

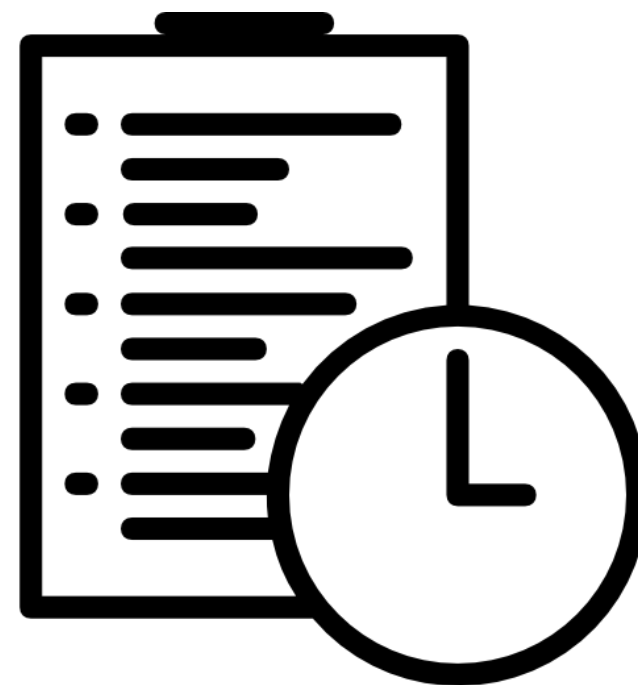
Building Safety Residents Meeting

Bakersfield – 12th August 2025



Agenda

- Introductions & meeting purpose
- Introduction to the Building Safety Regulator
- Overview of Reactive Works
 - Doors
 - Compartmentation
 - Alarms
- Investigation results
 - FRA & FRAEW
 - Scanning
 - Intrusive investigations
- Summary of Main Works
- Questions & AOB



Introductions & Meeting Purpose

Meeting Purpose

- Updates regarding reactive works
- Share and discuss results and outcomes from investigations

Building Safety Remediation Team

- Andy Mackay (Director of Building Safety and Planned Investment)
- Jo Knight (Senior Project Manager)
- Daven Hinkson (Project Manager)
- Abbie Davis (Senior Stakeholder & Communications Adviser)

Building Safety Regulation Team

- Freya Jewett (Building Safety Manager)
- Amir Miah (Senior Building Safety Manager)

Operations

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

Your Building & the Building Safety Regulator (BSR)



- Introduced as part of Building Safety Act 2022
- Single organisation that oversees safety in high-rise residential buildings (over 18m)
- Safety and compliance independently monitored
- Sets standards for resident communication, building control regulations, etc.
- Bakersfield buildings officially registered

All works reviewed

1. Reactive works
 - Urgent safety fixes happening soon
 - Will be formally approved after completion
 - Keeps you safe without delay
 2. Planned Works
 - Full application submitted to BSR
 - Follows their approval timeline
 - We'll keep you updated
- ✓ **What This Means for You**
- Safety is the top priority
 - Clear updates throughout
 - You can ask questions or share concerns

Overview of Reactive Works



Internal Doors

Protection - Ensure clear pathway to main flat door

Planned Start Date
September 2025

Lead Contractor / Contacts
Higgins (Michael / Carly)

- Recent surveys to assess condition of doors within properties
- Determine status
 - Suitable / Repair / Replace
- Schedule overview being finalised

Compartmentation Works

Protection – Limit spread of smoke

Costs

Cost of these works will not be passed onto residents.

Approvals & Lease Variations
Approvals and agreements with leasehold properties to formalise change to secondary escapes.

