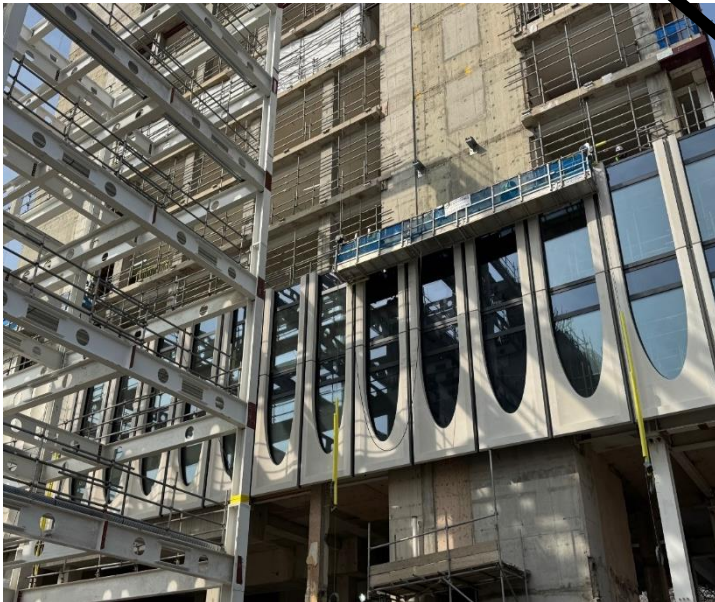
To the North of the Tower you will note that we have a hoist installed servicing the floors during the construction phase. Once the hoist has completed its task it shall be removed and cladding panels shall then be installed matching the appearance of the others that are glazed



South View of Newcombe Tower



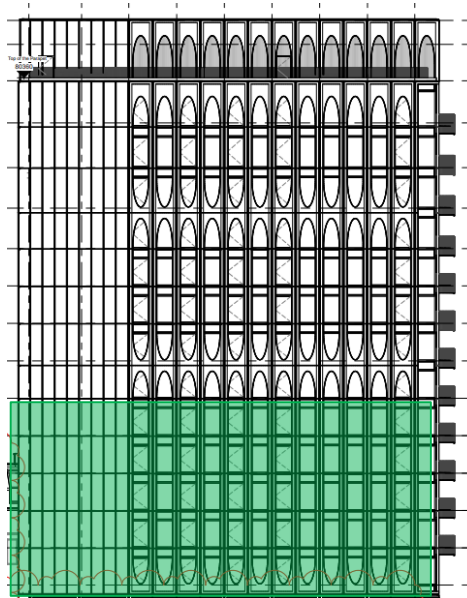
North View of Newcombe Tower



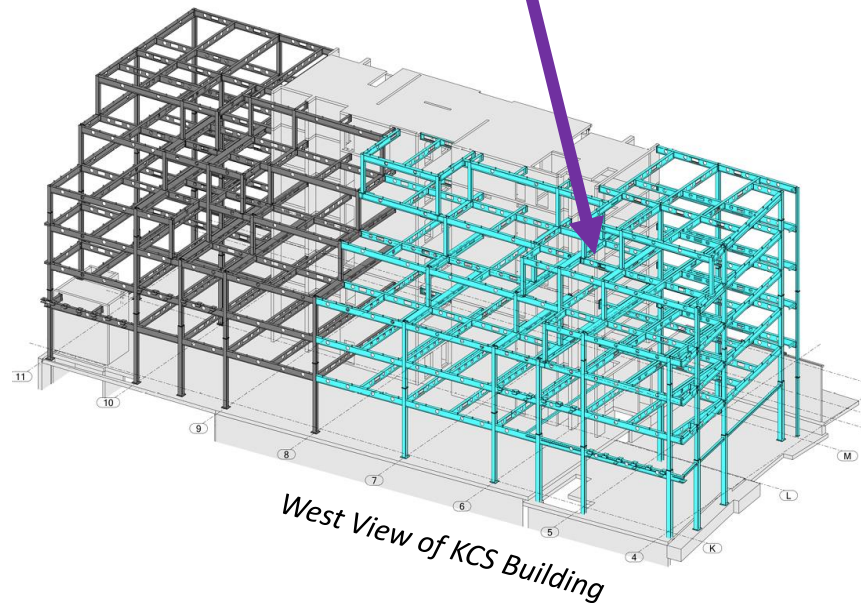
Up and Coming Works Planned for April 2026

In the coming weeks we plan to undertake the following works;

