

Notting Hill Genesis
Bruce Kenrick House
2 Killick Street
London
N1 9FL

For the attention of Jenny Murphy

23 January 2026

Dear Jenny

Opal, Ruby and Amber Courts, High Street, Stratford, London, E15 2FW

As outlined in the resident's meeting presentation last year, NHG were advised by AECOM that there was potential concern related to a number of locations within various transfer structures of Opal, Ruby and Amber Courts (also known as Blocks C, D and E respectively). NHG were advised that these three blocks would require precautionary temporary propping while further reviews were undertaken and a permanent solution determined, as in some cases the level of overutilisation was large. These areas generally related to possible punching shear failure in the ground floor transfer slab. Additionally, there were a few areas identified at higher levels of the building.

Punching shear is a type of failure where, at the interface of columns/walls and slabs, the column/wall "punches through" the slab and stops supporting it. A failure of this type in the transfer structure could result in the collapse of all the supported levels above in that area. If a complete punching failure at the identified locations of concern were to occur, and there were to be a collapse, it is likely that the entire building would, from a structural safety perspective, be condemned.

We attended site whilst opening up works were taking place to review a sample of the locations of concern. Some cracking was identified, but these were generally less than 0.5mm in size. Where larger cracks were identified these were reviewed by others to determine the likely cause. Some of the cracks could be indicative of high utilisation, however no cracks were larger than 1mm. It was concluded that there were no signs of immediate distress in the building. Measurements of the crack widths were taken and the ends of the cracks marked to allow any change over time to be evaluated.

Only a sample of the areas of potential concern could be viewed due to the presence of finishes or difficulties with access.

As a short-term (3-6 month) risk mitigation strategy, all locations that could be easily inspected, such as the car park soffit, or common areas, were reviewed twice weekly, to check for changes. Active electronic crack monitors were also set up on a sample of cracks where the theoretical utilisation was highest to provide more accurate analysis of behaviour over time. This mitigation strategy was intended to manage the risk to occupants prior to, and whilst, the temporary propping solution was put in place. As such, it was our professional judgement that the enhanced inspection regime was suitable as a short-term risk mitigation measure.

The analysis results which demonstrate overstress to the structure, and the behaviour of the building in practice, cannot currently be reconciled. There are multiple reasons why this could be the case, for example current loading being lower than the design loading, constructed materials being stronger than design assumptions, loads adopting a different path compared to those assumed due to structural robustness as well as other potential redundancies in the structure which cannot be modelled. The significant risk is that the reason for the discrepancies between observation and calculation are not currently known. Without this information, the risk is difficult to assess and therefore manage over a longer time period, since statistically it becomes more likely the building could see performance requirement circumstances that exceed its design limits.

Punching shear can be a sudden failure or can progress rapidly once initiated at a critical level of loading. Cracking may be a warning indication, but that can be internal to the slab, or it may not be noticed at all as not all areas of concern can be viewed regularly. There are variations in loading, geometry, and expected failure mechanism across the structure and therefore the absence of distress at one location does not mean there isn't any elsewhere that cannot be seen.

Currently, with a level of uncertainty about the performance of the structure, the level of overutilisation shown in the analysis, and temporary propping works yet to take place, we have not been provided with sufficient evidence to enable us to determine whether we are able to support the AECOM statement that the buildings remain safe to occupy.

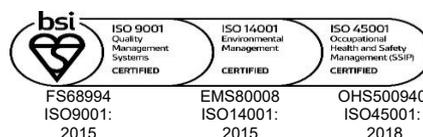
Yours sincerely



On behalf of **Pell Frischmann**

Pell Frischmann is the trading name of PF Consulting Group Ltd, Pell Frischmann Consultants Ltd, Pell Frischmann Consulting Engineers Ltd, and Pell Frischmann Ltd. We value your data, please see our Privacy Notice on www.pellfrischmann.com which details how we handle your data in compliance with GDPR.

Registered Office:
1st Floor, South Wing, 55 Baker Street,
London W1U 8EW
PF Consulting Group Ltd
Registered in England No. 4403030
Pell Frischmann Consultants Ltd
Registered in England No. 1777946
Pell Frischmann Consulting Engineers Ltd
Registered in England No. 01213169



Form ref: BF150AA