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BUILDING SAFETY REMEDIATION

SENIOR PROJECT MANAGER: Ethan Fitzharris

DATE: September 2025

PROJECT MANAGER: Michael Shrubshall

Dear residents of Edmund Street,

We wrote to you back in May advising that we have identified the need to carry out remediation works relating to fire safety matters at buildings at your estate in order to achieve a favourable EWS1 rating.

We appreciate that this news will be concerning to you, but we would firstly like to reassure you that our experts have advised that there is no need for you to move out from your home and that there are no interim measures required, and there is no need to implement waking watch or install temporary alarms (known as interim measures) before works can be completed. These assessments are made based on surveys and risk assessments carried out to the building.

Following recent investigations, it has been identified that there are cavity barrier defects within rendered sections of the building. We are currently investigating the internal compartmentation to ensure it meets current standards. As such we will need to complete repairs to the cavity barriers within rendered sections, and there is a potential that fire stopping works internally may need to be addressed too.

The next phase of internal investigations will be targeted to the areas that pose the most risk and we will ensure you are kept updated on progress.

How was this identified?

We have had a risk assessment process in place across all of our buildings following the Grenfell tragedy. Buildings have been reviewed based on a number of risk factors including height, materials and occupancy. In 2023, despite having favourable EWS1s based on the original assessment methodology, an FRAEW was carried out on each building within the Micawber development. The FRAEW was introduced in 2022 as a method for building owners to further assess the risk of fire spread across external walls and the risk to life and building safety in a new way. This is supported by PAS9980, a methodology statement produced for fire engineers to make sure assessments and judgments align. The publication of these documents was a direct response by Government to providing a risk-based approach to such assessments. The FRAEW for each building sets out the risks identified following intrusive surveys of the buildings and has some recommendations on the type of remedial solutions; however, these will be further refined through the project delivery stage. As stated above, the recommendations did not include any immediate interim measures.

What has been done so far?

Micheal Shrubshall has been appointed as the Project Manager from the Building Safety Remediation team to take forward the project. The Building Safety Remediation team is a team within NHG who were established to

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remediate issues of a fire and structural nature following building reviews. We are a specialist team who deliver large remediation projects of this nature. Our project managers oversee the delivery of remediation projects though we will appoint all roles to external consultants in terms of the works and their delivery.

Will I have to pay for this work?

No, there will be no costs passed onto you, as either a tenant or a leaseholder for any costs related to the remediation of the external wall. This includes fees associated with the professional team. This commitment remains, regardless of the outcome of any claim we have made as described above. In time, it is likely we will look to apply for Government funding where it is available for these works, and we will keep you updated about this.

What about my EWS1?

Your building does have an EWS1 supplied by Tri Fire. This means that if you want to sell, staircase or remortgage your home now, it is likely that your lender will not allow the transaction to progress. The ratings provided by Tri Fire for buildings at Edmund Street varied, however we are advised by our FRAEW provider that they would not be able to support a favourable rating until the remediation works have been completed. This means that any EWS1 issued now is likely to have a B2 rating and would not be acceptable to most lenders.

The requirement of a favourable EWS1 (B1 rated or higher) will be intrinsic to our remediation project, along with ensuring that risk is reduced to a tolerable level in line with current guidance and regulations. However, an EWS1 will typically only be available at the end of the works to each building.

What support can you offer in the meantime?

Should you be looking to sell your home, staircase or remortgage, we can offer you a formal letter of comfort that sets out that we will not be passing on any costs relating to works to the external walls.

Further, you may be eligible for a Landlord's Certificate. This is dependent on eligibility criteria, including your own circumstances and the height of your building and more information can be found on our website.

Next Steps

Over the next few weeks, you may see some activity around the site as a contractor will be gathering building height measurements for us. There is still a way to go in preparing for onsite works, but we aim to provide a further update by December.

If you have any questions or queries, please speak your usual NHG contact, and we will get back to you

Property Manger

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Yours sincerely,

Michael Shrubshall
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