



the meadows

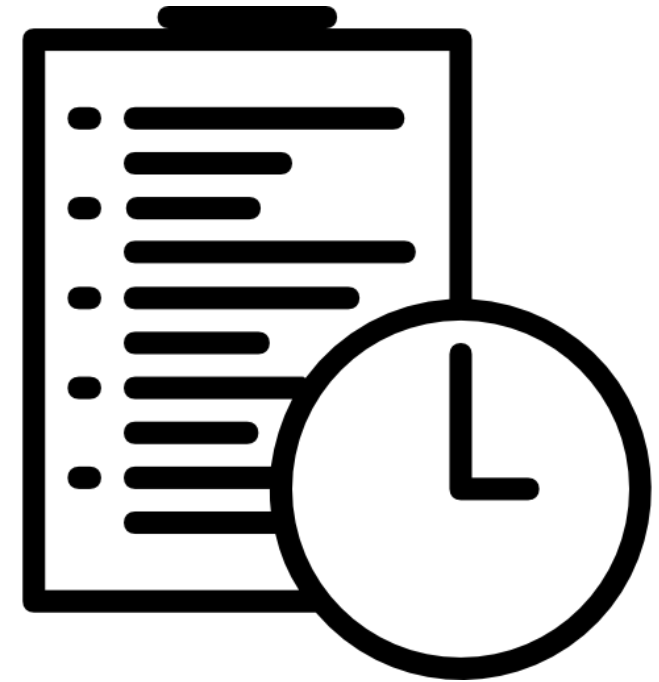
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Resident Meeting – 18 December 2025



Agenda

1. Introductions & Meeting Purpose
2. Project Recap
Scheme context, Purpose of works, Project outline
3. Project Team
4. Current Project Update
Scope of works, Consultant team, Key milestones
5. Considerations
6. Lending Update
7. Communication plan
8. Questions
9. AOB



Introductions & Meeting Purpose

Meeting Purpose

- Update residents on the progress of the building safety project at The Meadows

Building Safety Remediation Team

- Petronila Osodo (Head of Remediation)
- Jo Knight (Senior Project Manager)
- Daven Hinkson (Project Manager)
- Abbie Davis (Senior Stakeholder & Communications Adviser)

Estate Operations Teams

- Denis Kinyera (Head of Estate Management)
- Alex Garnett (Estate Operations Manager)

Operations Team

- Alisha Chaudry (Property Manager)
- Daniel Klebbie (Housing Officer – GN)
- Aaliyah Joseph (Housing Officer – Key Worker)
- Venisha Douse (Commercial Properties Officer)

Project Recap

Scheme context

- Developer: Allenbuild
- Built in phases between 2010 and 2012
- 212 homes and commercial units
 - 9 individual blocks
 - Single terrace of 7 townhouses

Purpose of works

- Duty of care for resident safety
- Meet current building standards
 - Compartmentation breaches
 - Combustible timber panels

Project outline

- Remediation works: Scope of works
 - Checking compartmentation
 - reinstating missing / defective cavity barriers
 - Method dependent on wall type
 - Some wall types removed and reinstated, others replaced
 - Material replacement
 - replace timber wall type with non-combustible alternative
- Consultant team
 - Review original standards and plans
 - Determine scope of works
 - Prepare planning application & tender pack
 - Monitor and review every stage



Project Team

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NHG ('Employer')

- Daven Hinkson - Project Manager
- Jo Knight - Senior Project Manager
- Abbie Davis - Senior Communications Advisor

AIREMILLER

Airey Miller ('Consultants')

- Ellen Gaisie – Employer's Agent
- Suchindra Reddy – Architect
- Chiara Melessaccio – Assistant Building Surveyor
- Danu Chandra – Quantity Surveyor
- Mark Pratten – Technical Director
- Victoria Jones – Principal Designer
- **Nigel Lawrance - Clerk of Works**



Osborn Associates ('Consultant' – Fire)

- Ahmed Salem - Fire Consultant



Current Project Update

Scope & Design

Airey Miller & Osborn | Completed

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

Selection (Tender) Process

Airey Miller | Completed

- **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.

PCSA & Works stage

Contractor | PCSA starts early 2026

- **Purpose:** To complete the specified works safely, efficiently and effectively to agreed standards.
- **Process:** Mobilise and set up on site as agreed, work on blocks in stages and meet all agreed requirements.
- **Quality Assurance:** Clerk of Works, Fire Consultant

