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**BUILDING REMEDIATION UPDATE**

**BAKERSFIELD ESTATE**

**HEAD OF REMEDIATION:** Petronila Osodo

**SENIOR PROJECT MANAGER:** Jo Knight

**PROJECT MANAGER:** Daven Hinkson

**DATE:** April 2026

Dear residents of Bakersfield Estate,

Please accept my sincere apologies once again that the meeting on the 15 April 2026 did not go ahead as planned. This was due to absences within the team and an oversight during the handover process. The meeting has been rescheduled to **Tuesday 28 April 6pm – 7pm** and the joining details have been sent to you. I will be chairing the meeting, and this letter is to provide you with a project update before we meet.

**Update on Alarm Installations**

In our February update, we let you know that subject to the remaining flats being booked, we were working to complete the works by the 20 March 2026. Works have been completed to most of the homes, and we are working to gain access to the remaining 19 homes. If you have not already done so, I would like to urge you to book your appointment to have this carried out.

**You can do this by contacting Catherine Robertson at Millwood directly via:**

**Email:** [catherine.robertson@millwood.co.uk](mailto:catherine.robertson@millwood.co.uk) **or Phone:** 07977 532 961

**Update on next phases**

We previously let you know that phases 2 and 3 are subject to Building Safety Regulator (BSR) approvals and that the designs for the phases were ongoing. We also informed you of some overlaps between the phases and following a review of the interaction between the phases, they cannot be carried out separately. Doing the works in this way reduces the disruption to residents.

The phase 2 works aim to remediate the current evacuation route that in some areas, relies on one home evacuating through another home. This is known as a secondary means of escape. The remediation will create a fire-resistant escape route that does not go through any individual properties or balconies. There is an existing staircase system that runs through the building however, the current layout means that some of the landings are within the living accommodation. Some partition work is needed to separate the staircase from the living accommodation, and this will affect 45 homes. The type of work required for each affected property varies and the designs are being finalised. In May, we will write to the affected residents individually and we will include the drawings showing the new partition layout that is required to create the fire escape route. Additionally, phase 2 works also aim to improve the fire resistance across the building. This is done by replacing some doors within all properties with fire doors, as well as works to riser cupboards and compartmentation works to some of the existing cupboards under the underside of the stairs separating two flats. For the fire doors, due to the age of the building, there is a concern about the construction materials (used at the time of build) that may be disrupted by the works and as part of our construction phase planning, the methodology of the door replacement requires further development. On the riser cupboards,

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we previously let you know about the stripping out of redundant pipework and electrical works as well as compartmentation works. During the design development of phase 2, on block 4, the distances between the hose and the existing dry risers in some instances are excessive. Two new dry risers need to be installed in the communal area, and the works will also be within the communal areas only. The phase 2 works will improve the fire resistance and compliment the enhanced detection and notification of the fire alarms installed in phase 1.

The phase 3 works have been developed following the scanning and investigations works we carried out last year. In September last year, we let you know that our investigations had found no signs of structural failure, but that structural remediation works were still required. For the split-level flats, the floors separating the floors within the flat are timber and the floors separating the flats are concrete. Remediation works are required to support the floor reinforcements, and these are primarily: wooden supports being added to the timber joists and these being strapped to walls for added stability; and additional floor material being installed to the concrete slabs. Additionally, there will be wall improvements works with the brick ties being checked and improved as well as works to the party walls in block 4 – block 7. There will also be works to the external wall as well additional bollards outside of the property and both were recommendations within the investigations stage. During design development, we have also established that the windows and garden doors require replacing and this has been included within the phase 3 works.

The partition works and new riser works in phase 2 interact with the structural remediation works in phase 3 as both sets of works interact with the structure of the building. Works in both phases mean affected residents need to temporarily relocate and separating the phases may mean two temporary moves. These are the key considerations for combining phase 2 and phase 3.

### **Programme**

The works at Bakersfield need to go through BSR Gateway 1 and Gateway 2 approvals. Gateway 1 approvals are to the local authority planning department and are better understood as seeking planning permission. Following Gateway 1 approval, we will submit a BSR Gateway 2 application to the Building Safety Regulator and once this is approved, we can mobilise and start on site. The current timelines are as per the table below and our allowances for statutory applications are based on the average industry approval times.

BSR Gateway 1 submission	18 May 2026
BSR Gateway 1 approval	18 August 2026
BSR Gateway 2 submission	28 August 2026
BSR Gateway 2 approval	January 2027
Start On Site	March 2027
Project Completion	December 2028

### **Evacuation Strategy**

The current evacuation strategy for Bakersfield remains as ‘stay put’. This means that residents in other parts of the building can remain within their flat if they feel safe to do so. The fire and rescue service will reinforce or change this advice when they arrive. In the event of a fire within a flat, the occupants of that flat should alert everyone within that flat, leave the property via their main entrance door and close the doors and alert 999 as soon as possible.

### **Communication**

We will continue to use a combination of virtual and in person resident meetings and written updates. All presentations and written updates are made available for download on the dedicated Bakersfield project microsite (<https://bit.ly/bakersfieldresidents>).

Most notifications and communication will be via email (usually from [residentcommunications@nhg.org.uk](mailto:residentcommunications@nhg.org.uk)) however, physical documents will also be provided for important events. Most appointments will be managed by the relevant contractor.

Residents can contact NHG via the resident communications email or their property manager. A link to a Microsoft form for building safety queries was previously provided. This is no longer in use and where you would like to reach the building safety team directly, please contact the [residentcommunications@nhg.org.uk](mailto:residentcommunications@nhg.org.uk) inbox.

### **Next Steps**

- Next resident meeting on Tuesday 28 April 2026.

### **Contacts**

Microsite Link: <https://bit.ly/bakersfieldresidents>



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Yours sincerely,

**Petronila Osodo – Head of Remediation, Building Safety**