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**BUILDING REMEDIATION UPDATE
BAKERSFIELD ESTATE**

SENIOR PROJECT MANAGER: Jo Knight
PROJECT MANAGER: Daven Hinkson
DATE: November 2024

Dear residents of Bakersfield Estate,

We are writing to confirm that we have now allocated a Project Manager to carry out some remediation repairs to a number of the buildings on the Bakersfield Estate.

Over the past few years, there have been several changes and updates to the regulations and guidance surrounding building safety. This originated with an external wall assessment known as the EWS1, which was previously completed on the 4 tallest blocks, but with additional new regulations in place, a new holistic review of buildings is required using the PAS9980 methodology. This review produces a Fire Risk Appraisal of External Walls (FRAEW).

In the case of Bakersfield Estate, we are in the process of collecting the data required to carry out the FRAEW and from this, we are aware that further investigations are required. We are also aware that remediation work will be required at Bakersfield Estate.

We need to conduct intrusive surveys with a multi-disciplinary consultant team and contractor to further define the remedial work required. These surveys will involve gaining access to a number of flats, cutting out parts of the ceilings and walls to access the fabric of the building. These works may cause temporary disruption, but all affected areas will be made good.

Primarily, we plan to start these investigations in vacant units, but additional properties may be required. As the holiday period approaches, we would like to invite any residents who may be travelling at this time to volunteer their properties for the above surveys.

Before any investigations are started, a detailed pre-condition inspection will be completed. We expect each survey to take around one week per flat.

If you are interested in this, please reach out to your housing representative with your dates of travel and we will contact you.

Current Fire Safety Measures

In the event of a fire within a flat, the occupants of that flat should alert everyone within that flat, leave the property and close the doors and alert 999 as soon as possible.

The current evacuation strategy for Bakersfield is a 'stay put' policy. This means that residents in other parts of the building can remain within their flat if they feel safe to do so. The emergency crews will reinforce or change this advice when they arrive.

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Based on the reviews to date, we have not been advised to change this evacuation strategy or implement any other mitigation measures. We will continue to monitor this as investigations progress and keep residents updated accordingly.

What happens now

We are currently creating a project brief that our technical team will advise on. This will help us with the scope of works, designs plans, appointing the consultant team and cost liability. Moving forward, we will be arranging regular update letters to keep you informed on all stages of the project.

Communication Plan

We aim to provide updates on the remediation project every 6-8 weeks, sharing our progress and next steps. Our methods of communications can take various forms, such as online evening meetings, drop-in sessions and written updates.

Our aim is to keep you informed on the changes that you will see around your neighbourhood and how this may impact you. These meetings are also a platform to ask questions and advise us of any matters you would like raised.

The first meeting will be arranged for **Wednesday 27th November, 6pm to 7pm**. You will receive an invitation from resident communications inbox at least 48 hours prior.

In the meantime, please do not hesitate to get in touch with us and send any questions you have prior to our meeting which we can address the in the meeting.

Please submit these questions via the QR code below.



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Yours sincerely,

Daven Hinkson- Project Manager