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**BUILDING REMEDIATION UPDATE
THE MEADOWS**

SENIOR PROJECT MANAGER: Jo Knight
PROJECT MANAGER: Daven Hinkson
DATE: January 2026

Dear residents of The Meadows,

Thank you to all those who were able to join our resident meeting 18th December. We appreciate your engagement. We shared the slides from the meeting the following morning.

The purpose of the meeting was to share an update on the external wall works, progress and next steps. To recap, the works aim to ensure the building is compliant with current building safety standards, following the outcome of the FRAEW. The areas highlighted for repairs are required to the following;

Compartmentation: Ensuring each flat is fully contained to prevent fire and smoke spread.

External wall system replacement: Reinstating missing or defective cavity barriers and replacing combustible timber with non-combustible alternatives.

Current Progress

The scope and the design were completed in September 25. This gave a clear indication of what needed to be done and how the works were to be carried out. This was followed by the tender process, which we have also now completed along with board approval. The onboarding process began before Christmas in order to start on site early this year. Planning permission has been approved and we have provided the decision notice reference in the presentation.

Next Steps

We are now entering into the Pre-Construction Services Agreement (PCSA) stage. During this phase, the contractor will come to site and carry out their own investigations to confirm the findings we have already shared with them. This process helps validate the agreed scope of works and address any outstanding queries or technical details before construction begins.

The contractor has already outlined their proposed approach, which will be delivered in phases, meaning scaffolding will not cover the entire estate at once. The works will progress a few blocks at a time. They have provided an initial sequence and estimated timelines for each phase, but before we confirm these details, we want to give them time on site to confirm their own findings. Once this stage is complete, we move into the main construction phase.

During these phases quality assurance remains a priority. Our fire consultant and clerk of works will monitor the progress throughout. An independent third-party, will visit the site twice a week to capture detailed photographic records of what is being carried out. This ensures full compliance with best practice and supports the "golden thread" principle by maintaining a comprehensive digital record of what is being removed and what is installed.

Funding

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We wrote to residents previously regarding the funding we had applied for via the Cladding Safety Scheme. Originally, we had applied for just the two leasehold blocks. The scheme has since been extended to now include blocks that are 5 Storey blocks and now include two general needs blocks as well. We have now been able to add these blocks to our funding application. This does not complicate our overall application in any way.

Current Service Charges

The issue of service charges came up in our meeting and although this is led by the operations team, they have provided a brief update for this communication;

Last week, the budget details for the 26/27 service charge year were shared with the TRA for comment. We can share that the focus is always to set a fair and reasonable budget. The following are considered:

- *Previous year's actual expenditure.*
- *Previous expenditure trends.*
- *Knowledge of upcoming works likely to occur during the accounting year.*

In any instances where an item is higher than the previous year's budget, this is due to either anticipated works, or the previous year's actual spend going over the previous budget.

For any further service charge queries, please direct them the Meadows Estate inbox;
TheMeadowsEstate@nhg.org.uk

Communication Plan

Below are some dates for you to save where you can expect updates on the works.

Meeting Type	Location	Date	Time
Written Update	Via email	End January 2026	-
Resident Update Meeting	Microsoft Teams/ in Person (TBC)	TBC 19 th February 2026	6pm-7pm

*any meeting dates and agendas will be shared with residents at least 2 days prior.

Once the PCSA stage is complete, we will arrange an in-person, on site meeting where the contractor can go through their plan, and clarify what day-to-day activity will look like. Residents will also have the opportunity to ask related questions.

Resident Microsite / Portal

We have set up a dedicated online portal to keep you informed throughout the project. Please use the link <https://bit.ly/meadows-portal> to access it as all information shared will be available here also.

Role	Name	Email
Property Manager	Alisha Chaudry	Alisha.Chaudry@nhg.org.uk
Housing Officer - GN	Daniel Lebbie	Daniel.Lebbie@nhg.org.uk
Housing Officer - Key Worker	Aaliyah Joseph	Aaliyah.Joseph@nhg.org.uk
Commercial Properties Officer	Venisha Douse	Venisha.Douse@nhg.org.uk

Yours sincerely,
 Daven Hinkson
 Project Manager

RESIDENT QUESTIONS

Q1. When it comes to phasing, will the leasehold blocks be prioritised?

Answer - Yes, leaseholder blocks are being prioritised and will be included in the early phases. Further details on this will be provided in future communications.

Q2. Can you provide a potential end date for the works?

Answer - Currently, the works are due to be completed early 2028. We had originally anticipated the works to take around 16 months, however the proposals that we have accepted have proposed closer to 20 months on site. As we have advised we are entering the PCSA process and during this period, we will get and provide more clarity on the timelines.

Q3. Will the contractors provide any guarantees on the works they carry out to this building?

Answer - All of the works that we carry out are subject to not only the standard 12 month warranty defects period, but we also have a longer term 12 year guarantee, meaning we can call them back to site should there be any issues with their works to the façade.

Q4. How many blocks will be worked on at the same time? How many months will each block take and how many months will each building have scaffolding up?

Answer - Blocks are usually in groups of 2-3 buildings per phase, with each phase overlapping taking approximately 7-9 months. We will provide further clarity as this is finalised but understand that this isn't ideal for residents. We are satisfied that the setting of these phases is appropriate and we want to ensure that the work is compliant and results in a favourable EWS1 rating.

Q5. What is the likelihood that during the works, additional issues are discovered that need to be addressed? How much contingency is there?

Answer - In terms of discovering additional issues, prior to bringing the consultants on board, we had carried out a number of investigations including the fire risk assessment of the external wall (FRAEW). This is a holistic assessment of the external wall make up, and from this report all issues are identified. Following this, consultants and fire engineers came on board and scrutinised reports, surveys and investigations. We are confident that the expected issues have been picked up during these processes, however we have allowed for contingency.

Q6. Can you confirm whether the wooden balconies will be replaced? Any further details about whether internal access or other disruption will be required?

Answer - The replacement of the wooden balconies has been factored into the scope and will be replaced. At this stage we do not anticipate internal access being necessary and will be carried out via the scaffolding. If there are any changes to this, it will become clear during the PCSA period.

Q7. Will they be removing the pigeon netting to carry out the work, and then replace it?

Answer – Yes. An external precondition survey of the buildings and grounds will be completed prior to works beginning, and anything that needs to be removed, including netting or spikes, will be replaced or be put back into working order at the end of the project.