



Building Safety Residents Meeting

22 St Pancras Way – Thursday 23rd April 2026
6-7pm online via MS Teams

Attendees

- Petronila Osodo – Head of Building Remediation. (NHG)
- Wunmi Dosunmu – Project Manager (NHG)
- Dario Venovski – Contracts Manager (Durkan)
- Marcus Burns – Senior Site Manager (Durkan)
- Leanne Quatromini – Resident Liason Officer (Durkan)

Agenda

- Project team
- Scope of works for block 22 St Pancras Way
- Programme overview (SOS, Key phases, duration)
- What to expect in the first few weeks
- Complaints Process
- Communication & support
- Q&A

Project Team

- NHG Project Manager – Wunmi Dosunmu
- Durkan Contract Manager – Dario Venovski
- Resident Liaison Officer (First point of contact) – Leanne Quatromini
- Site Manager – Marcus Burns
- Housing Officer – Diana Duncan

Building Remediation Scope

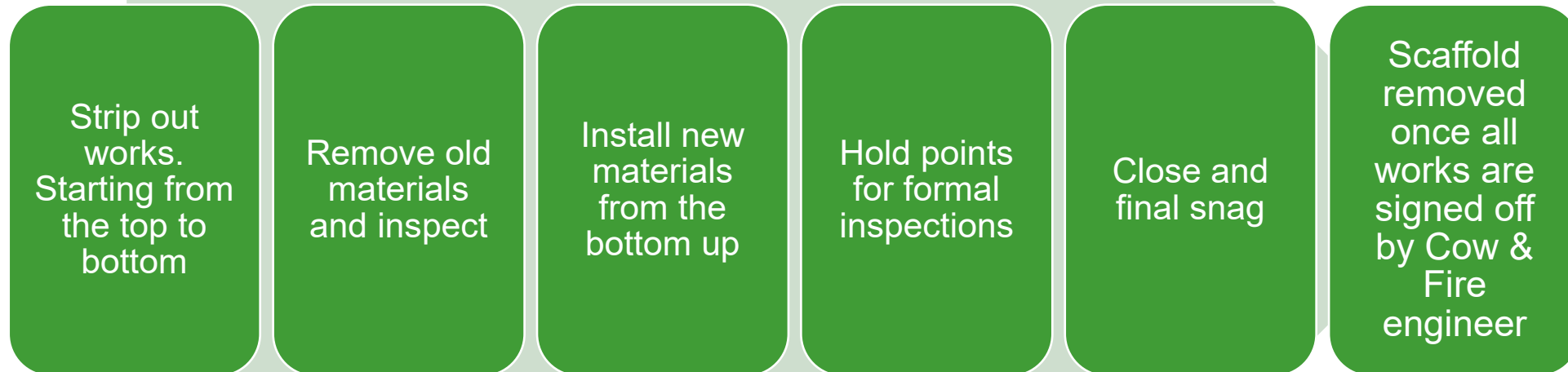
Element	Works
Deconstruction	<ul style="list-style-type: none"> • Scaffolding to external elevations. • Removal of zinc rainscreen cladding. • Removal of timber cladding. • Removal of existing cladding rails and brackets. • Remove the existing combustible insulation, breather membrane, all cavity barriers and sheathing board.
Balconies	<ul style="list-style-type: none"> • Remove timber screens and install new aluminium screen.
Valcan VitraDual Aluminium Cladding	<ul style="list-style-type: none"> • Remove all façade elements. • Install sheathing boards and breather membrane. • Install cavity barriers. • Install Valcan cladding system, mineral wool. Steel support system.
Timber rainscreen cladding facades	<ul style="list-style-type: none"> • Remove all façade elements. • Install sheathing boards and breather membrane. • Install cavity barriers. • Install cedral click (wood effect) External System (this is replacement on the timber cladded sections) and it is a Fibre Cement board

Programme Overview 1



<u>Activity</u>	<u>Current projected dates</u>
Submit building control application (22 SPW)	Early March 2026
Site set up	27 th April 2026
22 SPW Start on site	May 2026
22 SPW completion	June 2027
Estimated start on site Somerston House	April 2027

Project Overview - Sequence of work



Scaffold installation

Works will commence once scaffold has been installed, with a view to complete the works and commence a progressive scaffold strike date commencing, with a duration of approx. 12w.

