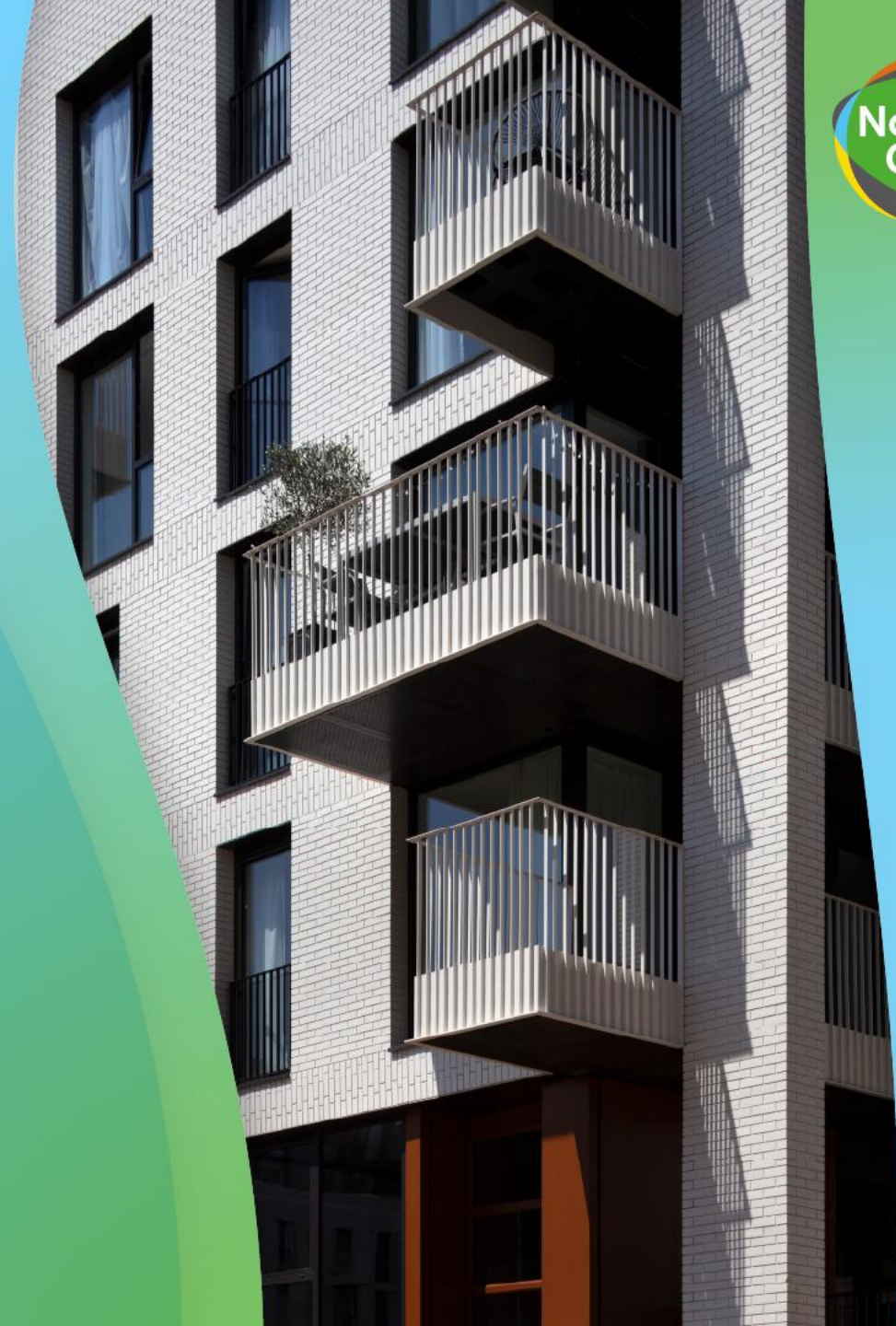




Building Safety Residents Meeting

St Pancras Way – 12th February 2026
6-7pm online via MS Teams



Attendees

- Petronila Osodo = Head of Building Remediation (NHG) (Apologies)
- Jo Knight – Senior Project Manager (NHG)
- Wunmi Dosunmu – Project Manager (NHG)
- Rebekah Farrell– Property Management Officer (NHG) (Apologies)
- Dario Venovski – Contracts Manager (Durkan)
- Sonia Allen – Resident Liaison Manager (Durkan) (Apologies)

Agenda

- Building remediation scope
- Material visual
- Programme Update
- Key Risks
- Proposed site plan
- Sequence of works
- What to expect – Noise Levels
- Next steps
- Communication
- AOB

