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BUILDING REMEDIATION UPDATE
CAMBERWELL FIELDS / EDMUND STREET
DATE: August 2026

SENIOR PROJECT MANAGER: Juan Alvarado
PROJECT MANAGER: Michael Shrubshall

Dear residents of Camberwell Fields,

Thank you to those who were available to attend our resident meeting Thursday 30th July via Microsoft Teams. We appreciate your time and engagement.

Firstly, we would like to apologise to residents who were not included in our initial communications regarding the remediation works. As a result, some residents received short notice of the resident meeting held at the end of July, and we recognise the inconvenience this caused. We can now confirm that we know which buildings will be remediated and as such have updated the contact lists so that all residents affected by the project will be included in the future.

We can now confirm that all buildings across the estate listed in the table below, require remediation works to comply with current regulations and achieve the required external wall safety standards. We are committed to ensuring that all residents are kept informed as this programme progresses and apologise again for the earlier oversight.

Remediation Update

In the meeting we shared that the scope of works has increased since our last update following further reviews by the fire engineering team and feedback from the Building Safety Regulator. This feedback confirmed that additional buildings, Ayres, Hogan, Hambling and Roth Court, are to be included in the remediation programme.

Based on the investigations undertaken to date, the proposed scope of works for each block is focused on addressing the external wall construction. Please see the buildings and what is required;

Ayres Court	Installation of cavity barriers, removing and replacing High Pressure Laminate Boards (HPL) infill panels and other combustible external wall materials with non-combustible alternatives, replacing combustible timber decking, and undertaking investigations of the glazed curtain wall, balconies, balcony soffits, fascia panels and roof terrace construction to determine and complete any necessary remedial works.
Hogan & Hambling Court	Installation of cavity barriers, replacing combustible timber decorative elements and decking with non-combustible materials, investigating the construction and cavity barrier provisions of the glazed curtain wall system,

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	improving fire separation between the curtain wall and escape route ceiling voids, and verifying the non-combustibility of soffit boards and balustrade fascia panels. Replacement of External Thermal Insulation Composite System (ETICS) render system on combustible insulation.
Hodgkin & Barrett Court	Installation of cavity barriers, investigating and remediating fire separation at compartment lines and wall interfaces within the HPL wall system, sealing ceiling voids adjacent to the curtain wall system, replacing combustible timber decking to balconies and terraces, and undertaking investigations of terrace construction, soffit boards and fascia panels to identify and complete any necessary remedial works.
Mori Court	Installation of cavity barriers, remediating external wall construction High Pressure Laminate Boards (HPL Board) with non-combustible materials, replacing combustible timber decking, and undertaking investigations of balcony, terrace, soffit and fascia panel construction to determine and complete any necessary remedial works.
Roth Court	Installation of cavity barriers, remediating the High-Pressure Laminate Boards (HPL) on the external wall with non-combustible materials, investigating the construction and cavity barrier provisions of the glazed curtain wall and undertaking any necessary remedial works, replacing combustible timber decking, and verifying the non-combustibility of soffit boards and balustrade fascia panels.
Sunset Buildings	Installation of cavity barriers and fire-stopping measures, remediating the External Thermal Insulation Composite System (ETICS) with non-combustible materials, replacing combustible timber cladding and decking to walls, balconies and terraces, and undertaking investigations of terrace construction, soffit boards and balustrade fascia panels to verify material performance and identify any further remedial works required.
Palfrey Court	Installation of cavity barriers and fire-stopping measures, remediating the External Thermal Insulation Composite System (ETICS) with non-combustible materials, replacing combustible timber cladding and decking to walls, balconies and terraces, and undertaking investigations of terrace construction, soffit boards and balustrade fascia panels to verify material performance and identify any further remedial works required.

Remediation Programme

At this stage we are able to share the indicative milestones for the programme below;

Summer 2026	The issuance of the tender documents to the market. We expect the tender period to last approximately eight weeks.
November 2026	We plan to receive internal governance and procurement approvals (Gateway 4 process).
Late 2026 / Early 2027	We hope to appoint the principal contractor. They will then begin the detailed design phase along with the construction methodology and project programme.
June 2027 (target)	Works are expected to start on site.

June 2027

To enable these external remediation works to be carried out safely, scaffolding will be erected around each building while works are underway. Wherever practical and efficient to do so, we expect multiple buildings to be worked on at the same time to help minimise the overall programme duration.

