Building safety resident engagement commitment

1- 30 Meadowhawk House



This commitment has been made in March 2025 and will be reviewed in February 2027 or earlier if you tell us we need to.

What is the commitment?

This engagement commitment sets out how we can work together to make decisions that affect the safety of your building. This could be about works being carried out or how we manage your building for example. Your Building Safety Manager (BSM) Vincent Alvis 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.

Methodology:

As your BSM, I aim to work with you to keep your building safe. To do this I visited your block to carry out inspections on 11 February 2025 and 2 April 2026 and held resident surgeries on 20 March 2025 and 28 April 2026. During the inspections I found no major issues. Minor issues were raised with the Estate Management Team.

I sent a survey to understand your information needs , vulnerabilities and awareness of building safety to understand how we can work together to keep your building safe. I 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. I also sent you information about the fire strategy and the fire doors, and about your responsibilities and those of NHG in keeping your building safe in February 2025 and April 2026.

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 visits
- 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 SMS text
- Fire Action Notices

Information we will provide you with about building safety decisions

When we need to make decisions about building safety matters, we will provide you with information to help you understand and influence these decisions. E.g. a summary of the technical advice received, advice we have received about how to reduce risk, timescales for completion of work, any cost implications for you, and details of who you can get in touch with to ask for more information.

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1- 30 Meadowhawk House



Types of information you would like to see:

- Action to take in the event of fire / 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 affecting your building
- Other major works
- Topics or themes you are interested in

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. You can contact us with any ideas or thoughts you have about safety in your building.

The types of building safety decisions you can expect to be involved in are:

- Timings of works, particularly for accessing properties
- Placement of equipment during works
- Parts of the specification of works that aren't guided by regulation or expert guidance

Some works can't always be consulted on. These might involve:

- Emergency works – where quick action is needed to reduce a risk
- Where a specific product or material is needed to meet a regulation or other requirement
- If works will take less than one day and won't be very disruptive
- We might only consult with people directly affected by the work. For example, works accessing the balconies would only be discussed with properties with balconies.

How you can influence decisions:

We are 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/ PMO
- 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: Vincent.Alvis@nhg.org.uk
Phone: 07521 097194

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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	Bi-annually (N/A)
Alarm sounders	Monthly
Asbestos surveys	(N/A)
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	Monthly
Flat door checks	Annually
Fire alarm panel servicing	Bi-annually
Fire extinguishers	Annually
Fire Blankets	Annually (N/A)
Legionella	Two yearly

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

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