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

Materials Visual



Programme Update

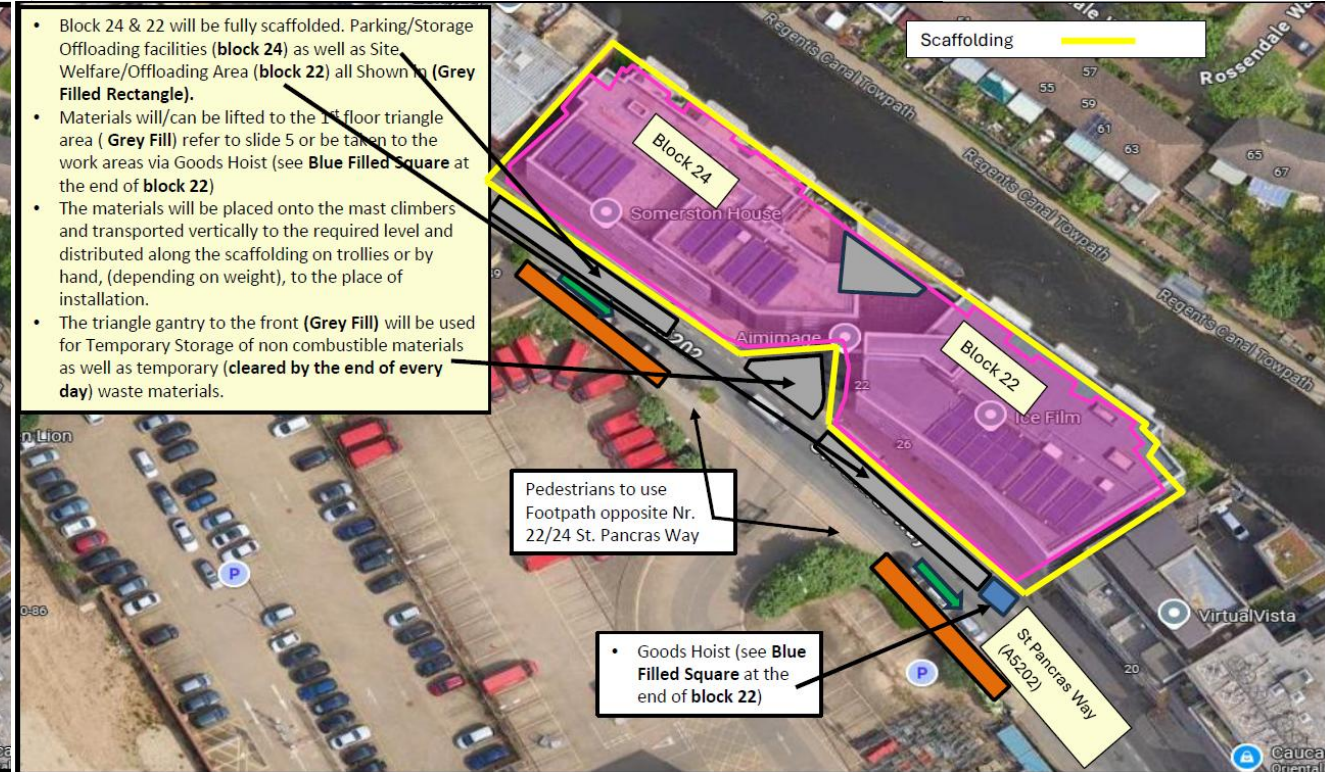
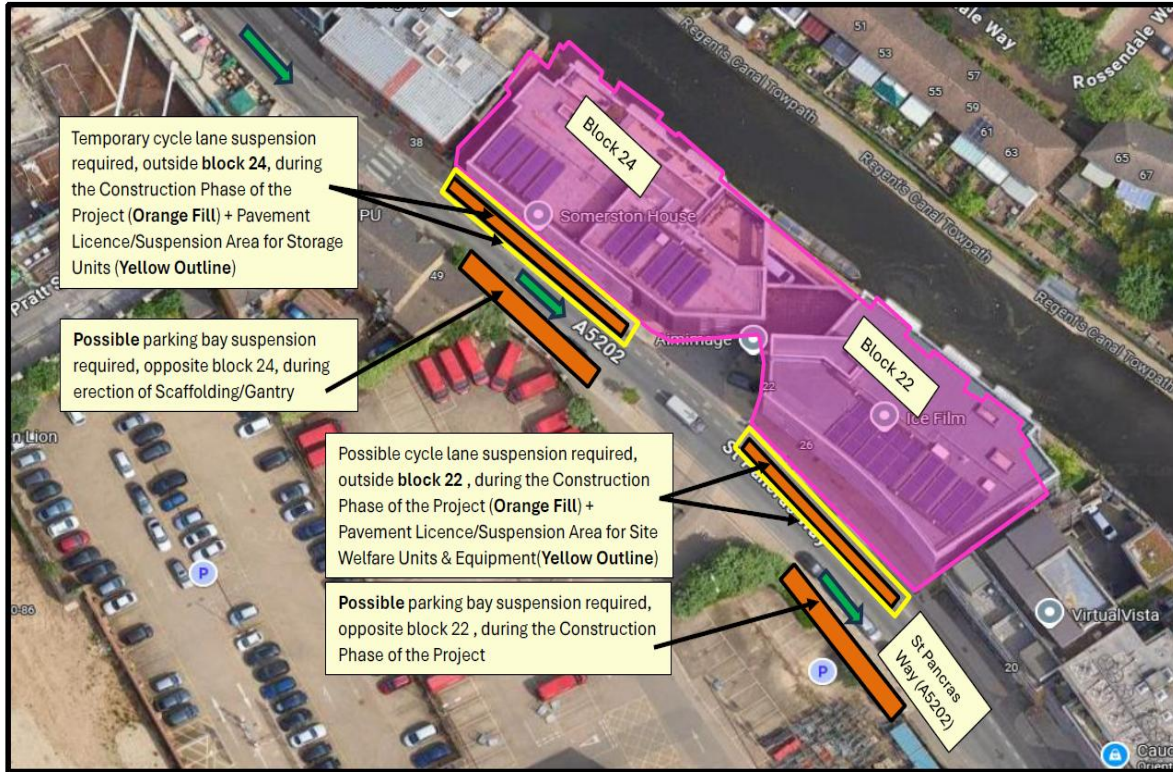


