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**BUILDING REMEDIATION UPDATE
BAKERSFIELD ESTATE**

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PROJECT MANAGER: Daven Hinkson
DATE: September 2025

Dear residents of Bakersfield Estate,

Thank you to those who joined our meeting on Wednesday 13th August. Following this meeting, we shared the presentation with all residents the morning after. We apologise for the delay in providing the meeting summary. Please see a summary of the meeting below.

The Building Safety Regulator

The Building Safety Regulator is an independent body set up to oversee the safety of high-rise residential buildings across the country. They focus on buildings over 18 metres in height, to make sure they are safe for residents both now and in the long term. By working closely with the Regulator, we can make sure that all current works and any future safety projects meet the highest standards.

Although only four blocks at Bakersfield Estate meet this height individually, the continuous walkways connecting the blocks means the entire estate (except the first block of 4 houses as you enter the estate) is registered as one high-rise building. The BSR sets standards for resident communication and building control while reviewing and approving plans to complete specific works. This means that applications are required for the works we have discussed, one for retrospective approval for the more urgent reactive works and a standard application in advance of the main remediation works.

Overview of Reactive Works starting September 2025

Following the fire incident last year, safety fixes to address these issues have been identified to be completed together;

Internal Fire Doors	Door surveys have now been completed in most flats. All required repairs or replacements will be completed
Compartmentation Improvements	This work will focus on the riser cupboards. All redundant pipes and wiring will be removed, and all gaps will be sealed to prevent the possibility of smoke spread.
Alarm Systems	System 1: A permanent LD1 system will be installed, with detectors in every room (excluding bathrooms), which will be linked to a central control device within the home. System 2: A temporary system will be installed in the riser cupboards as a monitor while the above compartmentation works take place and removed once completed.

Higgins will continue as the main contractor for these works.

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Investigation Findings

We shared with residents earlier this year that we would be carrying out various investigations to the building. We instructed scanning of each property and completed 146 out of 148 flats to create plans and digital models. With these digital models, we have a better understanding to support our plans for the works while also fulfilling the Golden Thread requirement under the Building Safety Act.

Despite the building's age, our investigations found no signs of structural failure, which is reassuring. However, to proactively improve safety and future-proof the estate, several recommendations have been made:

Floor Reinforcements	<ul style="list-style-type: none"> • Small wooden supports will be added between timber joists in certain flats. • These joists will be strapped to the walls for added stability. • Additional floor material will be installed between concrete slabs.
Wall Improvements	<ul style="list-style-type: none"> • Brick ties will be checked and improved. • Further investigations will be carried out on party walls.

It has been identified that a number of flats will require temporary decanting during these works. The affected residents will be contacted well in advance and all options discussed with them specific to their needs.

Planning and design are underway, in preparation for our Building Safety Regulator application submission. The works are expected to begin in approximately 9 to 12 months, following regulatory approval.

Communication Plan

We will confirm the date of our next meeting later this month (in September). In the meantime, please do not hesitate to get in touch with us and send any questions you have prior to our meeting which we can address in the meeting.

Please submit these questions via the QR code below or using the link <https://bit.ly/b-bs>.

Microsite Link: <https://bit.ly/bakersfieldresidents>



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Yours sincerely,

Daven Hinkson- Project Manager

Resident Questions

Q1. What is the chance of retrospective approvals being rejected leading to further disruption and cost?

Answer- The risk of the approvals being rejected are low. The works we are carrying out are fire stopping works along with implementing alarm systems. With these types of works, and with the oversight of a fire engineer, the probability of the works being rejected is low.

Q2. What does removing the secondary escapes mean? i.e. block them completely?

Answer- As shared previously, the secondary escapes are no longer suitable and need to be officially removed from use (decommissioned). This includes both internal escapes (19 flats) and balcony escapes.

The intention will be for these escapes to be unusable, and they will be blocked completely. This will eliminate residents traveling between flats above and below each other. This is essential as we are unable to properly monitor or maintain them and all consultants have highlighted the risk of their use. Due to this it is essential that the main front door is the primary entrance and exit for each property.

Q3. Is the back entrance still a valid exit for ground floor flats?

Answer- Yes, nothing changes regarding exits for ground floor flats.

Q4. Will balconies be removed or just excluded from fire escape plans?

Answer- The balconies will **not** be part of fire escape plans. Structural changes are still under review.

Q5. Will Alarm System 1 be linked across flats?

Answer- No, it will be linked only within each flat due to the overall "stay put" evacuation strategy.

This is the main system which will stay in place once the works are finished. An LD 1 enhanced home standard links all devices within the same address together. There will be a device in every room except the bathrooms and toilets, and they will be linked together with an accessible control device or a 'hush button'. This means that if you need to silence them, or test the alarms, this remote will allow you to do all of that.

System 2 is in relation to the service riser and will be detector in the riser cupboards whilst the compartmentation work is being completed. Once it is completed, these detectors will be removed as its purpose is to monitor riser cupboards, which will be sealed. The main system LD 1 standard will remain.

Q6. Why remove alarm system 2 once 1 is in place. Could it not be a useful redundancy system until end of life?

Answer- As explained above, System 2 is temporary and will be redundant post-compartmentation of the riser cupboards.

Q7. Will communications for loud and/or disruptive work improve?

Answer- Yes. We would like to apologise for any issues in the past and we are working to improve the notifications. The works scheduled for the doors and the alarms we expect a minimal noise impact. The main works, which will be structural, will be quite noisy. We are currently trying to get a better understanding of what residents can expect at this time. We will keep you updates on this.

Q8. The last update indicated that not all flats were scanned. Were they all scanned eventually?

Answer- 146 out of 148 flats were successfully scanned. The two addresses that we were unable to access, assumptions were made from other scans and the works that had taken place at the time.

Q9. What are the implications of the joists work, wood-wool on walkways and secondary exits works on mortgage lender applications? What is happening with the EWS1 form replacement given the last were by the fraudulent Tri-fire, and what assurances can you give us as leaseholders that we can secure remortgages?

Answer- A favourable EWS1 form will be provided once the works are completed. We have had our consultants who are on the government approved list of fire engineers perform the FRAEW which is the precursor and supporting document which will advise that works are required. As this is seen as an EWS1 fail, it will not assist with mortgage lender applications. In this instance, we can provide residents with a letter of comfort, which explains that we are currently carrying out the remediation works and that there will be no cost to leaseholders.

Q10. Can you give us an indication of what percentage of flats are going to be affected by the substantial intrusive works?

Answer- Less than 20% of flats will need these intrusive works. We will communicate with the residents who will be affected and advise them of the implications. These residents will be temporarily relocated while works are carried out and offered alternative accommodation for the duration. We will also support these households with necessary transport, storage, and compensation will be looked at on a case-by-case basis. Once we have spoken with these residents, we will advise the estate.

Q11. Can the new windows be double glazed to reduce cold/drafts in winter?

Answer- The windows will be changed as part of the works. A survey will be arranged to assess the insulation, the panels beneath them and potential improvements.

Q12. Will new windows be tilt-turn for cleaning and ventilation?

Answer- Firstly we need to understand what the governments expectations are in regard to windows on a building like this and the guidance on safety restrictors. We are still a part of that ongoing consultation. When we have an update on this, we will share more.

Q13. If the new windows have certain restrictions that prohibit residents being able to clean them, will this lead to extra cleaning charges?

Answer- We are unable to advise on this until we have completed the consultation described above. This then also depends on the final window design included in the scope.