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**BUILDING REMEDIATION UPDATE
THE MEADOWS**

SENIOR PROJECT MANAGER: Jo Knight
PROJECT MANAGER: Daven Hinkson
DATE: September 2025

Dear residents of The Meadows,

Thank you to all those who were able to join our resident meeting Tuesday 4th September. We appreciate your engagement. We shared the slides shared at the meeting the following morning. Please see a summary of the update and key milestones below.

As we have shared previously, the project involves remediating compartmentation breaches and replacing combustible timber panels. At this stage the design phase has been completed, and a planning application has been submitted. The tender stage is currently underway, with contractors being evaluated based on cost, quality, resident engagement, and social value. The contract award is anticipated between late November, early December 2025, with the works phase expected to commence shortly thereafter and last approximately 12 to 16 months.

Lending

As you are aware, the current EWS1 forms from 2021 are no longer valid due to issues with the original consultants who carried out the related surveys. Following feedback from residents, the Letters of Comfort have been updated to provide as much information as possible. If you need help with mortgage or sales documents (like Deeds of Certificate or Letters of Comfort), contact us directly and we will assist where possible.

Communication Plan

Below are some dates for you to save where you can expect updates on the works.

Meeting Type	Location	Date	Time
Written Update	Via email	Mid-October 2025	-
Resident Update Meeting	Microsoft Teams	TBC w/c 11 December 2025	6pm-7pm

*any meeting dates and agendas will be shared with residents at least 2 days prior.

Resident Microsite / Portal

We have set up a dedicated online portal to keep you informed throughout the project. Please use the link <https://bit.ly/meadows-portal> to access it as all information shared will be available here also.

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Yours sincerely,
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RESIDENT QUESTIONS

Q1. Does the scope of works include top-floor flats that do not have timber cladding on the walls or balcony floors?

Answer- The scope of works focuses on addressing the issues across the various wall types visible throughout the estate. The various materials consist of brickwork, render, timber cladding and metal panels/cladding which is located at the top of some buildings and can be seen from the park side.

To carry out these works scaffolding will be erected to access these areas, however, the flats located on the top floors may not require as much extensive work, especially as there are no timber balcony floors. Other areas will be worked on in sections or addressed in full but this will become clear once the contractors' proposals are approved.

Q2. If NHG is successful in its claim against Allenbuild, what proportion will be returned to residents?

Answer- We are continuing with the Allenbuild claim which will progress in parallel with the works. The works will progress regardless of the claim. Residents will not be charged for any of the building safety works or works related to the external wall system remediation. Whilst we are unable to comment on the specific detail of the claim, it does not extend to direct compensation for residents.

Q3. Will contractors be working weekends or just Monday to Friday?

Answer- Typically works are carried out Monday to Friday between 8am and 6pm. However, on occasion, if the programme requires it, they may request to work over the weekend. If that is the case, we will communicate the dates and times of all weekend work with residents.

Q4. I have a letter of comfort but not a landlord's certificate- can you clarify what I should have?

Answer- As part of the remediation process, leaseholders who are selling or remortgaging can request key documents that should help support any lending transactions that you have;

Letter of Comfort

This is a general assurance letter, regardless of the height of the block. It gives lenders an understanding of the scope and timing and confirms that you will not be charged for the remediation works.

Landlord Deed of Certificate

This is a formal legal document that confirms no costs will be passed on to leaseholders for the remediation works. It serves as a binding commitment from the landlord.

The Landlord Deed of Certificate is only issued for buildings that are five storeys or higher, so if your property is in a four-storey block, you will not receive this certificate, but you will still receive the letter of comfort. If your building is five storeys or more and you haven't received the certificate, please contact your Property Manager so it can be issued.

Q5. Will the same front base be used again for the site office and equipment storage, potentially inconveniencing the same residents?

Answer- We understand the importance of not inconveniencing the same group of residents repeatedly during the works. To help manage this, we have asked the contractors to submit proposals for where the site office and storage areas should be located. During previous site visits and discussions, several location options were put forward by the contractors. We will review and assess these proposals carefully once we have them.



This means, at this stage, we cannot confirm the final location of the site setup. If it appears that the same residents may be affected again, we will address this directly and look for ways to reduce the impact.

We will continue to communicate with residents in advance and keep you informed of any decisions or updates related to this.

Q6. Will there be any compensation payments to residents?

Answer- No compensation has been included or factored into the budget for these works. The claim that we have made relates solely to the actual costs of the works required to bring the building back to a safe and compliant condition. It does not cover any additional costs.

At present, no final figure is available for this claim. However, we do have a clear plan in place for how to move forward, rectify the works, and ensure the necessary communication to bring the building into full compliance.