



# Building Safety Residents Meeting

St Pancras Way – 9<sup>th</sup> April 2025



# Attendees

- Jo Knight – Senior project manager NHG
- Wunmi Dosunmu – Project manager NHG
- Yinka Oretuga – Property management officer NHG
- Nick Sweetman – Contracts manager Durkan
- Sonia Allen – Resident liaison manager Durkan

# Agenda

- Building remediation scope
- Project Update
- BSR Notice
- Programme update
- What have we been doing
- Site logistics
- Resident Liaison Officer
- Next steps
- Communication
- AOB

# Building Remediation Scope

Element	Works
Deconstruction	<ul style="list-style-type: none"> <li>• Scaffolding to external elevations.</li> <li>• Removal of zinc rainscreen cladding.</li> <li>• Removal of timber cladding.</li> <li>• Removal of existing cladding rails and brackets.</li> <li>• Remove the existing combustible insulation, breather membrane, all cavity barriers and sheathing board.</li> </ul>
Balconies	<ul style="list-style-type: none"> <li>• Remove timber screens and install new aluminium screen.</li> </ul>
Zinc rainscreen cladding facades	<ul style="list-style-type: none"> <li>• Remove all façade elements.</li> <li>• Install sheathing boards and breather membrane.</li> <li>• Install cavity barriers.</li> <li>• Install zinc rainscreen cladding system, mineral wool. Steel support system.</li> </ul>
Timber rainscreen cladding facades	<ul style="list-style-type: none"> <li>• Remove all façade elements.</li> <li>• Install sheathing boards and breather membrane.</li> <li>• Install cavity barriers.</li> <li>• Install aluminium rainscreen cladding system with timber effect finish, mineral wool. Steel support system.</li> </ul>



# Project Update



Item	Update
Roof (24 SPW)	<p>In the tender we specified that the roof required resurfacing. After some investigations and discussions with the relevant team, it has been agreed that the roof will be fully replaced. Durkan will carry out this work in line with the remediation works. Residents are not being charged for this work.</p>
Solar Panels	<p>NHG'S heating and hot water team will be providing the specification for the new PV solar panels to Durkan. Durkan will be responsible for the installation. Residents are not being charged for this work.</p>

# Building Safety Regulator

Under the Building Safety Act, developers cannot get on site with construction until gateway 2 is passed.

By the end of June 2024, only 2% of the 668 applications submitted had been determined in the timeframe, with 40% of applications refused. By September, only around 145 out of just over 1,000 projects had by then managed to secure approval at gateway 2.

The delays for submission are because we are now required to submit project designs up to RIBA stage 5, instead of RIBA stage 4. This is a significant piece of work and is the reason why our submission date has moved from April to the end of June. It is essential to the success of this project that the BSR application is approved on the first submission. This is why we have decided to take the time now to ensure that we submit the highest quality application that we can.

Once the application has been submitted our estimate is that it will take between 22 weeks before a decision is made.

# Programme Update



## Updated Timeline – Preferred option

<u>Activity</u>	<u>Projected Dates</u>
Stage 4 design	25/04/2025
Stage 5 designs	13/06/2025
Agree contract	07/05/2025
Develop contract sum	10/06/2025
Prepare BR Compliance Statement	30/05/2025
Submit PCSA Deliverables To NHG & PRP	13/06/2025
PRP/NHG submit BSR Gateway 2 Application.	27/06/2025
BSR Approval for Somerston House	December 2025
Estimated start on site Somerston House	July 2026
Estimated start on site 22 St Pancras Way	September 2025

# Programme Update

## Updated Timeline – Alternative option

<u>Activity</u>	<u>Projected Dates</u>
Stage 4 design	25/04/2025
Stage 5 designs	13/06/2025
Agree contract	07/05/2025
Develop contract sum	10/06/2025
Prepare BR Compliance Statement	30/05/2025
Submit PCSA Deliverables To NHG & PRP	13/06/2025
PRP/NHG submit BSR Gateway 2 Application.	27/06/2025
BSR Approval for Somerston House	December 2025
Estimated start on site Somerston House	January 2026
Estimated start on site 22 St Pancras Way	August 2025

