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**BUILDING REMEDIATION UPDATE
THE MEADOWS**

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

Dear residents of The Meadows,

We hope all is well with you and thank you for those who have raised queries to date. My apologies for the delay in providing the update. We are making good progress and want to share the below update and key milestones.

Funding Application (Oak Lodge & Orchid Lodge)

We recently informed residents of Oak Lodge and Orchid Lodge that we've applied for funding through the Government's Cladding Safety Scheme. This funding will help cover any costs not recovered from the developer through our legal claim. These two buildings are the only ones eligible for this funding, and the application process and outcome will not hinder progress or cause any delays to the works.

As we've said before, **residents will not be asked to contribute to the cost of the external wall remediation works.**

Scope of works

We're currently developing the detailed plans for the works, which will also support our planning application and help us select a contractor. The works will include:

- Removing and replacing most surface materials (such as render, HPL, zinc, and timber panels)
- Removing some brickwork to access and replace materials underneath (to be confirmed by the contractor)
- Replacing timber panels and balcony decking with non-combustible alternatives

More details will be shared on the resident microsite as they become available.

Planning Application

Our consultants are finalising the planning application. This includes:

- A detailed scope of works
- Proposed replacement materials
- A fire safety statement from our fire engineer

Some internal materials (like insulation) may be slightly thicker than before, which could make parts of the building slightly larger and require replacement, such as windowsills. Externally, the new materials will be similar in colour, though the timber-effect finishes may look slightly different.

Once a contractor is selected, they may suggest alternative materials. If there are any changes in colour or finish, i.e. balcony decking, we'll get samples so residents can help choose the final look. We'll also explore options for balcony decking and share updates once we know more.

Notting Hill Genesis

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Contractor Selection (Competitive Batch Tender)

We plan to invite experienced contractors to bid for the works in mid-July. They'll have 8 weeks to prepare their proposals and will likely visit The Meadows during this time. If they need more time, we may extend the deadline.

After reviewing the proposals, we'll select a contractor and seek internal approval to appoint them—this process will take around 8 weeks. We'll keep you updated throughout.

This process is called a **tender**, where contractors submit proposals based on our requirements. We're also including three smaller projects in this tender to create a **batch tender**, which has helped us save costs and gain other benefits in the past.

Resident Microsite / Portal

We've set up a dedicated online portal to keep you informed throughout the project. It's:

- Easy to use and available 24/7 so you can access information in your own time and share with subtenants or anyone not on our mailing list
- Clear and concise, summarising key information, with the option to view more detail and extended explanations and download presentations, updates and other relevant documents.
- Interactive – ability to submit feedback or suggestions with external links for information and advice

Please use the link <https://bit.ly/meadows-portal> to access it and we will keep it regularly updated.

General Information

Lending

As you may be aware, the current EWS1 forms from 2021 are no longer valid due to issues with the original contractors who carried out the related surveys. We are now following the updated PAS 9980 process, which gives a more accurate risk-based assessment of building safety. 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
Resident Update Meeting	Microsoft Teams	4 th September 2025	6pm-7pm
Written meeting summary	Via email	10 working days from the meeting	-

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

Role	Name	Email
Property Manager	Sandhya Vasanthakumaran	Sandhya.Vasanthakumaran@nhg.org.uk
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Commercial Properties Officer	Venisha Douse	Venisha.Douse@nhg.org.uk

Yours sincerely,

Daven Hinkson- Project Manager