



BUILDING REMEDIATION UPDATE

SENIOR PROJECT MANAGER: Jo Knight

ST PANCRAS WAY

PROJECT MANAGER: Wunmi Dosunmu

DATE: July 2025

Dear residents of **St Pancras Way**,

We would like to update you on the progress of the project and the next steps.

The design works under the Pre-Construction Services Agreement (PCSA) has been progressing, whilst we continue to hold fortnightly progress meetings with Durkan.

However, there has been a delay in progressing the design of the zinc material. This is due to an issue with the originally proposed cladding material, Rheinzink.

Although Rheinzink was approved by Camden Council's planning department for its environmental benefits, it does not have the BBA (British Board of Agreement) certification, which is now required by the Building Safety Regulator (BSR). While Rheinzink does have an A1 fire rating, the lack of BBA certification means it may be rejected by the BSR and could delay the project by up to 18 months.

Finding a suitable alternative has been a challenge, as the new material must meet both Camden's environmental standards and the BSR's fire safety requirements. Our architects and technical teams at PRP and Durkan have worked closely to identify a replacement that is safe, sustainable, and visually similar to the original design.

We have now selected Valcan, a fusion Aluminium system, as the replacement cladding. It meets all regulatory and environmental requirements and has a very similar look to Rheinzink.

Why Valcan?

| Feature | Benefit |
|-----------------------|---|
| A1 Fire Rated | Certified to BS EN 13501-1, ensuring the highest fire safety rating. |
| High Strength | Made from 5754 Grade Aluminium, which is extremely hard-wearing. |
| Long Warranty | Up to 30 years in standard environments, providing long-term assurance. |
| Self-Cleaning Coating | The PVDF coating resists surface contaminants and washes clean with rain. |
| 100% Recyclable | Environmentally sustainable at end of life. |
| Aesthetic Match | Offers a like-for-like appearance to the previously selected Zinc. |

With the new material now confirmed, our contractor, Durkan are able to progress with the design stage.

As a result of the delay in sourcing a suitable alternative material, we were unable to submit the Building Safety Regulator (BSR) Gateway 2 application in June as previously planned. We now anticipate the submission will take place in September 2025.



Please note, the BSR application is only required for Somertson House. As previously communicated, works will firstly begin on 22 St Pancras Way upon obtaining standard building control approvals.

Next Steps

- Submit material change to council planners for approval. The change is subject to approval, but we don't anticipate that this will be an issue. In a bid to move things forward we have instructed Durkan to continue with the designs whilst we await a planning decision.
- Complete the PCSA: The Pre-Construction Services Agreement (PCSA) allows Durkan to carry out detailed design, surveys, and planning activities in preparation for the main works contract and start works on site.
- Submit the Gateway 2 Application: This is a regulatory requirement for higher-risk buildings before construction can proceed.
- Share the Updated Programme: This will include a detailed schedule of works and site logistics plan.

Communication Plan

Our next residents meeting will be held on the 13th August.

Communication Style

Virtual resident meeting

Date and Time

Wednesday 13th August 6pm.

Thank you for your continued patience and understanding. We will continue to keep you informed as the project progresses. If you have any questions or queries before the meeting arranged above, please speak your usual NHG contact, and we will get back to you.

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Yours Sincerely,

Wunmi Dosunmu – Project Manager