Elevation	When
South, East & West Elevation	18.5.26 – 18.6.2026
North Elevation (Canal side/rear)	16.6.26 – 13.07.2026

What to expect – Mobilisation Phase

Week commencing	Activity
27.04.26	Commence install of site Compound perimeter fencing and temporary cycle lane.
04.05.26	Delivery and install of temporary 16ft self contained toilet/office/welfare unit. This will provide welfare for scaffold contractor to allow commencement of initial first 2 lifts of scaffold to front elevation
18.05.26	Commencing installation of scaffolding to front elevation. (South)
25.05.26	Commence delivery of Site container setup (delivery during evening hours to minimise disruption). Installation of temporary site services (electric, water, WiFi)
01.06.26	Continue scaffold installation front and side elevation (South, East, West)
22.06.26	Continue scaffold installation rear elevation (North)

What to expect – Noise levels during construction

Standard Working Hours: Construction activities take place 08:00–17:00.

Noisy works begin after 09:00 and normally finish before 16:00. Typical construction noise stays below 85 dB, which is considered standard for this type of work.

- 1. Scaffold Erection & Removal
 - Carried out using hand-held or battery-powered impact tools. Short bursts of noise during assembly and dismantling.
- 2. Strip-Out Phase
 - Removing parts of the façade may involve cutting or unscrewing materials. Tools such as reciprocating saws, cutters, and drills are used. Noise levels remain within normal construction limits.
- 3. Reinstatement Phase
 - A cutting station (usually at ground or Level 1) is used to prepare Y-Wall boards. This creates some noise, but it is brief and within expected levels.
- 4. Fixing to Metal Framework
 - Installing materials onto Metsec/SFS metal studs produces low, acceptable noise.
- 5. Deliveries & Hoist Operations
 - Vehicle movements and hoist use are not classed as noisy works. These activities typically stay well below 75 dB.

Health and Safety on site

- Fire precautions in place for duration (fire alarms on scaffold installed).
- Clear Traffic management plan to be adhered to for duration of works.
- Warning/caution signage throughout perimeter/entrance to site compound.
- Fire marshal onsite for the duration of works.
- Regular internal H&S audits carried out by Durkan H&S team.
- All operatives to be checked for necessary H&S qualifications prior to being allowed onsite.
- Delivery of materials managed by way of traffic marshal and banksman

