



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

**BUILDING REMEDIATION UPDATE**  
**BAKERSFIELD ESTATE**  
**DATE:** May 2026

**HEAD OF REMEDIATION:** Petronila Osodo  
**SENIOR PROJECT MANAGER:** Jo Knight  
**PROJECT MANAGER:** Daven Hinkson

Dear residents of Bakersfield Estate,

Thank you to those who were available to attend our residents meeting 28 April, we appreciate your engagement. This session was the opportunity for us to discuss the programme of works and answer any questions you may have. The slides from this session were shared that evening. Within this update, we have also included an illustration showing the block numbers.

Please see the summary of the session below.

### **Current Position**

The Bakersfield estate is classified as a High Risk Building (HRB) under the Building Safety Act and because of this, we are required to carry out a building safety case. At the meeting, we outlined the overall process whereby, we have carried out our due diligence, which included, scans, structural investigations, intrusive surveys and a review of the fire strategy. We have established that the building requires enhanced detection through an improvement of the alarm system as well as remediation works to the estate.

The required works are being carried out in two phases.

- Alarm works** These works are currently underway and involve upgrading the fire alarm systems within the building. 19 homes are remaining.
- Main works** The design for the main safety works is nearly complete. We are now preparing to move through the required Gateway approval process, which is a legal part of the Building Safety Act before works can start on site.

### **Works Update**

One of the key fire safety improvements required at Bakersfield is the creation of a fully fire-resistant escape route. Currently, the main staircase runs the length of the building. In some homes, parts of the staircase landings sit within the living accommodation. This means the current evacuation arrangement relies on a secondary means of escape.

To improve safety, these areas need to be separated from the homes so that the staircase becomes a dedicated, fire-resistant escape route. This will allow residents to leave the building safely without the reliance on secondary escape routes. To achieve this, internal partition works are required within 45 homes. This is a significant piece of work, and the level of change will vary from home to home. In May, we will directly contact the residents affected by the partition works and explain what the changes mean for them personally.

**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)



**Online, anytime**

Check your statements, raise and track repairs, pay your rent, give feedback and make requests.

**Activate MyAccount now.**  
[www.nhg.org.uk](http://www.nhg.org.uk)

These residents will receive drawings showing the current layout of their home, proposed changes, and how we will carry out the works while working to minimise the impact as much as possible. To safely complete these internal works, temporary relocation will be necessary for these 45 residents and at this stage we expect this to last week's rather than days. To further improve the fire resistance across the building, fire doors within properties require replacement, some redundant pipework within the riser cupboards needs to be removed, the riser cupboards also required electrical and compartmentation works, and there will be an installation of two new dry risers to block 4.

Duplex homes require structural remediation works, blocks 4-7 require wall improvement works, external bollards are being installed to further protect the building, windows and garden doors will be replaced and there will be external wall remediation to the wood wool board and the timber cladding.

We anticipate that temporary relocation will be required for the partition works, the floor and wall reinforcement works and potentially to the fire door replacement works. We understand that temporary moves are disruptive and we will work with you based on your individual circumstances to reduce the impact on your home, where possible.

### **Communication Plan**

We will contact the residents affected by the internal works (45 homes) with individual letters this month. Communications will be issued by both email and hard-copy letter to ensure all residents receive the information.

Further, property-specific updates will be provided over the summer.

If residents have any questions or queries, they should contact the Building Safety Resident Communications inbox. Individual concerns can be logged at any time, including ahead of the formal letters being sent.

### **Contacts**

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



Building Safety Manager

Naeem Rasul

[naeem.rasul@nhg.org.uk](mailto:naeem.rasul@nhg.org.uk)

Property Management Officer

Rachael Kaufman

[rachael.kaufman@nhg.org.uk](mailto:rachael.kaufman@nhg.org.uk)

Housing Officer

Nana Kunadu

[nana@foliolondon.co.uk](mailto:nana@foliolondon.co.uk)

Yours sincerely,

Petronila Osodo - Head of Remediation, Building Safety

## RESIDENT QUESTIONS

### **Q1. Why are these works needed?**

Bakersfield Estate needs significant fire safety improvements, including the creation of a fire-resistant escape route and wider remediation works, following investigations and the requirements of the Building Safety Act.

### **Q2. What is changing about the fire escape route?**

The existing staircase runs through parts of some homes. To improve safety, the staircase must be fully separated from living accommodation, so that it becomes a dedicated, fire-resistant escape route.

### **Q3. Which homes are affected by internal changes?**

Internal partition works around staircases is required in 45 homes. The impact of this will vary property to property, depending on the layout.

### **Q4. Will residents need to move out temporarily or relocate?**

Yes. Temporary relocation will be required to safely carry out the works, and this applies to the 45 homes requiring partition works, along with the Duplex homes requiring structural floor works. It also potentially applies to the replacement of the fire doors.

### **Q5. How long will relocation last and will personal circumstances be considered?**

We expect any temporary relocations are expected to last several weeks rather than days, depending on the type of work in each home. We will work with you to minimise the impact on your home where possible.

### **Q6. Will NHG cover relocation costs?**

Where applicable, we usually cover costs associated with removals, storage and condition surveys. Homes will be returned at minimum, to the condition as per the condition survey.

### **Q7. Will affected residents be contacted individually?**

Yes, the 45 residents impacted by the partition works will be contacted in May, with drawings showing the current layout, and the proposed changes. We will contact all other residents indicating how their homes are affected in the summer.

### **Q8. Will the partition changes reduce the size of homes?**

The designs aim to minimise impact as much as possible. In some homes the changes will be limited, such as replacing glazing with a solid wall. In other homes more significant changes may be implanted but will be explained with the affected households.

### **Q9. Will furnishings need to be removed?**

Yes, in many cases furniture will need to be moved or stored. This will be managed as part of the relocation process.

### **Q10. Are front doors being replaced?**

No. The works relate to internal fire doors and do not include front entrance doors.

### **Q11. Will all properties need to vacate during fire door works?**

Due to the age of the building, there may be pollutants that are safe when enclosed but could be disturbed

during door replacement. This will be confirmed during construction planning and residents will be advised accordingly.

**Q12. Will leases need to be changed?**

Some homes affected by layout changes may require lease variations. This will be discussed individually, however no decisions have been finalised yet.

**Q13. What happens if a leaseholder does not agree to changes?**

There is no final position yet. Options, including compensation or buy-back, will need NHG Board approval and will be discussed with affected residents.

**Q14. Will residents be charged for the works or relocation?**

The position on charging is not yet confirmed. Any costs would be subject to Section 20 consultation and Building Safety Act protections. The NHG board at their discretion may review exceptional circumstances where costs are not passed on to the residents. We note that from the meeting, residents have advised of historical issues with the estate management and lift operations. Also, we note your request for buy backs of homes. Please note that the current commitment to not recharge will still apply to the external wall remediation works (to wood wall board and timber cladding) where these have been established to pose a risk to fire safety.

**Q15. When will the works start?**

Construction is currently planned to start in March 2027, to be complete by December 2028. These dates are subject to receiving BSR Gateway 2 approvals.