# the meadows

MITCHAM Resident Meeting – 8 May 2025



# Agenda

the **Notting Hill MITCHAM** 

- 1. Introductions & Meeting Purpose
- 2. Background Scheme context, Existing concerns, Why works required
- 3. Project Team
- 4. Proposed Works Scope of works, Consultant team, Key milestones
- 5. Considerations
- 6. Lending Update
- 7. Communication plan
- 8. Questions
- 9. AOB



# meadows **Introductions & Meeting Purpose**

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MITCHAM

Notting Hi

Genesis

### Meeting Purpose

- Inform and update residents of the building safety project at The Meadows
- Explain how residents are affected by the EWS1 certificate issue

### **Building Safety Remediation Team**

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

### Estate Operations Teams

- Denis Kinyera (Head of Estate Management)
- Alex Garnett (Estate Operations Manager)

### **Operations Team**

- Sandihya Vasanthakumaran (Property Manager)
- Daniel Klebbie (Housing Officer GN)
- Aaliyah Joseph (Housing Officer Key Worker)
- Venisha Douse (Commercial Properties Officer)

# Background

### Scheme context

- Developer: Allenbuild
- Built in phases between 2010 and 2012
- 212 homes and commercial units
  - 9 individual blocks
  - Single terrace of 7 townhouses

### **Existing concerns**

- Safety and security
- Increasing / unnecessary works / costs
- Length of projects & delays
- Transparency





### Why Are Works Required?

- Duty of care for resident safety
- EWS1 forms obtained in 2021 invalid
- Intrusive surveys performed in 2023
- Reports and reviews through March 2024
  - Distinct wall types
    - brick, render, timber, non-combustible HPL
  - Compartmentation breaches
    - Between walls inside property and outside of building
    - Missing and/or defective cavity barriers
  - Combustible timber panels
  - No interim measures required
    - i.e. waking watch / alarms

# **Project Team**

Notting Hill

Genesis

#### NHG ('Employer')

Daven Hinkson - Project Manager

- Jo Knight Senior Project Manager
- Abbie Davis Senior Communications Advisor

### Airey Miller ('Consultants')

- Ellen Gaisie Employer's Agent
- Suchindra Reddy Archictect
- AIREMILLER Chiara Melessaccio Assistant Building Surveyor
  - Lamar Ellis Quantity Surveyor
  - Mark Pratten Technical Director
  - Principal Designer, Clerk of Works, etc

#### Osborn Associates ('Consultant' – Fire)

• Jamie Mandell - Fire Consultant

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# **Proposed Works**

- Remediation works: Basic scope
  - Checking compartmentation
    - reinstating missing / defective cavity barriers
    - Method dependent on wall type
      - Some removed and reinstated, others replaced
  - Material replacement
    - replace timber wall type with non-combustible alternative
- Consultant team
  - Review original standards and plans
  - Visited site
  - Determine scope
  - Prepare planning application
    - Change of materials and resulting effects (i.e. depth)
    - E.g. thicker insulation, building dimensions vary (i.e. 75mm)
  - Monitor and review every stage





# Scope & Design

#### Airey Miller & Osborn | In progress

- Purpose: To define the scope and specification
- **Process:** Review original documentation and survey results, comparing against current standards and requirements. Seek planning approval.

#### **Tender Process**

#### Airey Miller | End June

- **Purpose:** Identify and assess a suitable contractor who can deliver the project works effectively.
- **Process:** Develop clear, defined outline of the works, specifying materials and requirements. Seek, collate and assess applications against requirements.

#### PCSA & Works

stage

**Contractor** | circa Spring 2026 (TBC)

- **Purpose:** To complete the specified works safely, efficiently and effectively to agreed standards.
- **Process:** Mobilise and set up on site as agreed, work on blocks in stages and meet all agreed requirements.
- Quality Assurance: Clerk of Works, Fire Consultant

# Considerations

- Work phase
  - Approximately 12-15 months (TBC)
  - Limited space on development
  - Minimise disruption
  - Considerate Contractors Scheme
    - i.e. working hours 8am 6pm
- Funding
  - Allenbuild Claim
  - Cladding Safety Scheme (2 blocks)



RESIDENTS WILL NOT BE CHARGED FOR ANY BUILDING SAFETY WORKS OR MITIGATION (TEMPORARY ALARMS / WAKING WATCH) RELATED TO EXTERNAL WALL SYSTEM REMEDIATION

# Lending Update

- Guide to selling home on NHG website
  (https://nhg.org.uk/your-home/for-leaseholders/your-guide-to-selling-your-home)
- Live survey relating to any lending issues (<u>https://bit.ly/meadows-bsq</u>)
- Please speak with your lender and if anything can be provided by us, we can deal with this on a case-by-case basis to see whether we are able to assist.
- Landlord Deed of Certificate is how a leaseholder can demonstrate that they qualify for protections under the Building Safety Act. A leaseholder is to complete a Leaseholder Deed of Certificate and provide to NHG as their landlord. NHG will then have 28 days to provide the certificate. Further information can be found on:

https://www.gov.uk/guidance/leaseholder-protectionsdeed-of-certificate-frequently-asked-questions



# **General Information**

### **Building Safety Remediation**

 Residents not charged for external wall remediation works (<u>https://www.nhg.org.uk/your-home/keeping-you-safe/building-safety-and-ews1/building-safety-and-ews1-fags</u>)

## **General Fire Safety**

- No charging points for electric vehicles on estate
- Don't charge
- Website guidance about e-bikes and e-scooters (https://www.nhg.org.uk/help-and-advice/e-bike-and-e-scooter-safety-advice)



Electric bike and escooter safety advice

# **Communication Plan**





Virtual	meetinas	(Teams/Zoom)	)
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### **Dates for Diary**

Meeting Details	Location	Date	Time
Written meeting summary	N/A	10 working days	
Written resident update	N/A	TBC - Early / Mid June 2025	
Resident Update Meeting	via Microsoft Teams / in person (TBC)	TBC - Mid July / Mid August	6pm



Interim updates (newsletters / notice board)

What works are being carried out?

Main project	+
Reactive works	+

#### Resources



Site walk around



Microsite (coming soon)

# **Questions & AOB**









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