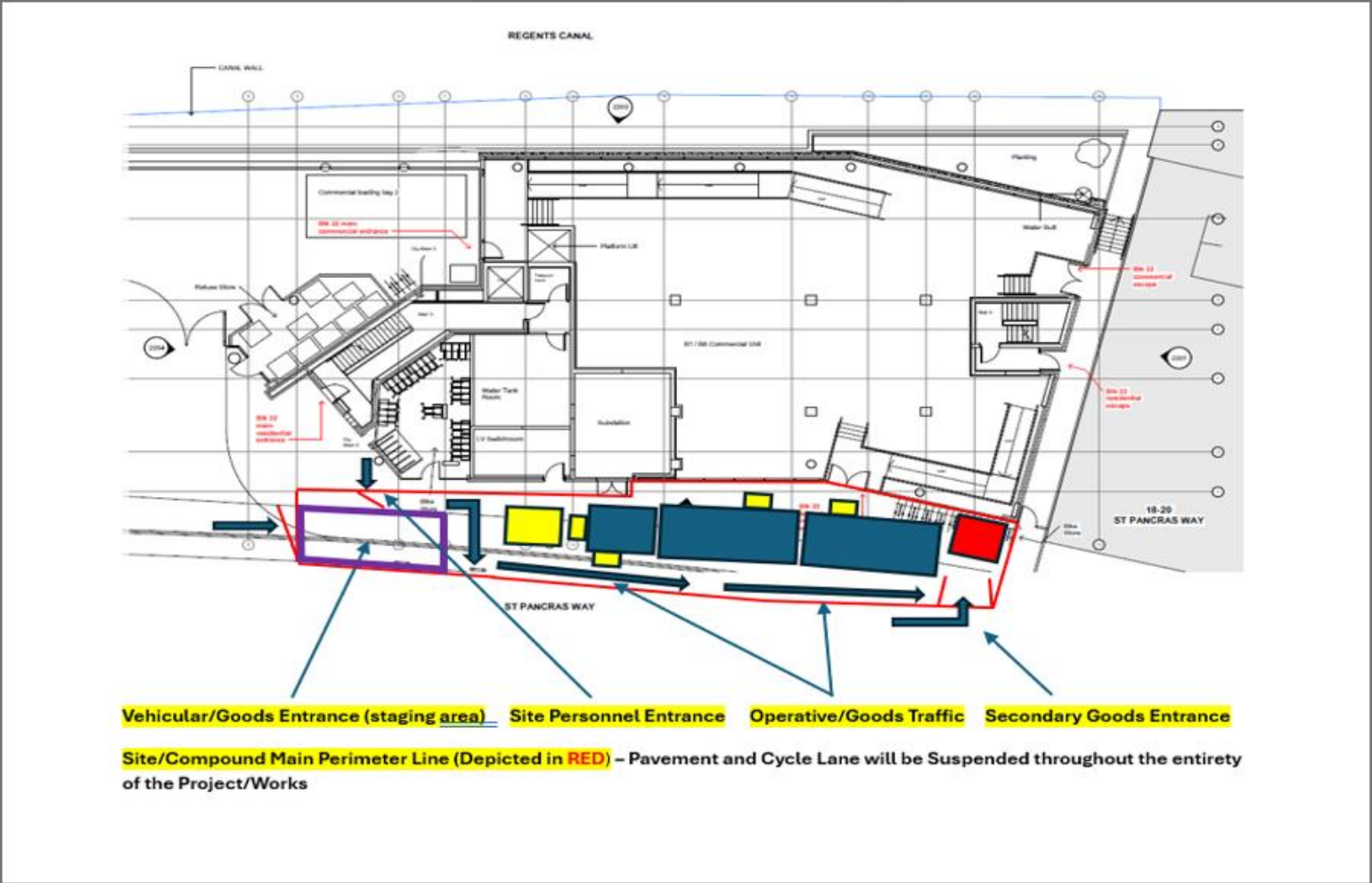
Access to flats

- **Will you need access to flats?** Access within plots themselves is not expected, however, access to the balconies will be required where cladding is to be renewed. Access to the balconies should be available externally via the scaffold.
- **What is the notice period?** Potentially a 2 week notice period to notify residents of works within balcony areas. This can be sequenced to help residents plan accordingly.
- **What do residents need to do to prepare?** Residents will need to clear all items from the balconies to provide clear access to cladding to allow removal and renewal. (Phase by phase.)