<u>Activity</u>	<u>Current projected dates</u>
Sign main works contract	End of Feb 2026
Submit BSR G2 application (24 SPW)	Early March 2026
Submit building control application (22 SPW)	Early March 2026
Site set up	Early April 2026
22 SPW Start on site	April 2026
22 SPW completion	June 2027
Estimated start on site Somerston House	March 2027

Possible Risks To Start On Site

- Camden council licensing approval for highways.
- Engagement began in submitted in October.
- Provisional agreement was rescinded

Proposed site plan

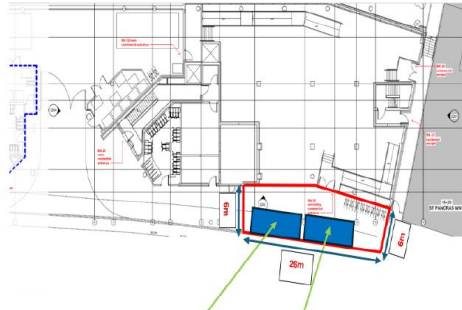


Logistics are subject to surveys and design

Proposed site plan

Proposed Site Compound/Welfare Pictorial Nr. 22 St. Pancras Way

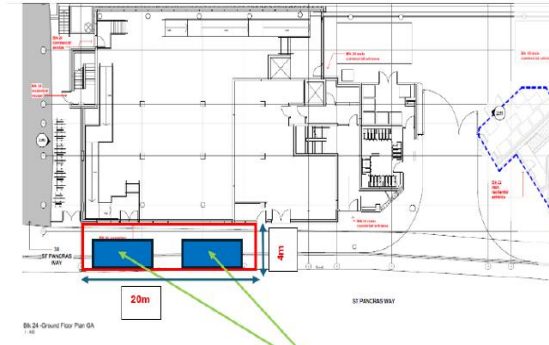
Proposed Storage Area/Pictorial Nr. 24 St. Pancras Way



