

Building Safety Residents Meeting

Bakersfield – 28th January 2025



Agenda

- Introductions & meeting purpose
- Update on fire incident
- Project overview
- Next steps
- Communication plan
- Questions & AOB

Introductions & Meeting Purpose

Meeting Purpose

- Inform and update residents on building safety project at Bakersfield

Building Safety Remediation Team

- Jo Knight (Senior Project Manager)
- Daven Hinkson (Project Manager)
- Abbie Davis (Senior Stakeholder & Communications Adviser)

Building Safety Regulation Team

- Amir Miah (Building Safety Manager)

Operations

- Megan O'Sullivan (Leasehold Manager)
- Heran Tefera (Property Manager)
- Cindy (Interim Operations Manager)
- Vikki Edington (Property Management Executive)

Fire Incident - Update

Incident Summary

- Occurred on Thursday (21/11/2024)
 - Fire controlled within 90 mins
 - 35 people evacuated
 - 1 person arrested
 - Cannabis plants found
- Most investigations completed
 - Structural investigations underway
- Mandatory Occurrence Report
 - Issued to regulator (Amir - BSM)

Findings to date

- Fire brigade visit
 - No further action taken to date
 - Awaiting report
- Structural Engineer visit
 - Flat inspection underway
 - No actions recommended to date
- Additional Reviews
 - Review of internal fire escapes
 - Spread of smoke

Project Overview



Initial building safety inspections based on EWS1 (Consolidated Advice Note) assessment methodology before PAS9980 guidance in January 2021

>> EWS1s issued for taller buildings

Subsequent assessment under PAS9980 methodology

>> Additional investigations

>> Intrusive surveys within flats

>> Scanning of individual flats

Preparation Stage

- Identify & Investigate Issues
- Design scope & methods
- Specification
- Obtain Approvals

Investigations & Scanning

Communal & Properties

Main Contractor Harmony Fire

- Doors
- Concerns around IDs raised
- Communal Risers

Main Contractor Higgins (& subcontractors)

- Scanning of properties

Properties

Main Contractor Higgins (& subcontractors)

- Structural investigations

- Internal Investigations
 - Condition survey (inc. material finishes)
 - 2 weeks total
 - Week 1 - survey
 - Week 2 - make good and repair
- Scanning
 - External
 - Entire building including roof
 - No residential access required
 - Internal
 - Approximately 30 minutes per flat
 - Every room within property
 - Laser point data – not photos
 - Ideally vacant (once access granted) but not necessary
 - Appointments for every property

Next Steps

- December - February Phase 1 Investigations (intrusive within flats)
- January - April: Phase 2 investigations across scheme
- Project review and appraisal on next steps
- As the project develops, we will communicate further steps.

Communication Plan



Virtual meetings (Teams/Zoom)



Interim updates (newsletters / notice board)



Site walk around

Dates for Diary

Meeting Details	Location	Date	Time
Written resident update	N/A	11 th February 2025	
Resident Update Meeting	via Microsoft Teams	w/c 17 th February 2025 (Provisionally 18 th Feb)	6pm
Written resident update	N/A	21 st March 2025	
Resident Update Meeting	via Microsoft Teams	w/c 14 th April 2025 (Provisionally 15 th Apr)	6pm
Written resident update	N/A	23 rd May 2025	