

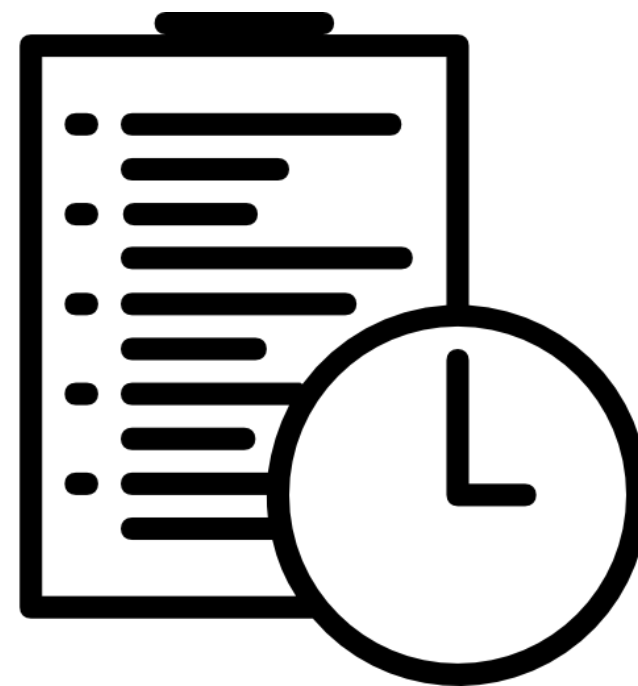
Building Safety Residents Meeting

Bakersfield – 25th June 2025
Leaseholder Discussion



Agenda

- Introductions & meeting purpose
- Reactive works recap
- Brief overview of Licences
- Brief overview of Deeds of Variation
- Questions & AOB



Introductions & Meeting Purpose

Meeting Purpose

- Revisit reactive works as communicated
- Share and discuss potential legal matters with leaseholders in relation to the building safety project at Bakersfield

Building Safety Remediation Team

- Petronila Osodo (Head of Remediation)
- Jo Knight (Senior Project Manager)
- Daven Hinkson (Project Manager)
- Abbie Davis (Senior Stakeholder & Communications Adviser)

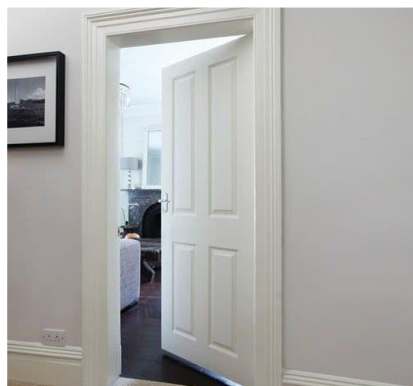
Building Safety Regulation Team

- Freya Jewett (Building Safety Manager)
- Amir Miah (Senior Building Safety Manager)

Operations

- Megan O'Sullivan (Leasehold Manager)
- Heran Tefera (Property Manager)
- Cindy (Interim Operations Manager)
- Vikki Edington (Property Management Executive)

Mitigation Plan (Secondary escapes)



Protection

- Ensure all internal doors are 30 minute fire doors
- Ensures clear pathway to main flat door



Early Warning

- LD1 Class Fire Alarm
- Detectors in every room
- Wired connections (including to fuse board)

Considerations

Costs

Upgrade of internal doors and fire alarm system will not be passed onto residents.

Internal doors and alarms

Approval required from leaseholders for internal upgrades.

Lease Variations

Agreements required with affected properties to formalise change to secondary escapes.

Brief overview of Licences

What is a Licence?

- A **licence** is **formal permission** from the landlord (us) to carry out certain works in your home.
- It ensures that:
 - The works are **safe** and **legally compliant**.
 - They don't affect the **structure** or **safety** of the building.
 - They're in line with your **lease agreement**.

Why might you need a Licence?

- For example:
 - If we need to **access your flat** to install fire safety measures.
 - If works affect **walls, doors, or services** covered by your lease.
- It protects **you, your neighbours, and the building**.

What's the process?

1. We'll explain the works and why a licence is needed.
2. You'll receive a **draft licence** to review.
3. You can ask questions or get advice.
4. Once agreed, both parties **sign the licence**.
5. Works can then begin.

Brief overview of Deed of Variation

Why Are We Talking About This?

- Some leases mention a **secondary escape route** that may no longer be in use or needed.
- To update the lease to reflect the **current building layout and fire strategy**, we may need a **deed of variation**.

What is a Deed of Variation?

- A **legal document** that changes part of your lease.
- In this case, it would **remove reference** to the secondary escape route.
- It ensures your lease matches the **current building design and safety standards**.

What's the Process?

1. We'll explain the change and why it's needed.
2. You'll receive a **draft deed** to review.
3. You can seek **independent legal advice**.
4. Once agreed, both parties **sign the deed**.
5. Your lease is then **formally updated**.

Questions & AOB



PLOT PLAN

Estimated plot area in red
Blocks: 7
Number of Flats: 148
Number of Storeys: 19
Height: Over 27m



bit.ly/scan-bakersfield

