

Building Safety Residents Meeting

Bakersfield – 12th February 2025



Introductions & Meeting Purpose

Meeting Purpose

- Inform and update residents on building safety project at Bakersfield
- Introduce Higgins and discuss the upcoming investigations and scanning

Building Safety Remediation Team

- Petronila Osodo (Head of Remediation)
- Jo Knight (Senior Project Manager)
- Daven Hinkson (Project Manager)
- Abbie Davis (Senior Stakeholder & Communications Adviser)

Building Safety Regulation Team

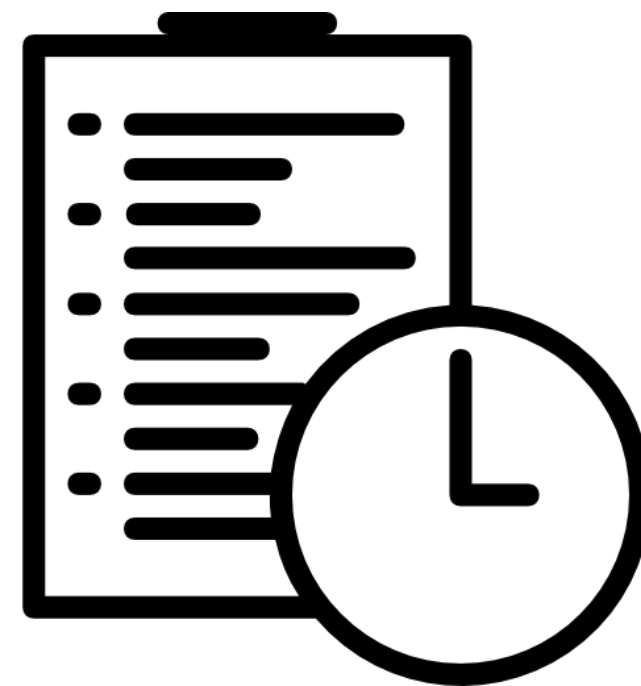
- Amir Miah (Building Safety Manager)

Operations

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

Agenda

- Introductions & meeting purpose
- Actions from fire incident
 - (secondary escapes, mitigation)
- Project next steps
 - (structural investigations, scanning, risers)
- Higgins overview
 - Meet the team, RLO role / tasks
 - Scanning process (RLO, logistics, appointments, etc)
 - Intrusive investigations (example)
- Communication plan
- Questions & AOB



Actions from Fire Incident

Incident Summary

- Occurred on Thursday (21/11/2024)
 - Fire controlled within 90 mins
 - 35 people evacuated
 - 1 person arrested

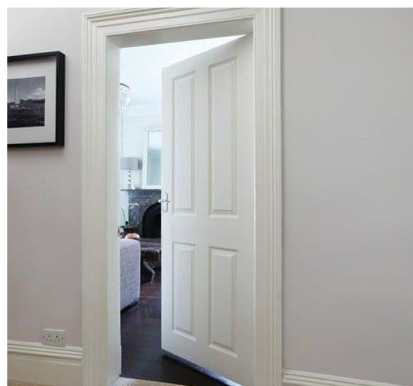
Immediate Response

- Investigations completed
 - Fire and rescue visit completed
 - Structural investigations underway
- Mandatory Occurrence Report
 - Submitted to regulator (Amir - BSM)

Follow on Actions

- Secondary Escapes
 - Identify affected properties
 - Develop mitigation plan
 - Install fire doors and alarms
 - Complete legal processes
- Spread of smoke
 - Identify compartmentation breaches
 - Remediate compartmentation breaches

Mitigation Plan (Secondary escapes)



Protection

- Ensure all internal doors are 30 minute fire doors
- Ensures clear pathway to main flat door



Early Warning

- LD1 Class Fire Alarm
- Detectors in every room

Considerations

Costs

Upgrade of internal doors and fire alarm system will not be passed onto residents.

Internal doors and alarms

Approval required from leaseholders for internal upgrades.

Lease Variations

Agreements required with affected properties to formalise change to secondary escapes.