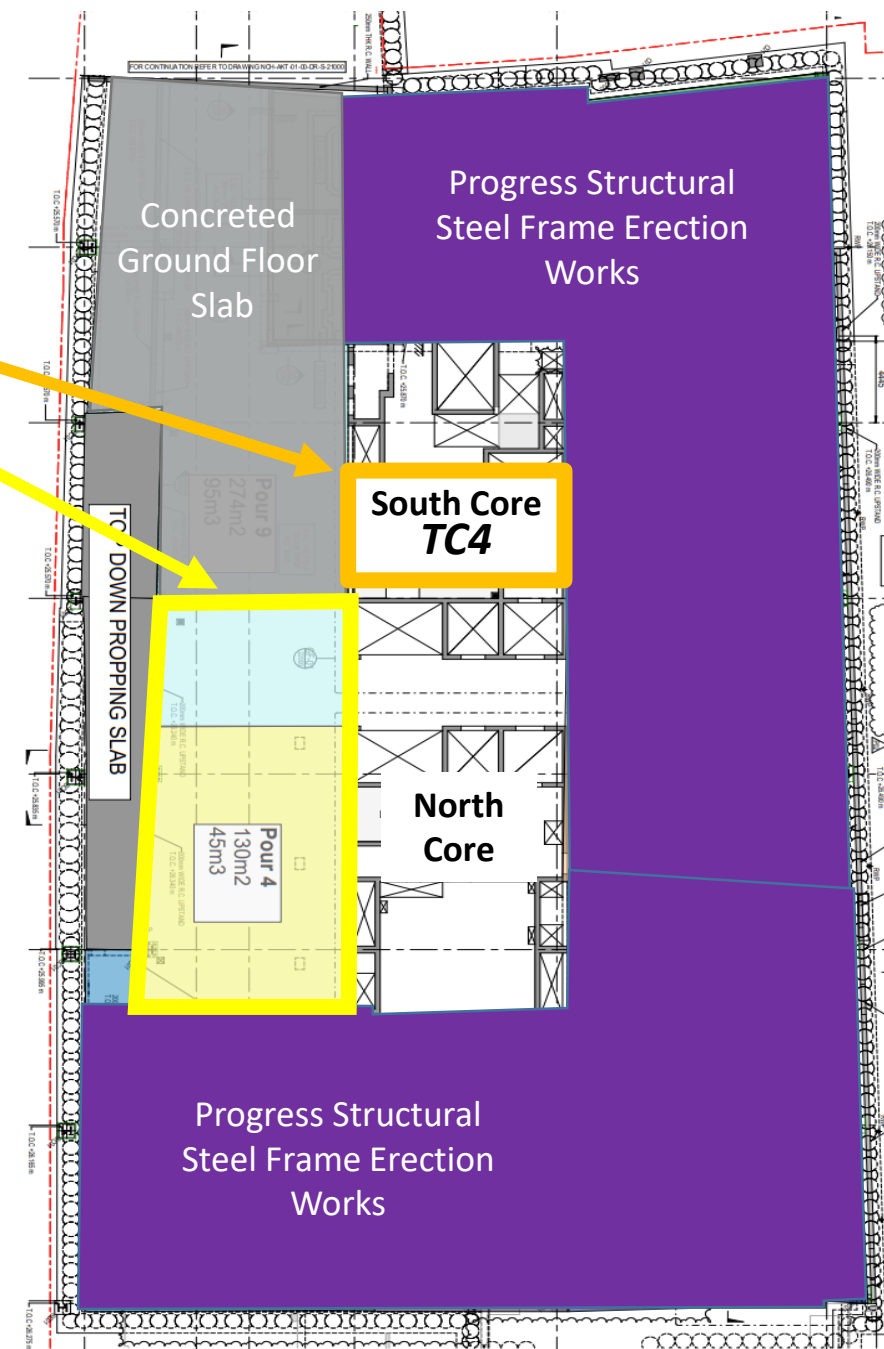
- We shall erect a Tower Crane (TC4) onto the top of the South Core
- The last of the Ground Floor Slab Pours (Pour 4) shall be concreted
- Progress the Cladding Panel Installation to the Tower Levels 5, 6 & 7
- Continue to progress the KCS Building Structural Steel Frame Erection works along with the associated metal deck flooring that is laid ahead of the floor slabs being concreted
- The first of the KCS Building upper floors will be concreted



South View of Newcombe Tower



West View of KCS Building



Plan View of KCS Building Ground Floor Slab