



[www.nhgggroup.org.uk](http://www.nhgggroup.org.uk)

**To Whom It May Concern**

21<sup>st</sup> December 2021

Dear Sir/ Madam

**Re: Hepburn Building, Grange Walk Bermondsey SE1 3GJ**

We can confirm the following details for the above-mentioned building, based on the data and documentation we hold:

- **Height of building?**

*At four floor levels, we consider the building to be approximately 11 meters in height.*

- **Materials used for external wall and attachment?**

*Mostly brickwork (around 75%) and smaller isolated sections of ACM cladding. The insulation behind cladding is a Celotex PIR. Within the external walls there is SFS metal studs, mineral wool insulation and cement particle board sheathing.*

- **When will my block be surveyed?**

*Hepburn building was externally surveyed winter 2020 and internally spring 2021 by our architectural pathologists PRP Architects.*

- **Has a review of the building, including the external walls, in relation to fire safety been carried out in accordance with the latest Government advice?**

Yes

- **Is any remedial work required to the building following the review?**

*Minor sections of ACM cladding have been identified on Hepburn building and we are committed to fully replacing all remaining ACM panels for a solid aluminium type. Work to these sections will include replacement of all existing insulation and cavity barriers behind the cladding to current regulatory standards.*

- **Where remedial work was requested as part of the review please also provide the following:**

- a. Has the work commenced/been completed?**

*Work is anticipated to commence 4<sup>th</sup> January 2021 for a period of 50 weeks, however this will include similar dedicated work on Parchment and Costermonger.*

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**b. Will any costs be passed on to the leaseholders?**

*Remediation and professional costs for the cladding replacement works will be paid in full by Notting Hill Genesis and not passed on to Leaseholders.*

- **When was the cladding put on?**

*The existing cladding was installed at time of build (2012) and this complied with regulatory standards at the time, and there is an EWS1 for this building with a B1 rating. The new sections of cladding will also comply with current regulatory standards and the EWS1 will be re-issued following the works. The rating is expected to stay the same.*

- **If the building meets cladding regs and a certificate of proof and a cover letter including the above, name of person who issued and put on the cladding and date of issue**

NA

- **Where can I find more information about NHG's approach to building safety?**

*Please view NHG's website, see link below:*

[www.nhg.org.uk/residents/staircasing-buying-and-selling/update-on-our-building-safety-programme/](http://www.nhg.org.uk/residents/staircasing-buying-and-selling/update-on-our-building-safety-programme/)

We hope the above information is helpful until an intrusive survey is undertaken/ EWS1 form provided.

Yours sincerely

Cam Kunyeda

**Property Management Officer**

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