Project Next Steps

Intrusive Surveys Higgins | Starting 3rd March | Total Duration 4 weeks

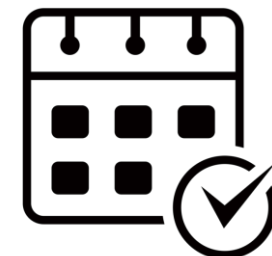
- **Purpose:** To access and understand the fabric of the building
- **Process:** Small selected areas of ceiling, flooring and walls around the property will be uncovered and investigated. The process involves drilling in some areas so repairs will be necessary. Each flat must be vacant for 2 weeks (week 1 for survey and week 2 for making good and repairs). Equivalent alternative accommodation will be arranged.

Property Scanning Higgins | Starting 3rd March | Total Duration 5 weeks

- **Purpose:** To create models of each property to ensure a complete picture of the scheme.
- **Process:** Laser point data scan of every room within each property, requiring approximately 30 minutes of access. Appointment system of 6 slots per day for the duration of the scanning.

Communal Risers Harmony Fire | Investigations In progress | Duration TBC

- **Purpose:** To establish remediation plan for compartmentation breaches
- **Process:** Inspection of risers, sample of properties to be visited prior to implementation of overall works plan.



Introducing Higgins



Dedicated email address:

- We will be setting up a dedicated email address for the project

bakersfield@higginspartnerships.co.uk

Phone Numbers:

- **Carly Colville**
 - Resident Liaison Officer
 - 07798 677 034
- **Michael Reardon**
 - Senior Project Manager
 - 07719 027 327
- **Higgins Head office**
 - 0208 508 5555

Resident Liaison Officer

- Main point of contact for duration of project.
- Liaise with residents, sub-contractors, NHG and Higgins.
- Visit properties to perform pre-condition inspections, collect keys where required.
- Send communications regarding progress and key information, log and respond to queries, concerns, complaints, etc.
- Collate contact information and arrange appointments, ensuring all personal data is held confidentially.