Site Plan – 22 St Pancras Way

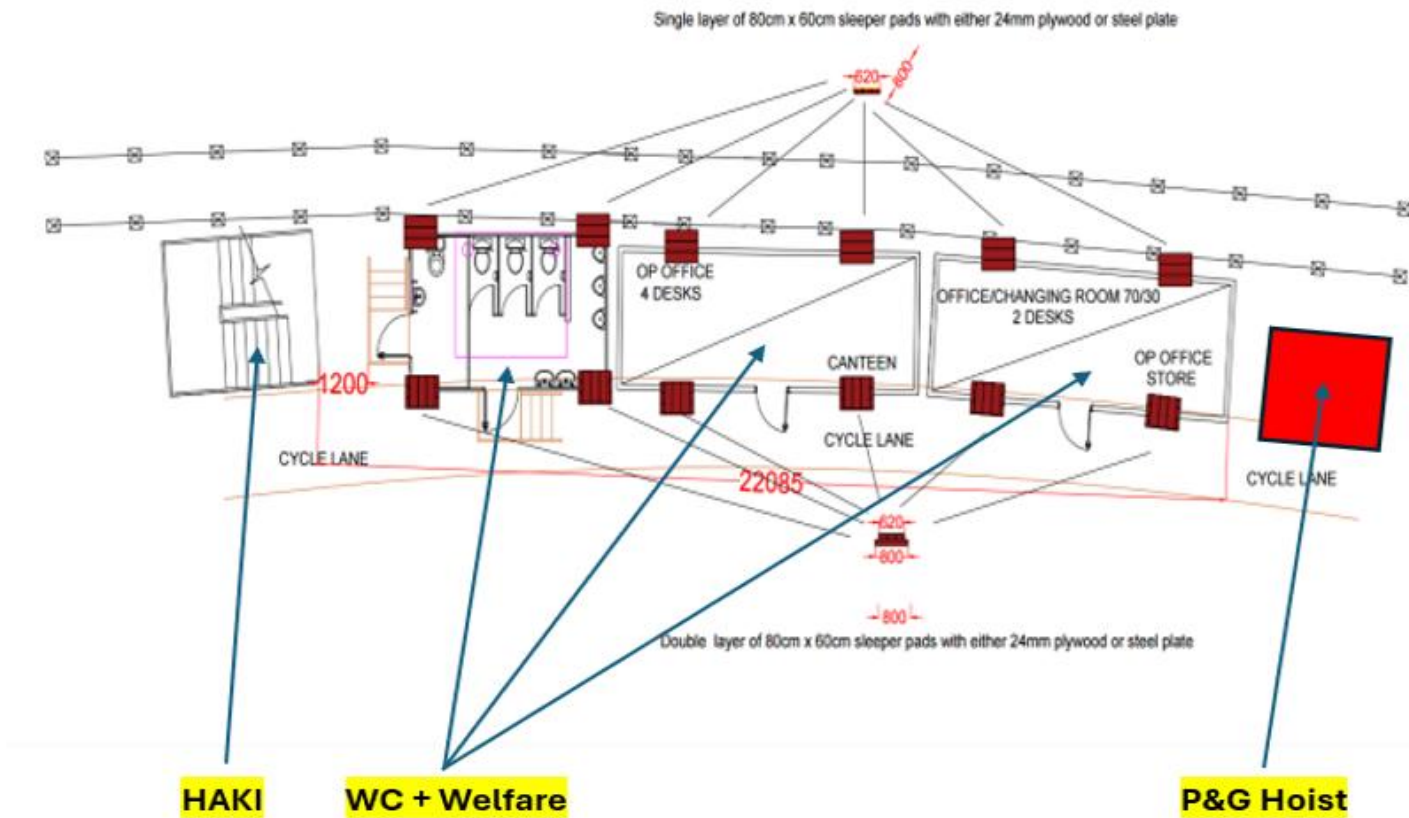


SITE COMPOUND - PICTORIAL



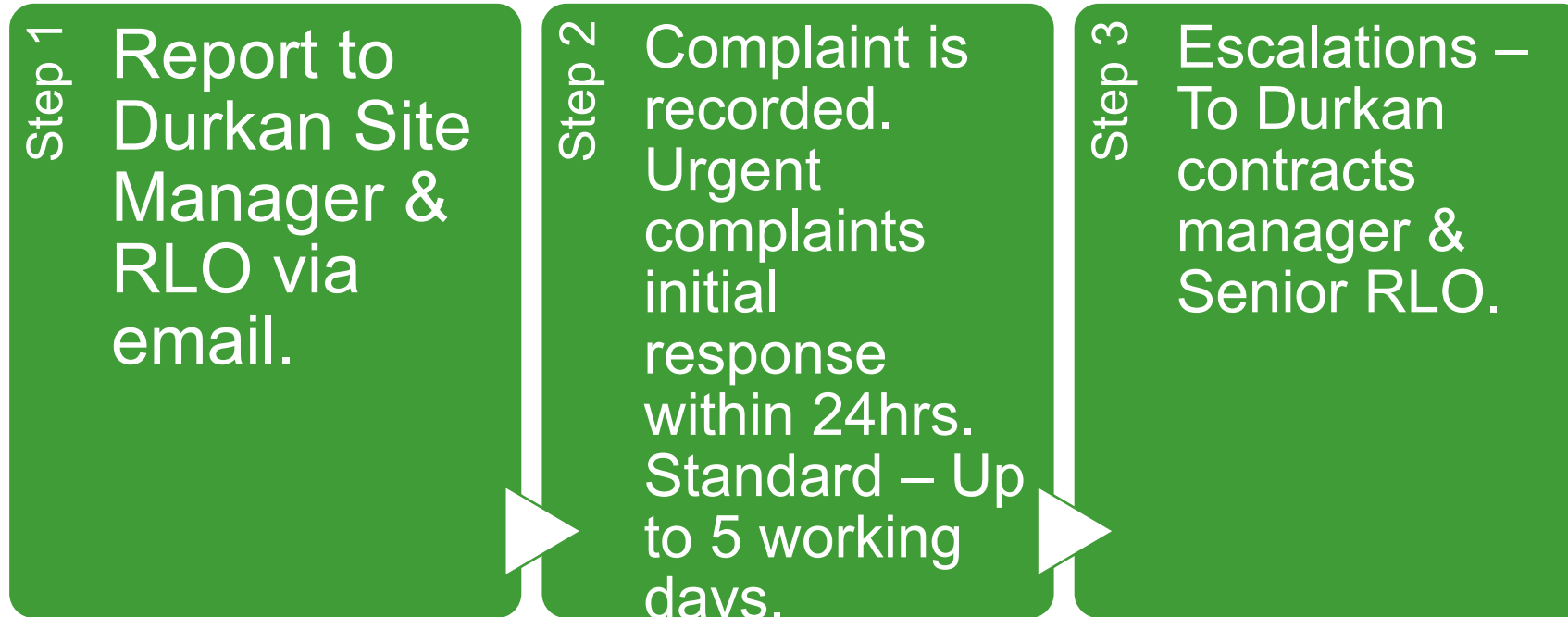
Site Compound/Welfare

SITE COMPOUND/WELFARE - PICTORIAL



Complaints/Issues Process

NHG will have oversight of all complaints raised.



Comms & Contacts



Communication	Date/Time	Location
Virtual Meeting	Thursday 23 rd June	MS Teams

Whilst on site
Full time resident liaison officer - Leanne Quatromini Leanne.Quatromini@durkan.co.uk
Site Manager – Marcus Burns Marcus.Burns@durkan.co.uk
NHG Building Safety Team – residentcommunications@nhg.org.uk
Monthly letters/Newsletters/Bulletins
Virtual meetings/Drop ins 8 weeks

Q&A for block 22 St Pancras Way

