



**BUILDING REMEDIATION UPDATE**

**SENIOR PROJECT MANAGER:** Jo Knight

**ST PANCRAS WAY**

**PROJECT MANAGER:** Wunmi Dosunmu

**DATE:** May 2026

Dear residents of St Pancras Way,

Thank you to those who were available to attend our residents meeting 23<sup>rd</sup> April, we appreciate your engagement. This meeting was primarily will cover the mobilisation and early stages of works for block 22. The slides from this session were shared the following day.

Please see the details of the items covered in the meeting below

**Works Start- Block 22**

Site mobilisation began at the start of this week. Residents will notice that activity will become more noticeable from May, particularly as scaffolding will start to go up around the building.

Durkan will carry out the works in a phased approach. The existing cladding will be removed from the top of the building working down, after which the new, fully compliant cladding system will be installed working back up the building. All existing timber balcony screens will be replaced with new aluminium screens.

The scaffolding will surround the entire building and will remain in place until all works are completed and formally signed off. This is required to ensure the building can achieve a favourable EWS1 rating.

The estimated completion date for Block 22 is June 2027, although this may change depending on progress and site conditions.

**Communication Plan**

We will continue to keep residents updated throughout the project and will provide advance notice ahead of any works that may affect access or cause additional disruption.

The next meeting is planned for Tuesday 23 June, which will be again mainly focussed on the works to Block 22. The details on how to join this session will be shared at least 2 days prior.

If you have any questions or queries before the date above, please send an email to the resident's communications inbox with your name and property address.

**Housing Officer**

Diana Duncan

[diana.duncan@nhg.org.uk](mailto:diana.duncan@nhg.org.uk)

**Property Management Officer**

Rebekah Farrell

[Rebekah.Farrell@nhg.org.uk](mailto:Rebekah.Farrell@nhg.org.uk)

**Resident Liaison Officer**

Leanne Quatromini

[leanne.quatromini@durkan.co.uk](mailto:leanne.quatromini@durkan.co.uk)

Yours Sincerely,

Wunmi Dosunmu- Project Manager

## **RESIDENT QUESTIONS**

### **Q1. When do works start?**

Mobilisation will begin week commencing 27 April. The scaffolding erection will begin mid-May with the works on the cladding removal starting from July.

### **Q2. How will the cladding be removed and replaced?**

The contractors will start at the top of the building to start removing the cladding while working their way down elevation by elevation. Once all cladding is removed, they will fix the new cladding from the bottom working their way up. The whole building will not be left stripped at once as they will also be working their way around the building in sections.

### **Q3. Will scaffolding be removed section by section?**

No, the scaffolding will stay in place until all elevations are complete and signed off for safety and quality reasons. White fire-retardant debris netting will be added to the scaffolding. This is absorbent and designed to sustain intense weather conditions.

### **Q4. Are windows being replaced?**

No windows will be replaced during this project.

### **Q5. Will works also happen at Block 24?**

Yes, due to BSR approval required, works on Block 24 will start once Block 22 is completed. This allows time to receive the necessary approvals.

### **Q6. What hours will you be working?**

Works will be carried out Monday- Friday between 8am-5pm. The noisiest works will be restricted to 9am-4pm. During the scaffold installation, drilling is required to tie scaffolding into the building, which is noisier works. Aside from this, we do not anticipate the noise levels to be particularly disruptive.

Residents will be warned in advance if noisier works are planned.

### **Q7. What is the process if the scaffold alarms go off?**

Once the alarm is triggered, a 24-hour call-out service via the scaffolding contractors will come out, investigate the situation and the disarm the alarm. If residents do have any concerns regarding their safety, we advise that you contact the police in the first instance.

### **Q8. Can people access and climb the scaffold after work hours?**



No. All access ladders are removed at the end of each working day, and all access points are securely locked. The site is fully secured daily to prevent unauthorised access.

**Q9. Why are scaffold alarms required?**

This is a safety measure to deter and prevent unauthorised access from either outside or from within the building. This is also a standard element for scaffolding and required for safety compliance.

**Q10. Will smoking be prohibited?**

Residents are strongly encouraged not to smoke near the scaffolding and not to discard cigarette butts or ash in these areas. Particularly once the building has been stripped. The works being carried out are specifically to improve the fire safety of the building, and avoiding smoking near the scaffolding will help reduce any potential fire risk during the programme.

**Q11. What privacy screening will be used on windows/balcony doors?**

A Blue translucent protective film which is slightly translucent. It does act as a good privacy screen as well as protects existing windows, frames, glass.

**Q12. Will you need access inside the flats?**

Internal access will be needed only to carry out precondition surveys. This is to make record of the internal condition of your home before the works begin. Apart from this access needed to the balconies will be made externally. Residents will be given at least two weeks' notice before the balcony works, to give residents time to clear their belongings.

**Q13. Will bin stores or collections be blocked?**

No. Bin access and refuse collections will not be affected due to the works.

**Q14. What is included in the site setup?**

The site setup includes situating the welfare facilities and site offices for all operatives working on site. This also includes the installation of the scaffolding and the hoist and a loading gantry.

A secure perimeter fencing will also be put up along with the implementation of a traffic management plan to address the restrictions of the one-way road.

**Q15. Will the netting come loose with the winds?**

This is highly unlikely but if it does, Durkan will have the scaffolders back on site to re-tie and secure it. The netting Durkan will use is porous in comparison to the monoflex or the sheeting that you normally see on scaffolds, allowing wind to freely flow through it.