# What have we been doing

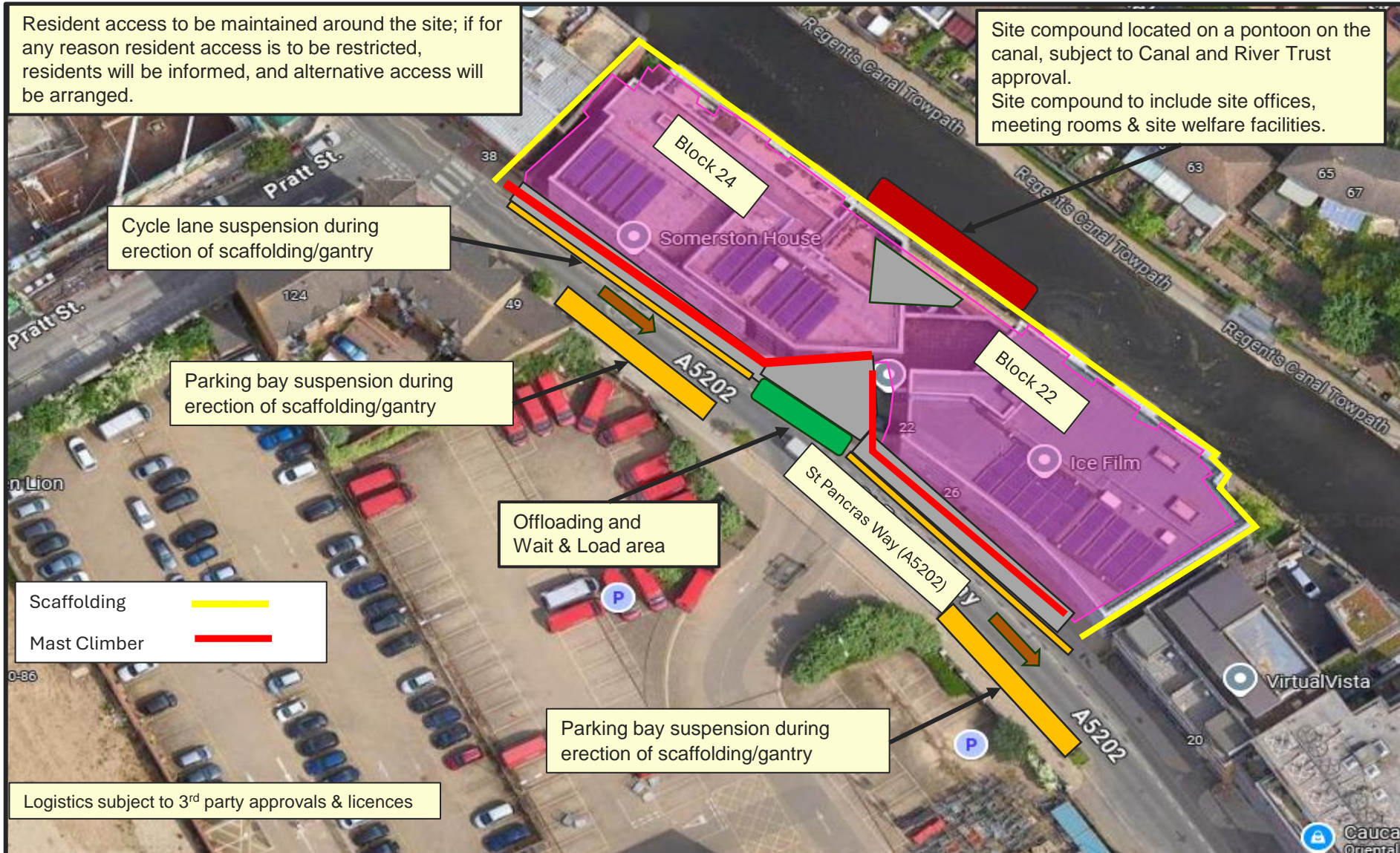
- Site investigations of the existing building.
- Obtaining wind load and thermal calculations.
- Stage 4 Architectural Design.
- Structural engineering calculations and setting out plans.
- Investigating options and solutions for Site Logistics Plan.
- Analysing Programme options and implications.
- Liaising with 3<sup>rd</sup> parties including Canals & River Trust & Highways.

# Site logistics

Subject to licences and 3<sup>rd</sup> party agreements:

- Office & welfare facilities to be situated on a pontoon on the canal
- Scaffold gantry over car park entrance to receive materials
- Mast climbers to access front elevations & for vertical materials distribution
- Scaffold to side & rear elevations (White debris netting)
- Security will include ladder guards, Alarms, scaffold lighting & fencing where required.
- Working hours: 8am to 5pm Monday to Friday

# Site logistics



# Resident Liaison Officer

The Durkan liaison team are available throughout pre-construction and construction to:

- Listen to any concerns you may have
- Provide regular updates on progress of the works
- Hold resident drop in days
- Provide notice of noisy or dusty works that may occur
- Give notification of any amendments to agreed logistics plans

Resident Liaison Manager	Contact details
Sonia Allen	Sonia.allen@durkan.co.uk

# Next Steps

## Next Steps

Confirm programme for the works.

Complete PCSA and finalise works cost.

Agree and sign works contract.

Submit application to the BSR.

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# Communications plan

Communication	Date/Time	Location
Virtual resident meeting	Wednesday 2 <sup>nd</sup> July – 6pm	MS Teams.
Meeting with commercial tenant.	Wednesday 30 <sup>th</sup> April	On-site.

A more comprehensive communication plan, including regular meetings will be put together ahead of the project starting on site.