



BUILDING REMEDIATION UPDATE

SENIOR PROJECT MANAGER: Jo Knight

22 & 24 ST PANCRAS WAY

PROJECT MANAGER: Wunmi Dosunmu

DATE: December 2025

Dear residents of St Pancras Way,

Please find below your end-of-year update on the remediation project.

BSR Application

We remain on track to submit the application to the Building Safety Regulator (BSR) for Somerston House in January 2026. The BSR is the government body responsible for overseeing building safety for high rise buildings in the UK. As previously shared, the approval process can take up to a year. To avoid unnecessary delays to the wider project, we will begin work on Block 22 first while awaiting approval for Block 24.

Site Logistics

Durkan have been working hard to develop a logistics plan that minimises disruption to residents and businesses. They are now in positive discussions with Camden Council regarding a partial closure of the cycle lane directly outside the buildings during the works. Additionally, they are exploring the possibility of using space across the street at Parcel Force for site cabins and offices, which would be extremely beneficial if agreed.

Proposed Start on Site

We are currently working towards a programme that allows Durkan to begin work on Block 22 in March 2026, followed by Block 24 in following year. This phased approach ensures we can make progress while allowing time for the BSR to approve the application for Block 24. We will share further details about the programme at the next residents' meeting.

Planning

We are pleased to inform you that Valcan, the alternative material proposed to Camden planning team has now been approved, as of 25th November 2025.

Leaks

Following the last meeting, it appeared that balcony-related leaks may be more widespread than initially reported. So far, the property manager has only been informed of two such cases. If you are experiencing leaks that you believe are connected to the balcony or building fabric, please email us with the following details: residentcommunications@nhg.org.uk

- The exact location of the leak
- How long it has been occurring
- Any professional assessments or diagnoses
- Whether it is still actively leaking

Communication Plan



Our next meeting will take place on **Wednesday 11th February 2026 at 6:00 PM**. We hope to see you there. Invites will be shared closer to the date.

If you have any questions or queries before the date above, please send an email to the resident's communications inbox with your name and property address.

Housing Officer

Diana Duncan

diana.duncan@nhg.org.uk

Property Management Officer

Rebekah Farrell

Rebekah.Farrell@nhg.org.uk

Thank you for your continued patience and understanding. We will continue to keep you informed as the project progresses.

Yours Sincerely,

Wunmi Dosunmu - Project Manager