



Oak Square

Ventilation Improvement Programme





Agenda

- Introductions
- Higgins Cladding Update
- NHG update
- Resident questions





Project Team – Notting Hill Genesis

Development Partnerships

- James Hawton – Deputy Director of Development, Notting Hill Genesis
- Shohreh Hafezi – Project Manager, Notting Hill Genesis

Building Safety Remediation

- Jenny Murphy – Deputy Director of Building Safety
- Petronila Osodo – Head of Building Safety, Remediation, Notting Hill Genesis
- Jo Knight – Senior Project Manager, Notting Hill Genesis

Estate Management & Operations

- Alex Simkins – Head of Estate Management
- Valentina Ciaccio - Estate Operations Manager, Notting Hill Genesis
- Cam Kunyeda – Relocations Officer, Notting Hill Genesis
- Ailsa Allison – Housing Officer
- Dominik Chlebowski – Housing Officer



Higgins Cladding Update





NHG Update



Resourcing & General Update

- Petronila on planned medical leave between 19 May – 16 June
- Jenny Murphy will be the point of escalation during this period
- Project Manager (Building Safety Remediation) recruited, and she will start in the autumn
- Next community event to be scheduled for July 2025



Decant Licenses & Relocation

- TRA has facilitated Ridegmont appointment as a solicitor for residents
- Residents' comments on the decant license received
- Both parties seeking advice from their solicitors
- Meeting to be held between NHG, TRA and their respective solicitors
- Thank you to all who have met with the Relocations Officer
- If you haven't, please send a request for a meeting to

Cam.Kunyeda@nhg.org.uk



Compensation Response

- In the final stages
- Requires discussion and approval by the board
- Next board meeting on 20 May 2025
- Board may require further action but response in coming weeks
- Jo & Jenny to take forward whilst Petronila on planned medical leave



Phase 1 – Outer Leak Block Wall Defect Update

- Defects originally identified have been resolved by Equans
- Further defects have since materialised with the wall
- Higgins have provided proposals to NHG to rebuild the wall
- There are cost implications that need to be approved by the NHG board
- To be presented to the board on 20 May
- Higgins will then be given the formal instruction to rebuild
- Higgins to revise Phase 1 programme



Outstanding Queries Update

Closed

- TV license to be covered by NHG
- Redundant light pots
 - Already changed to general needs properties
 - Where changed re-fitted in accordance with the condition survey
 - Where the redundant light pots installed these will be replaced



Outstanding Queries Update

Open

- Compensation response (*Incl. increased usage and buybacks*)
- Leaseholder rebate where they arrange their own temporary accommodation
- Redecoration at the end of the works
- Dust levels and air quality



Questions