Works of this nature typically take approximately six months to complete per building, although timescales may be adjusted depending on contractor programming and site conditions.

Ayres Court

We anticipate that Ayres Court may start later than other buildings, due to its classification as a High-Risk Building (HRB). This means that Building Safety Regulator (BSR) approval is required before works can begin. Currently BSR approval times are averaging around 25 weeks from application submission.

We want to make it clear that the buildings remain safe to occupy, and you can remain in their homes while the works are carried out. Currently there has also been **no** change to the current fire safety strategy. Despite this, following the expanded scope of works, an updated review is being carried out. You will be informed of the outcome as soon as it is available.

Communication Plan

We are in the process of developing a microsite that will provide a platform for residents to keep up to date with the progress of the project. This site will allow you to access and download previous communication, view meeting arrangements, resident notices, and block-specific updates. We plan to launch this site by the end of the summer.

For individual queries, please contact us via the resident communications inbox. We are committed to keeping residents informed throughout the project and will provide programme updates every 6-8 weeks.

Kind regards,
Michael Shrubshall
Project Manager

RESIDENT QUESTIONS

Q1. What works are planned across the estate?

Answer- the planned works are as follows:

- Installation of cavity barriers.
- Removal of combustible materials behind rendered areas.
- Replacement of timber balcony decking and communal decking with non-combustible alternatives.
- Replacement of timber cladding/details.
- Removal and replacement of HPL (high-pressure laminate) panels.
- Associated brickwork and insulation remediation where required.

Q2. How will the main contractor be chosen?

Answer- Through a formal procurement process that assesses quality, experience and price. The cheapest contractor will not necessarily be selected.

Q3. Are residents being charged for the works?

Answer- No. Residents and leaseholders will not be charged for building safety remediation costs. We have applied for funding through the Cladding Safety Scheme and other funding routes.

Q4. Can residents stay in their homes during construction?

Answer- Yes. The expectation is that residents will be able to stay in their homes throughout the works.

Q5. Are you replacing the timber balcony decking, and if so, will there be resident involvement in the replacement material?

Answer- Yes, as part of the remediation works, the timber balcony decking and other timber features will be replaced with non-combustible alternatives, in line with the recommendations of the FRAEW and fire engineering assessments.

The contractor will develop detailed design proposals and recommend suitable replacement products during the design stage. They will seek materials that closely match the appearance and character of the existing decking wherever possible. While the final material selection will be guided by safety, performance and regulatory requirements, residents will be consulted if any significant or drastic changes to the overall appearance of the balconies are proposed.

Q6. Will the brickwork be removed from the buildings?

Answer- Some brickwork will be temporarily removed at cavity barrier and compartment line locations. These are the localised areas of the building designed to help prevent fire and smoke spreading between flats, stairwells and other sections of the building.

Once these repairs have been carried out, the bricks will be put back in place. If any are damaged during this process they will be replaced, matching the existing brickwork as closely as possible.

Q7. Will scaffolding affect property sales?

Answer- It is common for buildings under construction to require scaffolding. We understand that whilst the scaffolding is up and practical works are being carried out across the estate this may impact the overall appearance. We are able to provide Letters of Comfort to assist leaseholders during transactions. If you require this letter for your property, please request this via this mailbox;

residentcommunications@nhg.org.uk

Q8. Are the latent defects being included in this programme?

Answer: Some open/potential latent defect issues are being addressed as part of the remediation programme, but not all. At present, the balcony drainage issues and water ingress affecting the communal walkways are not funded through the building safety programme.

We are currently exploring alternative funding options with the aim of delivering these works alongside the remediation project where possible. We will provide residents with updates on progress as soon as further information becomes available.

Q9. Is there a chance that interim safety measures be introduced?

Answer- Currently, it is unlikely that interim measures will be required and the current fire evacuation strategy will be unchanged. However, following the expanded scope of works, an updated review is being carried out. If the updated assessments identify a need for interim measures, we will arrange this and the costs will be covered as part of the project.

Q10: What impact does this have on the building's insurance?

Answer- The insurers have been kept informed, of the recent findings and progress of the works required. Currently, all buildings remain covered under the existing insurance policies.

Q11: Will communal and external areas look better afterwards?

Answer- Yes. New render, replacement cladding, new decking and external fixings will refresh the appearance of the building as a whole. We are not carrying out any repairs to the inside of the building during this programme.