

Benwell House Phase 1 Lessons Learnt Summary

| Project Issues | Completion, handover and occupation | Council / Political | COVID / Brexit |
|--|--|---------------------------------------|------------------------------------|
| Internal Project Communication | Under floor Heating | Name Change | Communal Space |
| External railing on the 5th floor | PPM | External Works Phasing | Covid impacted some of the workers |
| Parking allocation and lack of visitor spaces | Blinds | Tenure allocation | |
| Fire zone plans | Maintenance - defects period | Specification | |
| Under floor Heating | PC Rushed | Marketing | |
| Flat Roof | CCTV | Outside space especially for children | |
| External Works Phasing | O&M handover | Key Worker definition | |
| Foot paths | Communications with Housing | | |
| Team working / culture - Residential team to be involved with Design | Fire Systems | | |
| Glenman | Rental Income (in relation to KGE) | | |
| Steel Order | Bluebox | | |
| Contamination - Planning Conditions | Dwellant | | |
| Building Control | Carpets - Protective coverings | | |
| Corridors | Sparkle Clean | | |
| Door Fobs | Signage | | |
| | Post practical completion security prior to handover | | |

Black – Lesson Learnt

Blue – Positive

Red – Lesson Learnt alert