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PROJECT FREQUENTLY ASKED QUESTIONS

THE MEADOWS

SENIOR PROJECT MANAGER: Jo Knight

PROJECT MANAGER: Daven Hinkson

DATE: March 2025

Dear Residents of **The Meadows**,

1. What are the timescales for the project?

Answer- At the moment, we are not at a stage where we can share specific timescales for the project. However, due to the project's infancy we do not anticipate we will be starting works onsite until early 2026.

2. Will I be charged for these works?

Answer- No, we would like to make it clear that all works related to the external wall works will be fully funded by Notting Hill Genesis. We plan to apply for government funding where possible, however, no costs associated with these works will be recharged to residents.

3. Will I be compensated for the inconvenience or any loss I may experience?

Answer- We understand that these works will cause disruption to residents and the estate. We will ensure that estate upkeep continues, and we aim to isolate work areas as much as possible to minimise disruption. Where possible, we will work to prevent the entire estate from experiencing disruption at the same time.

5. Due to the works and the impact to the EWS1, will I still be able to sell my property or remortgage?

Answer- Through undertaking multiple remediation projects to date, we understand that this has previously impacted lending transactions at other blocks, i.e. for re-mortgaging or selling your home. Over time, we have found lenders are more willing to proceed with lending transactions without a favourable EWS1 being in place as long as they are aware of some key information. We will provide letters of comfort, confirming this information, especially that remediation will be completed at no cost to yourselves. On some of our sites we have been able to achieve a satisfactory EWS1 ahead of the completion of the remediation work, at a point when the risks had been sufficiently reduced to merit its award. The EWS1 form will be approved usually when the works are complete, but as mentioned above if we can achieve this sooner, we will update you

Notting Hill Genesis

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6. How will I be kept informed about the progress of the works?

Answer- We have different ways in which we communicate while carrying out these projects. Please see below;

Written Updates	We aim to provide written updates (shared via email) every 8 weeks, however if there are any urgent updates, we will communicate them as soon as possible.
Drop-in sessions	This is an informal meeting where residents have the chance to join at any point of the allotted time and ask any questions related to the upcoming works. A written update will be shared with all residents following
Resident meetings (via Microsoft Teams)	This a more structured yet interactive session led by the project manager from the building safety team. Here we share details about the project including current updates and next steps. This is then followed by a question-and-answer segment. We invite members from the housing team. A written update will be shared with all residents following
Site Walk-arounds	This is where we give residents the option to join us on site walk arounds with the onsite team or contractors
Polls	This is the method we use to gauge resident opinion on things such as the next meeting date, preferences etc.

7. Will there be noise and disruption during the works?

Answer- Some level of noise and disruption is expected, but we will take steps to reduce the impact. All our framework contractors are members of the Considerate Constructors Scheme and are required to work within this industry recognised code. We will ensure that noisy works are carried out during reasonable hours and that work areas are isolated where possible. The standard working hours are Monday to Friday. If there is the need for weekend working, residents will be notified in good time.

8. Will access to my home be affected?

Answer- We will do our best to ensure that residents can access their homes safely at all times. If temporary restrictions are required, we will provide advance notice, however you will always be granted access to your home.

9. Will parking be affected?

Answer- We have not yet reached the site logistics part of the programme, however depending on the design, there may be some temporary restrictions on parking, however if this will affect you or your parking space, we will liaise with you directly.

10. Will any communal areas be impacted?

Answer- We have not yet reached the site logistics part of the programme, however depending on the design, we will keep residents updated as the plans are developed.

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