- Service risers connect all properties, containing water and soil pipes and electrical wiring
- Redundant, unused pipework and wiring to be removed
- Any gaps filled to ensure compliance

Alarms

Early warning – Alert to fire or smoke within property

- Two systems (one temporary)
 - **System 1 – Main system** – LD1 standard, linked together with accessible control device / hush button
 - Detection in all rooms except bathrooms / toilets
 - **System 2 – Temporary system** for service riser
 - Detectors in riser cupboards

Investigation Results

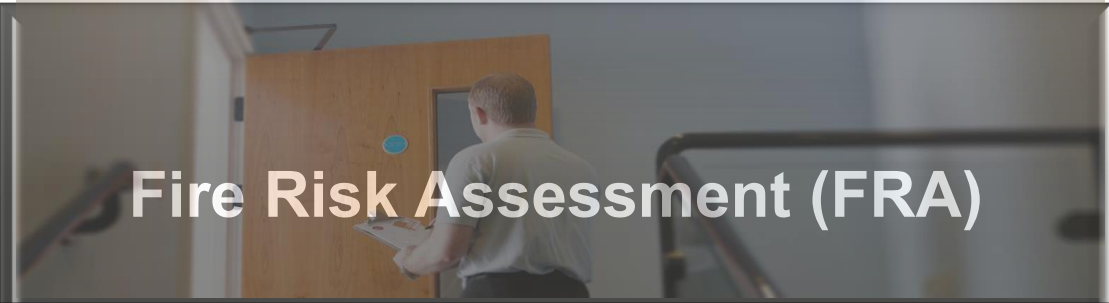
Scanning

Intrusive investigations

Windows / spandrel panels

Woodwool material

FRA & FRAEW

A photograph showing a person in a white shirt standing in a hallway, looking at a clipboard. The background is slightly blurred, showing a wooden door and a staircase.

Fire Risk Assessment (FRA)

Focus: Risks *inside* the building

- Checks fire safety features like flat entrance doors and service risers
- Ensures escape routes are clear (no trip hazards or bulk waste)
- Carried out regularly – tallest blocks assessed annually
- Leads to recommended safety actions to improve internal safety

A photograph showing a person in a green shirt standing outdoors, looking at a clipboard. The background is a grassy area with some trees.