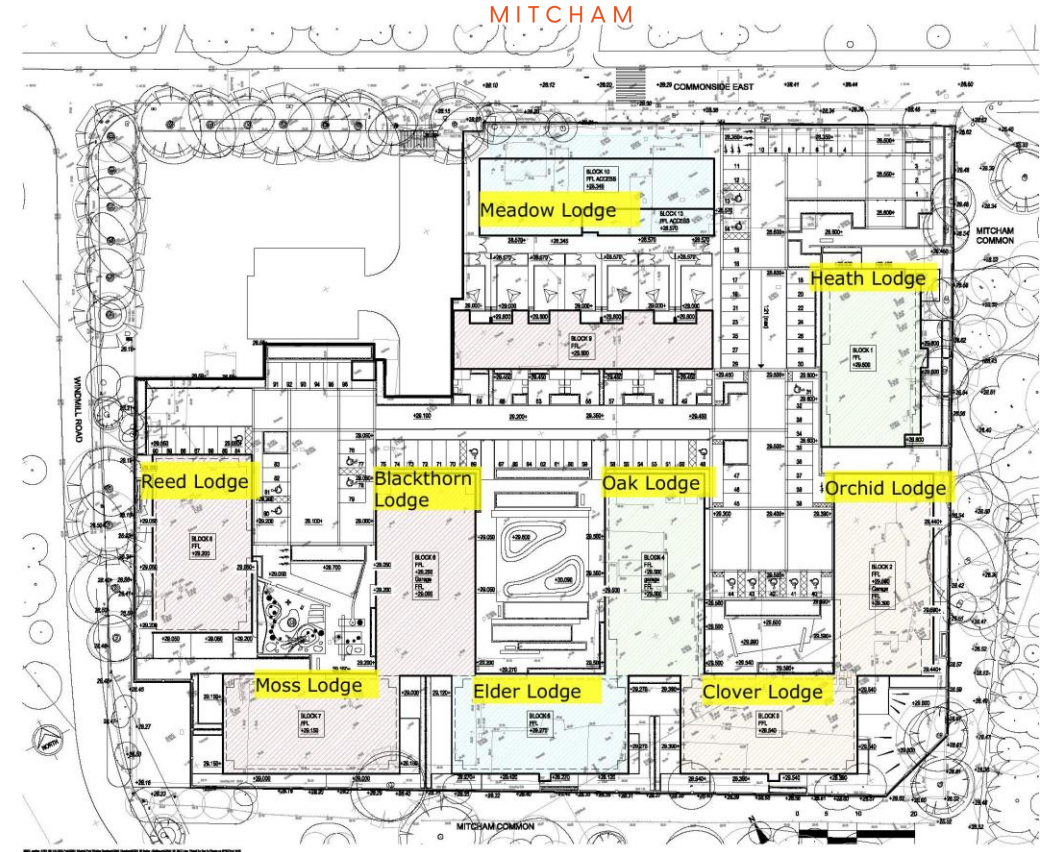
Key Information

- Planning application
 - Status: **approved**
 - Decision Notice 25/P2811
- Contractor (Batch) Tender
 - Status: **completed**
 - Selection process: **completed**
 - Board approval: **achieved**
 - Contract award: **Feb 2026**
- Cladding Safety Scheme
 - Applications increased to 4
 - includes all 5-storey blocks

Considerations

- Work phase
 - Approximately **20 months (TBC)**
 - Limited space on development
 - Minimise disruption
 - Considerate Contractors Scheme
 - i.e. working hours 8am – 6pm
- Funding
 - Allenbuild Claim
 - Cladding Safety Scheme (4 blocks)

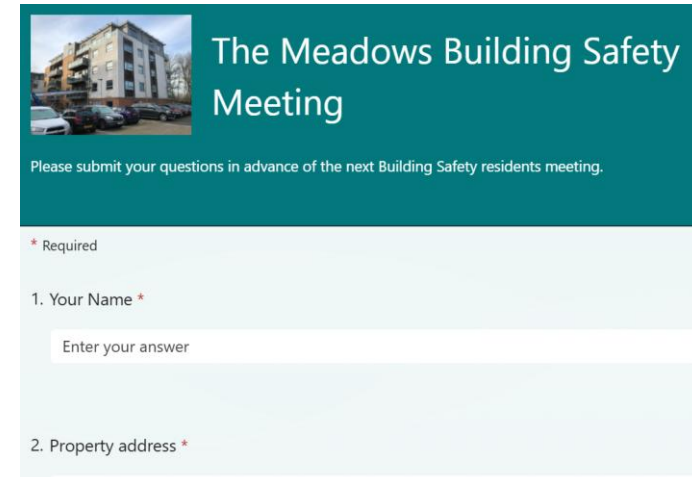
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**RESIDENTS WILL NOT BE CHARGED FOR ANY BUILDING SAFETY WORKS
RELATED TO EXTERNAL WALL SYSTEM REMEDIATION**

Lending Update

- **Guide to selling home on NHG website**
(<https://nhg.org.uk/your-home/for-leaseholders/your-guide-to-selling-your-home>)
- **Live survey relating to any lending issues**
(<https://bit.ly/meadows-bsq>)
- Please speak with your lender and if anything can be provided by us, we can deal 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>



The Meadows Building Safety Meeting

Please submit your questions in advance of the next Building Safety residents meeting.

* Required

1. Your Name *

Enter your answer

2. Property address *

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



Microsite

Dates for Diary

Meeting Details	Location	Date	Time
Written meeting summary	N/A	10 working days	
Written resident update	N/A	End January 2026	
Resident Update Meeting	via Microsoft Teams / in person (TBC)	TBC – 19 February 2026	6pm

What works are being carried out?

Main project +

Reactive works +

Resources

Resident notices

→ Find out more

Remediation meeting updates

→ Find out more

Communication updates

→ Find out more

FAQs

→ Find out more

Works list

→ Find out more

Information from Building Safety Manager

→ Find out more

Questions & AOB

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