Scanning



Scanning of the Building Methodology

External

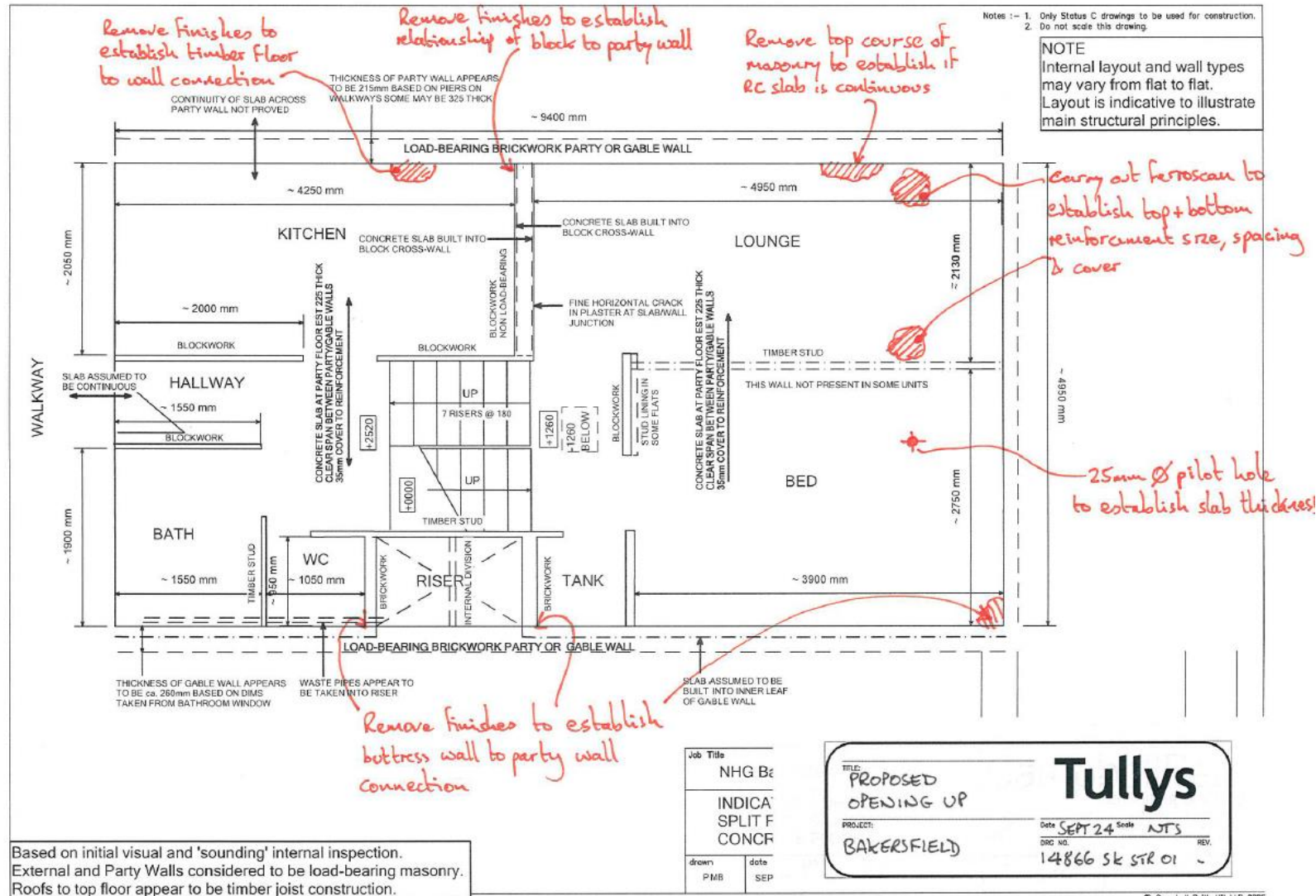
- The Surveyor(s) will arrive on site and report to the Resident Liaison Officer. Before commencing any work, the surveying personnel must be aware of any restrictions on the site with regards to specific hazards and restricted areas.
- Working at all times within the designated safe working limits, undertake a site review to fully understand the scope of the survey and establish a sequence of works.
- Most external scanning is already complete. Remaining external/communal areas (such as the roofs) should be scanned the week prior to commencing the internal scanning. No residential access will be required for this stage.
- The roofs will be scanned using a 4-metre-high tripod which will be placed on the communal walkways. This process will only last 3 minutes per scan, and care will be taken to limit any obstructions to the walkways.
- To gather data on the rear elevations, we will require access to the ground floor gardens and may require the use of the high tripod to gather data over the resident fences. At times during the survey, we may be required to lift the scanner above adjacent or rear fences.

Internal

- We will be using a laser scanner which sits on a small tripod, which will silently take measurements of the flats.
- Each measurement taking approximately 30 seconds, where we will move from room to room and will take approximately 20 - 30 scans per flat.
- We will be capturing laser point cloud data only, and not photographs.
- The data will be kept on a secure private server and will not be publicly available. Data is only to be used to extract survey measurement information.
- When starting each flat, we will need to link the data to the previous scan and will require the front door to remain open for approximately 2-3 minutes.
- Once these initial scans are complete, we can continue to measure the flat with the front door closed.
- Access to flats will be led by the Resident Liaison Officer, who will be fully informed on our work and can facilitate access to each flat across the site and answer any questions that the residents may have.
- Internal scanning to take place in a logical sequence. For maximum efficiency and accuracy, scanning will be grouped by block and by floor, with flats scanned in sequential order. Each flat taking approximately 20-30 minutes to complete.
- Residents vacating the flats during this time is not required and we can work around them, unless advised otherwise by the Resident Liaison Officer.
- The surveying personnel will confirm to the Resident Liaison Officer that their work is complete. Where it is required to do so, the surveying personnel must sign into and out of site on every occasion in order for the site manager to keep a record of who is still on site.

Intrusive Investigations

Potential Scope and Specification of Opening-Up Works to enable Back Analysis of Structure



Communication Plan



Virtual meetings (Teams/Zoom)



Interim updates (newsletters / notice board)



Site walk around



Microsite (coming soon)

Dates for Diary

Meeting Details	Location	Date	Time
Written resident update	N/A	26 th February 2025	
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	

Questions & AOB



PLOT PLAN

Estimated plot area in red
Blocks: 7
Number of Flats: 148
Number of Storeys: 19
Height: Over 27m



bit.ly/scan-bakersfield