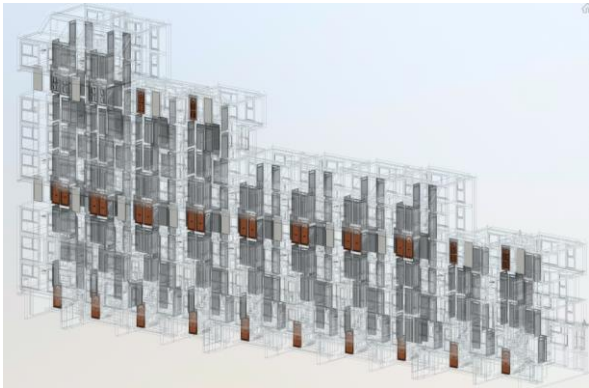
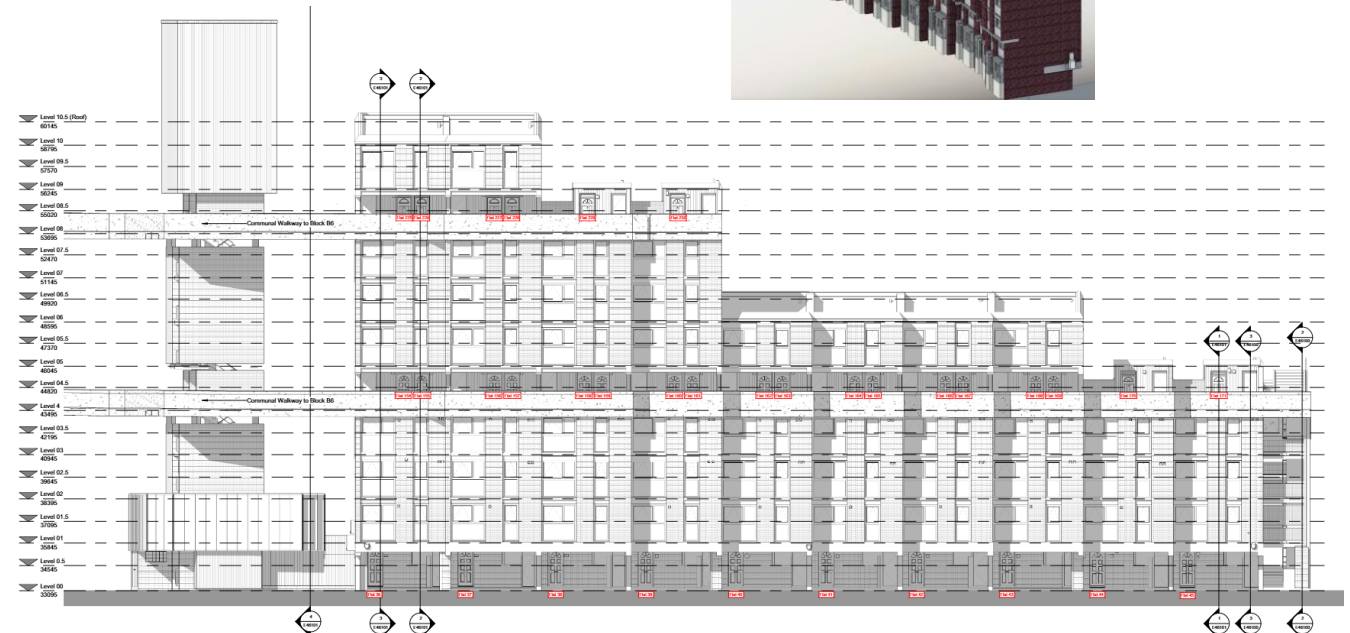
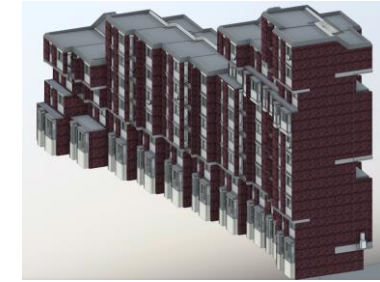
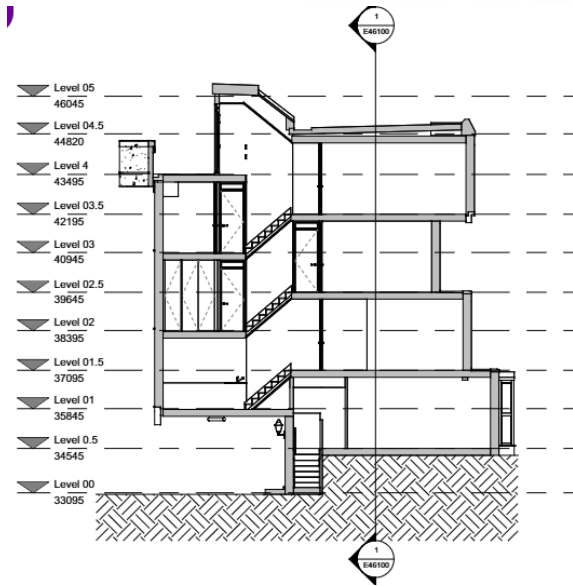
Fire Risk Assessment of External Walls (FRAEW)

Focus: Risks *on the outside* of the building

- Assesses how external wall materials might spread fire
- Includes windows, vents, cladding, and balconies
- Supports EWS1 form (used for safety and mortgage checks)
- Leads to recommended actions to reduce external fire risks

Scanning

- Uses of models and plans:
 - Planning remedial works
 - Digital record of components
 - Alarms
 - Lifts
 - Windows / Doors / Signage
 - Understand building layout
 - Facilitates 'Golden Thread'



Investigations



Purpose

What we wanted to achieve

- Understand construction methods and processes – up to 10 storeys tall, mainly masonry and brick construction
- Check current condition and potential risks – over 50 years old, no signs of cracks or leaning
- Determine any suitable improvements – proactive, precautionary actions to future proof building

Recommendations

What we need to do

- Strengthening floors and walls
- Adding small wooden supports between floor joists
- Strapping joists to walls to keep them secure
- Adding additional floor material
- Check and improve brick ties in the walls, investigate party wall further

Next Steps

What happens now?

- Works are substantial
- Contact affected residents
- Further planning and design
- Submit BSR application for approval
- Approximately 9-12 months away



Summary (Main Works)

- Main works to be completed:
 - **Structural reinforcements (as described)**
 - **Cover wood wool materials (encapsulation)**
 - **Replacement of windows (includes 'spandrel' panels)**
- Start date: **TBC – expected start Summer / Autumn 2026**
 - **Based on current design work and BSR review period (9-12 months)**



Questions & AOB



PLOT PLAN

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



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