

Stoke Quay Project Slides

1 Jul 2026



Introductions & Meeting Purpose

Meeting Purpose

- Update residents on the progress of the building safety project at Stoke Quay

Building Safety Remediation Team

- Jenny Murphy (Interim Director of Planned Investment and Building Safety Remediation)
- Ethan Fitzharris (Programme Lead Building Safety Remediation)
- Kaira Edwards (Senior Project Manager)
- Rebka Dessalenge (Project Manager)- from Sept 2026
- Abbie Davis (Senior Stakeholder & Communications Adviser)

Estate Operations Teams

- Denis Kinyera (Head of Estate Management)
- Dee Hopkins (Estate Operations Manager)

Operations Team

- Treena Webster (Housing Officer)
- Dami Bakare (Housing Officer)
- Filipa Santos (Estates Operations Co-Ordinator)
- Vincent (Building Safety Manager)

Project to date



Scheme context

- Developer: ISG
- Built in 2015/16
- 386 homes and commercial units
 - 6 individual blocks
 - 25 Townhouses
 - 9 commercial units

Purpose of works

- Duty of care for resident safety
- Meet current building standards

Project outline

- Remediation works: Scope of works
 - Cladding remediation works
 - Fire compartmentation works
 - Defects
 - Zephyr Court
 - Barnard Square
 - Osprey Court
 - Leven Court
- Approval to appoint out consultant team has now been provided by our approval board

Project team



NHG ('Employer')

- Kaira Ellis- Senior Project Manager
- Abbie Davis - Senior Communications Advisor



Airey Miller ('Consultants')

- Emma Clarke- Employer's Agent
- Sheetal Prakash – Assistant Employer's Agent
- Danu – Quantity Surveyor
- Sukindra Reddy– Architect
- Victoria Jones– Principal Designer
- TBC- Fire Engineer
- TBC- Clerk of Works

Pell Frischmann ('Consultant' – Structural Engineer)

- Vincenzo Ferraiuolo – Structural Engineer



Current Project Focus



Scope & Design

Airey Miller, Pell Frischmann | March 2027

- **Purpose:** To define the scope and specification
- **Process:** Review original documentation and survey results, comparing against current standards and requirements. Investigations into defects. Seek planning approval.

Selection (Tender) Process

Airey Miller | Aug 2027

- **Purpose:** Identify and assess a suitable contractor who can deliver the project works effectively.
- **Process:** Develop clear, defined outline of the works, specifying materials and requirements. Seek, collate and assess applications against requirements.

Key Information

- Cladding Safety Scheme
 - Application includes Avalon, Leven and Osprey Court.
- National House Building Council(NHBC) involved with some defect claims

Lending Update

- **Guide to selling home on NHG website**
(<https://nhg.org.uk/your-home/for-leaseholders/your-guide-to-selling-your-home>)
- Please speak with your lender and if anything can be provided by us, we can support with this on a case-by-case basis to see whether we are able to assist.
- **Landlord Deed of Certificate** – is how a leaseholder can demonstrate that they qualify for protections under the Building Safety Act. A leaseholder is to complete a Leaseholder Deed of Certificate and provide to NHG as their landlord. NHG will then have 28 days to provide the certificate. Further information can be found on: <https://www.gov.uk/guidance/leaseholder-protections-deed-of-certificate-frequently-asked-questions>

Leaseholder deed of certificate

Leaseholders have a qualifying lease if they meet the criteria set out in section 119 of the Building Safety Act 2022. Leaseholders should consider the answers they give in this deed of certificate carefully. Qualifying leaseholders may benefit from important protections limiting the costs of putting right historical safety defects.

This deed of certificate relates to the dwelling at

[insert address of the dwelling]

Name of the current leaseholder:

[insert name of the current leaseholder]

Name of the leaseholder at beginning of 14th February 2022:

[insert name of the leaseholder]

Communication Plan



Virtual meetings (Teams/Zoom)



Interim updates (newsletters / notice board)



Site walk around

