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**PROJECT FREQUENTLY ASKED QUESTIONS
THE MEADOWS**

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Important Information for Residents of The Meadows Estate

Building Safety Remediation Work

Dear Residents,

We are writing to inform you about the need for building safety remediation works for the buildings across the Meadows Estate and an issue regarding existing EWS1s.

This letter is a brief summary of the works required, how they were identified and what happens next and also includes responses to some anticipated frequently asked questions (FAQs).

The enclosed document provides a more detailed explanation and also includes definitions of the terms that are used.

Is My Home Safe?

In short, we want to make it clear that your home is safe to occupy. Despite this we now know some recommended works across the estate need to be completed for compliance between the walls inside your property and the walls outside.

Regarding your safety, please be assured that our experts have determined that there is no need for you to move out of your home due to these issues.

They have also confirmed there is no requirement to implement interim safety measures like a waking watch or temporary alarms. More details are found in section 1 of the enclosed document.

What Is Going To Happen?

To perform the recommended works, we need to develop the project scope and then appoint a suitable contractor who will confirm the costs for the works. We will also get the necessary permissions to begin the works on site. We anticipate being at this stage in early 2026. More details are found in sections 2 and 3 of the enclosed document.

Will I Be Charged?

You will not have to pay for any costs related to the remediation works of the external wall and will not be reflected in service charges or other costs.

Notting Hill Genesis

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We are in the process of appointing a professional team to develop the project scope and design while pursuing claims under the original building warranties and legal claims against the original developer, Allenbuild. Please note that starting the works is not dependent on the claims being concluded. More details are found in section 4 of the enclosed document.

What About The Existing EWS1 Certificate?

Your building has an EWS1 certificate supplied by Tri Fire, which may no longer be accepted by lenders. We are discussing with the FRAEW provider if the EWS1 remains a requirement and what the likely outcome would be. More details are found in section 5 of the enclosed document.

Can I Sell, Remortgage or Staircase My Home In The Meantime?

Given that there is a clear route to complete these recommended works, we can provide support for those requiring lending, whether you intend to sell, remortgage or staircase. This includes providing formal letters of comfort and responding to lender and buyer queries received. We have assisted many residents at other schemes in similar circumstances to successfully complete these lending transactions and will support you with information as required.

What Happens Now?

We will be speaking with the Residents Association to arrange a resident meeting where we will go through the identified issues and our plans for the works in more detail. We will maintain regular updates every 6-8 weeks and keep you informed as the timeline develops. More details are found in section 6 of the enclosed document.

Questions and feedback



For any questions or inquiries before the meeting is arranged, please can you submit any questions by using the link <https://bit.ly/meadows-bsq>. It also allows you to indicate whether you have had any issues with a lending transaction (i.e. sale or remortgage). You can also scan the QR code to access the form.

For any questions or queries not related to this letter, please make contact using My Account or via your usual means.

Yours sincerely,

Daven Hinkson
Project Manager