SITE SURVEY REPORT

Non-Conformance and Corrective Action Report

Prepared for	Calder Living Ltd
Date	28 Sep 2026
Site	Calder Wharf Apartments, Leeds
Prepared by	M. Okafor

FORM

Non-Conformance and Corrective Action Report

1. What was found

Project	Calder Wharf Apartments, Leeds: concrete frame
Report number	NCR-CW-018
Customer	Calder Living Ltd
Site or department	Block B ground floor, column B-C4
Site address	Calder Wharf, Kirkstall Road, Leeds
Where it was found (GPS)	Block B, column B-C4 · 53.802970, -1.570430 (SE 28389 34160, ±5 m)
Date raised	28 Sep 2026
Raised by	M. Okafor, site engineer, Pennine Frame Ltd
How was it found?	Inspection or test
What is it about?	Workmanship
Severity	Major
What should have happened?	Columns cast with a dense, fully compacted finish to concrete specification CS-04 clause 6, with no honeycombing or exposed reinforcement.
What did happen?	When the formwork was struck on column B-C4, the north face had honeycombing at the base: voids and exposed coarse aggregate, with one link just visible.
Quantity or extent affected	1 column, north face at the base
Width of the defect or affected area (m)	0.32

Width of the defect or affected area (m): measuring photo



Height or length of the defect or affected area (m)	0.26

Height or length of the defect or affected area (m): measuring photo



Area affected (m^2)	0.08

Photos of the evidence





2. Containment

What was done straight away?	Column taped off and marked. Nothing to be loaded on it and the level 1 formwork above held. Structural engineer sent the photos the same morning.
What happens to the affected product or work?	Reworked or repaired
Could other batches, sites or jobs have the same problem?	Yes
What has been checked?	The other 11 Block B ground floor columns checked after striking, no honeycombing. The two Block A columns cast the same day checked, fine.
Does the customer need to be told?	Yes
Who was told, and when?	D. Hirst, Calder Living project manager, by email on 28 September

3. Root cause: 5 whys

> Start from what happened and ask why. Take each answer and ask why again. Five is a guide, not a rule: stop when the answer is a process, a method or a missing control that you can change, not a person to blame.

Why did it happen?	The concrete at the base of the column did not compact.
Why was that?	The poker did not reach the bottom of the form.
Why was that?	The 3.2 m column was poured in one lift with the short poker on site.
Why was that?	The column pour method did not set a lift height or poker length for columns over 3 m.

Root cause	The column pour method did not set a maximum lift height or poker length for tall columns, so the concrete at the base of a 3.2 m column was not compacted.
Where does the cause sit?	Method or procedure
Should an existing check have caught this earlier?	Yes
Why did it not?	The pre-pour checklist did not ask for the poker length against the column height.

4. Corrective actions

Actions 1: Repair B-C4 to the engineer's instruction RI-CW-07: break out to sound concrete, bonding coat and repair mortar.

Action	Repair B-C4 to the engineer's instruction RI-CW-07: break out to sound concrete, bonding coat and repair mortar.
Type	Correction: fixes this case
Owner	M. Okafor
Due	5 Oct 2026
Completed	6 Oct 2026

Actions 2: Change method statement MS-CW-03 so columns over 3 m are poured in two lifts with a long poker.

Action	Change method statement MS-CW-03 so columns over 3 m are poured in two lifts with a long poker.
Type	Corrective action: removes the cause
Owner	J. Ellis, frame manager
Due	9 Oct 2026
Completed	8 Oct 2026

Actions 3: Add poker length against column height to the pre-pour checklist PPC-02.

Action	Add poker length against column height to the pre-pour checklist PPC-02.
Type	Corrective action: removes the cause
Owner	M. Okafor
Due	9 Oct 2026

Completed	9 Oct 2026
Actions	3
Completed	3
Still open	0

5. Verify and close

Date effectiveness was checked	16 Oct 2026
Did the actions work?	Yes
What evidence did you look at?	Six columns poured to the new method on 12 and 14 October, all struck with a clean finish. Repair to B-C4 inspected and accepted by the engineer, record EI-CW-22.
Which procedures, risks or documents have been changed?	MS-CW-03 rev C and pre-pour checklist PPC-02 rev B, briefed to the frame gangs on 9 October.
Status	Closed
Date closed	16 Oct 2026
Days open	18
Closed by	R. Iqbal, project manager, Pennine Frame Ltd
Signature	