

Stoke Quay Project Slides

4 Aug 2026



Introductions & Meeting Purpose

Meeting Purpose

- Update residents on the progress of the building safety project at Stoke Quay

Building Safety Remediation Team

- Jenny Murphy (Interim Director of Planned Investment and Building Safety Remediation)
- Ethan Fitzharris (Programme Lead Building Safety Remediation)
- Kaira Ellis (Senior Project Manager)
- Rebka Dessalegne (Project Manager)- from Sept 2026
- Abbie Davis (Senior Stakeholder & Communications Adviser)

Estate Operations Teams

- Denis Kinyera (Head of Estate Management)
- Dee Hopkins (Estate Operations Manager)

Operations Team

- Treena Webster (Housing Officer)
- Dami Bakare (Housing Officer)
- Filipa Santos (Estates Operations Co-Ordinator)
- Vincent (Building Safety Manager)

Remediation Project



Scheme context

- Developer: ISG
- Built in 2015/16
- 386 homes and commercial units
 - 6 individual blocks
 - 25 Townhouses
 - 9 commercial units

Purpose of works

- Repair identified defects
- Meet current building standards

Project outline

- Remediation works: Scope of works
 - Cladding remediation works
 - Fire compartmentation works
 - Defects
 - Zephyr Court
 - Barnard Square
 - Osprey Court
 - Leven Court
- Approval to appoint out consultant team has now been provided by our approval board

Project team



NHG ('Employer')

- Rebka Dessalegne- Project Manager (Sept 26)
- Kaira Ellis- Senior Project Manager
- Abbie Davis - Senior Communications Advisor



Airey Miller ('Consultants')

- Emma Clark- Employer's Agent
- Sheetal Prakash – Assistant Employer's Agent
- Danu Chandra– Quantity Surveyor
- Suchindra Reddy– Architect
- Victoria Jones– Principal Designer (CDM)
- Phillip Carter – Principal Designer (BR)
- Mohamed Mouseafa- Fire Engineer
- TBC- Clerk of Works



Pell Frischmann ('Consultant' – Structural Engineer)

- Vincenzo Ferraiuolo – Structural Engineer



Current Project Focus



Scope & Design

Airey Miller, Pell Frischmann | March 2027

- **Purpose:** To define the scope and specification
- **Process:** Review original documentation and survey results, comparing against current standards and requirements. Investigations into defects. Seek planning approval.

Selection (Tender) Process

Airey Miller | Aug 2027

- **Purpose:** Identify and assess a suitable contractor who can deliver the project works effectively.
- **Process:** Develop clear, defined outline of the works, specifying materials and requirements. Seek, collate and assess applications against requirements.

Key Information

- Cladding Safety Scheme
 - Application includes Avalon, Leven and Osprey Courts.
- National House Building Council(NHBC) involved with some defect claims

Progress to date

- The project team has now been appointed.
- All available information and documents have been reviewed by the team.
- Creating a list of additional surveys/investigations required to finalise the scope of remedial works for each building.
- Further surveys and opening-up requirements will be confirmed in August, following the technical reviews between Airey Miller, Pell Frischmann and NHG.
- An independent peer review of the Fire Risk Appraisal of the External Wall (the 'FRAEW') is being finalised for all six blocks, which will confirm the scope of works for the cladding remediation. The Fire Engineer attended site in July as part of this review.
- The Planning Application and 'Gateway One' building control strategy is being developed by the architects; drawings of the existing buildings have commenced; these are necessary to submit the planning application.
- Once the existing drawings, and the FRAEW peer review are both complete, the proposed planning drawings will commence.

Lending Update

- **Guide to selling home on NHG website**
(<https://nhg.org.uk/your-home/for-leaseholders/your-guide-to-selling-your-home>)
- Please speak with your lender and if anything can be provided by us, we can support with this on a case-by-case basis to see whether we are able to assist.
- **Landlord Deed of Certificate** – is how a leaseholder can demonstrate that they qualify for protections under the Building Safety Act. A leaseholder is to complete a Leaseholder Deed of Certificate and provide to NHG as their landlord. NHG will then have 28 days to provide the certificate. Further information can be found on: <https://www.gov.uk/guidance/leaseholder-protections-deed-of-certificate-frequently-asked-questions>

Leaseholder deed of certificate

Leaseholders have a qualifying lease if they meet the criteria set out in section 119 of the Building Safety Act 2022. Leaseholders should consider the answers they give in this deed of certificate carefully. Qualifying leaseholders may benefit from important protections limiting the costs of putting right historical safety defects.

This deed of certificate relates to the dwelling at

[insert address of the dwelling]

Name of the current leaseholder:

[insert name of the current leaseholder]

Name of the leaseholder at beginning of 14th February 2022:

[insert name of the leaseholder]

Communication Plan



Meetings (Teams/Zoom/In- person)



Interim updates



Site walk around

