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**BUILDING REMEDIATION UPDATE**

**Edmund Street**

**SENIOR PROJECT MANAGER:** Ethan Fitzharris

**PROJECT MANAGER:** Michael Shrubshall

**DATE:** February 2026

Dear residents of Edmund Street Estate,

Thank you to those who were able to attend our meeting, we appreciate your engagement. The presentation shared at this meeting was shared shortly after. Please see a summary below.

**Project Outline**

Following the original EWS1 assessments carried out by Tri-Fire, and their subsequent dismissal within the industry, we commissioned a Fire Risk Assessments of the External Wall (FRAEW) across many of our buildings, including those on the Edmund Street estate.

So far we have appointed Osborn Associates as the fire engineers for the project. They have completed a site review and the heights of all the buildings have been confirmed. We have also started the funding approval via our internal governance procedures. As all the buildings are over 11m, they are all in scope for EWS1 assessment.

These updated assessments identified the need for remediation works. While requirements vary between buildings, the repairs include:

- Installing or replacing cavity barriers
- Removing and replacing ETICS render systems
- Removing timber cladding and reinstating with non-combustible materials
- Replacing HPL cladding with A1/A2-rated systems
- Completing fire stopping around service penetrations

Osborn's are currently conducting detailed technical review to finalise the remediation scope.

**Timelines**

We understand how important clear timelines are for residents, especially when planning ahead. The indicative programme below reflects our current position. We anticipate that each block will require a minimum of six months of work. At this stage, the sequencing of buildings will be determined by the appointed contractor during the design phase.

|                               |                                    |
|-------------------------------|------------------------------------|
| <b>Dec - Mar 2026</b>         | Fire engineer technical review     |
| <b>Mar 2026</b>               | Define final scope                 |
| <b>Mar - Jun 2026</b>         | Draft tender documents             |
| <b>Jun - Aug 2026</b>         | Governance & procurement approvals |
| <b>Jul - Oct 2026</b>         | Contractor design stage            |
| <b>Nov 2026 - Spring 2027</b> | Final evaluation & contract award  |
| <b>Spring 2027</b>            | Target start on site               |

**Notting Hill Genesis**

Bruce Kenrick House  
2 Killick St, London, N1 9FL

**Phone** 020 3815 0000  
**Email** [info@nhg.org.uk](mailto:info@nhg.org.uk)



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### **Fire Engineers**

Throughout the works, our appointed fire engineers will review and sign off each stage, maintaining detailed quality assurance records to ensure the works are fully compliant with current building safety standards. As part of their role, they will also assess other elements of the buildings such as brickwork and timber features to determine whether additional remediation is required.

Osborne Associates, appointed through a competitive tender process, will oversee the project from start to finish. They are responsible for defining the final scope of works and will ultimately sign off the completed EWS1. We are targeting a B1 EWS1 rating, as B1 is considered industry standard and acceptable for lenders and insurers.

### **Communication Plan**

Our aim is to provide updates every 6-8 weeks as we progress these works. At times, this may be moved so that we can share complete and meaningful updates. We will confirm the date of our next meeting towards the end of March.

If you have any questions in the meantime, please feel free to contact your Project Manager Michael Shrubshall, or your housing contact.

Property Manager      Malik Makinde [Malik.Makinde@nhg.org.uk](mailto:Malik.Makinde@nhg.org.uk)

We appreciate your patience and understanding during this process so far.

Kind regards,  
Michael Shrubshall  
Project Manager - Building Safety Remediation

### **RESIDENT QUESTIONS**

#### **1. Will buildings receive individual block-specific meetings?**

Yes, individual meetings with specific blocks will be arranged when information is specific to that block. Otherwise, estate-wide updates will be issued.

#### **2. Will detailed design (materials, methods) be shared with residents?**

The contractors will present designs of how they plan to carry out the works once they have been formally appointed. We will share these details with residents and hold a resident meeting where you can ask questions.

#### **3. What is meant by 'tolerable' fire risk mean?**

A risk of tolerable means that a fire engineer has decided the risk is low enough that potential fire spread would not hinder escape, and the building occupancy is acceptable. Some small non-combustible elements may remain if risk is still tolerable.

#### **4. Why are you aiming for B1 EWS1 and not higher?**

B1 is the accepted industry remediation standard. A higher rating (A) would require removing all combustible elements, which is often disproportionate and may not be fundable

#### **5. Will combustible materials remain in the building following completion?**

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Through the works any materials deemed a higher risk will be removed and replaced with A1 rated alternative. Whilst investigations are ongoing some original materials such as the timber on the balconies and the sheathing boards may remain in place if deemed safe and compliant. The fire engineer's review will confirm the final scope and whether these areas will be included.

**6. Are the buildings currently safe to live in?**

Yes, our fire engineers have reviewed the current condition, and they did not recommend nor require additional interim measures.

**7. How many buildings will be worked on at once?**

At this time, we don't have this information. Once we have a contractor on board, they will be able to advise how the works will be phased and timelines for these stages. Despite this, we do expect multiple blocks worked on simultaneously.

**8. What could delay the programme?**

With works of this nature, it is common for hidden defects to be uncovered once walls are opened up. In addition, because this is a nationwide issue, some of the required materials may have longer-than-usual lead times due to high demand. There is also the need for the fire engineer to review and sign off various stages of the works. If they identify any further technical requirements, these could impact parts of the programme.

These risks will be managed by the contractor, who will typically make allowances for potential delays within their original programme.

**9. Will service charges increase during or after remediation?**

Notting Hill Genesis will not be recharging you for the costs of building safety works related to the external walls in your building, or for works to balconies, where the balcony has been deemed to pose a risk of spreading a fire. Neither will any costs be passed over for any inspections related to the external wall.

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