

40-84 Cranston Court



What is the commitment?

This engagement commitment sets out how I can work together to make decisions that affect the safety of your building. This could be about works being carried out or how your building is managed for example. Your Building Safety Manager Andre Sandiford has put this together based on responses from surveys, drop ins and door knocking over recent weeks. If responses were low, we might use responses from other similar buildings to help us, as well as Notting Hill Genesis' own processes.

Methodology

As your BSM, I aim to work with you to keep your building safe. To do this I invited you by email to join me as I visited your building to carry out an inspection on the 31st of May 2024. During the inspection I found no major issues and the minor issues picked up have been resolved by your onsite Building Manager.

I sent a building safety survey to understand your information needs, vulnerabilities and awareness of building safety on 27th of May 2024 by email to understand how we can work together to keep your building safe. You said you wanted more information related to the Stay-Put evacuation strategy; I shared the details of the active and passive fire protections within the building and the schedule of inspections and maintenance. I also informed you that your building had been registered with the Building Safety Regulator (BSR) and provided you with the registration number and the BSR's contact number for any concerns that you might want to bring to their attention. I also sent a letter about the fire strategy for your building and the importance of fire doors, your responsibilities and those of NHG in keeping your building safe. I invited you to meet with me on 31st of May 2024 to get your views and opinions and answer any queries or provide clarification. We will continue to hold at least one resident meeting and one drop-in session yearly to give updates and get your views on how we are managing your building.

This commitment has been made in May 2024 and will be reviewed in May 2026 or earlier if you tell us we need to.



How we will share information with you and ask for your opinion

To cater for the diverse needs of our residents, we can communicate in a broad range of ways. We aim to provide this information in different formats that can be understood by all residents including those that have a physical or visual impairment, have other disabilities or who speak another language:

- At sign up
- New resident home visit
- On our website
- On local notice boards
- At local surgeries
- During building inspections
- Face to face appointments
- At pop up sessions
- By introductory & animation videos
- Local newsletters
- Via email
- Via postal or hand delivered letter
- Via text
- Fire Action Notices



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Types of information you would like to see

- Action to take in the event of fire or structural emergency
- General information to understand legislation impacting your home including the Building Safety Act and the Fire Safety England Regs
- Resident and landlord responsibilities
- Changes in fire strategy
- Remediation works
- Other major works
- Costs

What decisions you would like to be involved in

- We encourage residents to get involved in making decisions relating to the safety of their buildings
- We encourage residents to create resident associations to have a voice in the management of their buildings. If you would like further information on setting up a Resident's Association, please contact your BSM

How you can influence decisions

- Proactively seeking out resident feedback and using that information to tailor our building safety approach
- Contacting your BSM
 - Surgeries in person and online
 - Building & Estate walkabouts with Housing Officer
 - Inclusion at Residents Association meetings
 - Get involved though your Residents Association. If your building does not have RA and you would like to start one, please contact your housing officer for support and guidance in setting one up

How we'll gather and use your opinions

- We'll keep a record on our Workwise system from our interactions as listed above
- We'll gather your thoughts in line with our usual GDPR policies, just like when you contact us about anything else.

How we'll measure and review this commitment

- Measure the number of cases raised on Workwise reviewing building safety content
- Writing to you annually to let you know what engagement and influence that has had

Got a question or concern about this commitment? Get in touch with your building safety manager here:

Email: Andre.sandiford@nhg.org.uk
Phone: 07510 382 401





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Transparency of building safety information

At Notting Hill Genesis residents are at the heart of what we do. We want our resident to know they are safe and more importantly feel they are safe. To do this will be transparent in our management of your building’s safety and the information we provide to you. This includes but is not limited to fire protection measures, fire prevention measures, maintenance of fire safety systems , fire risk assessments and building safety inspections

Maintenance and testing	Frequency
Automatic opening vents	Monthly
Alarm sounders	Monthly
Building safety inspections	Annually
Communal fire door checks	Quarterly
Dry/Wet risers	Monthly
Door closers	Monthly
Electrical	Five yearly
Emergency lighting	Monthly – discharged annually
Estate inspections	Monthly
Fire Risk Assessment	Annually
Fire alarms	Weekly
Flat door checks	Annually
Fire alarm panel servicing	Bi-annually
Fire Curtains	Annually
Legionella	Two yearly

Maintenance and testing	Frequency
Gas safety checks	Annually
Lifts servicing	Bi-annually
Lightening protection	Annually
Lifting operations and lifting equipment regulations (LOLERS)	Bi-annually
Manual opening vents	Bi-annually
Mansafe	Annually
Portable appliance testing	Annually
Smoke alarms	Monthly
Wayfinding signage	Monthly

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