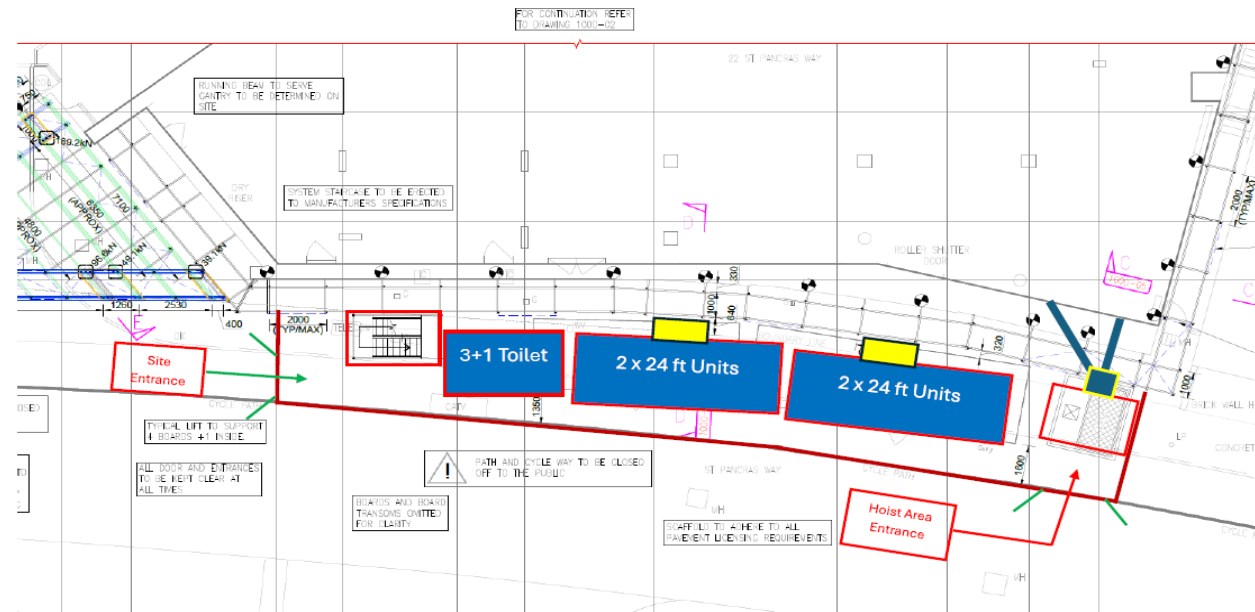
Block Nr.22 - Compound/Welfare Area (circa 28m x 6m) 2 x Containers @ 9.75m x 2.44m – double stack and 2 x Containers @ 7.35m x 2.44m – double stack



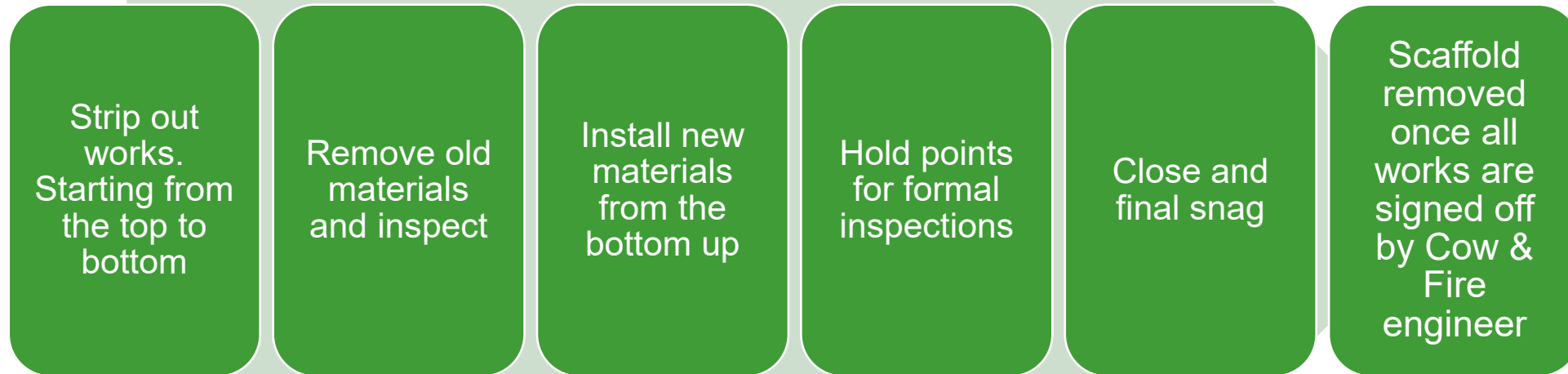
Block Nr.24



Block Nr.24 - Area for Storage Units (circa 20m x 4m) 2 x Containers @ 7.35m x 2.44m



Sequence of work



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.

Next Steps



Next Steps

Submit building control application for 22 SPW

Submit application to the BSR for 24 SPW

Finalise logistics

Communications plan



Communication	Date/Time	Location
Written Update	W/C 6 th April	Email
Virtual Meeting	Wed 6 th May	MS Teams

Whilst on site

Full time resident liaison officer

Monthly letters/Newsletters/Bulletins

Virtual meetings every 6-8 weeks