

Stoke Quay Resident Meeting

Date: Tuesday 13th May 2025

Time: 6pm



Agenda

- Introduction to Remediation Team
- Project Outline
- Project Milestones
- Resident Communications
- Resident Questions

Project Outline



High level overview of defect issues

- Barnard Square Town Houses have identified issues regarding the design and installation of the single ply roof covering to all rear roof terraces. There is internal damage to five of these town houses and they are currently void. As this design is replicated over all the town houses, they will all require new terrace roof as well as some internal remediation works.
- Leven Court – The terrace roof has a similar construction to the town houses, and we will be investigating this as part of the works to Leven Court.
- Zephyr Court – The rear elevation has been constructed in brick panels and some of the panels have moved causing the bricks to crack, in addition, this movement has distorted the window frames. Work will be required to repair and reinforce the brick panels as well as localised window replacement.
- Osprey Court – The rear terrace brick walls have moved and will require dividing vertically into separate panels, these will then be reinforced prior to making good the pointing.

Avalon Court

- Avalon Court is approximately 33.4m high and has been registered with the Building Safety Regulator. In addition to the brickwork faced elements Avalon Court also consist of the following wall types
- Rendered Mineral Wool – No remediation works are required.
- Rockpanel Rainscreen – Replace the existing foam with a non-combustible insulation. Install cavity barriers/closers around windows and external doors. Install protection to external services penetrations.
- Curtain Walling (Residential) - Replace the (assumed) combustible insulation within the spandrel panel and replace it with a rainscreen panel with a non-combustible insulation. If confirmed not to be present, reinstate, repair or install fire stopping to the floor slab edge.
- Recessed and projected balconies – No remediation works are required.
- Architectural Features - Fire Engineer to confirm if the cavities within uninsulated architectural features require cavity barriers.

Eclipse Court

- Eclipse Court is approximately 28.2m high and has been registered with the Building Safety Regulator. In addition to the brickwork faced elements Eclipse Court also consist of the following wall types
- Rendered Mineral Wool - Reinstall, repair and install vertical barriers and fire-stopping within the projected eaves
- Rockpanel Rainscreen – Replace the existing foam with a non-combustible insulation. Reinstall, repair, and install the cavity barriers/closers around windows and external doors. Ensure any exposed Phenolic Foam is taped and sealed. Close and protect the cavity within the first-floor overhangs and in the underpass soffit.
- Curtain Walling - Replace the (assumed) combustible insulation within the spandrel panel and replace it with a rainscreen panel with a non-combustible insulation.
- Rendered Board - Reinstall, repair, and install vertical and horizontal cavity barriers and install protection to external service penetrations.
- Architectural Features - Fire Engineer to confirm if the cavities within uninsulated architectural features require cavity barriers.

Leven Court

- Leven Court is under the 18m height threshold and so not classed as a High-Rise Building (HRB). In addition to the brickwork faced elements Leven Court also timber framed and consist of the following wall types:
- Timber Cladding - Ensure that the timber and wood-based wall components of the wall system are protected with non-combustible material and, if reasonably practicable, 60 mins fire resistance. Replace the timber cladding from the section that is within the carpark entrance with a non-combustible material.
- Rendered Board - Reinstate, repair, and install vertical and horizontal cavity barriers and install protection to external service penetrations.
- Architectural Features - Fire Engineer to confirm if the cavities within uninsulated architectural features require cavity barriers.
- Stacked Projected Open Balconies - Replace the timber decking with a non-combustible alternative.

Osprey Court

- Osprey Court is approximately 27.4m high and has been registered with the Building Safety Regulator. In addition to the brickwork faced elements Osprey Court also consist of the following wall types
- Rendered Mineral Wool – No remediation works are required.
- Rockpanel Rainscreen - Reinststate, repair, and install the cavity barriers/closers around windows and external doors. Ensure any exposed Phenolic Foam is taped and sealed
- Architectural Features - Fire Engineer to confirm if the cavities within uninsulated architectural features require cavity barriers.

Pearl Court

- Pearl Court is approximately 33.4m high and has been registered with the Building Safety Regulator. In addition to the brickwork faced elements Pearl Court also consist of the following wall types
- Rendered Mineral Wool – No remediation works are required.
- Rockpanel Rainscreen - Replace the insulation within the Rockpanel Rainscreen system with a non-combustible insulation, install cavity barriers/closers around windows and external doors. Ensure any exposed Phenolic Foam is taped and sealed. Close and protect the cavity within the first-floor overhangs and in the underpass soffit.
- Architectural Features - Fire Engineer to confirm if the cavities within uninsulated architectural features require cavity barriers.

Zephyr Court

- Zephyr Court is approximately 22.2m high and has been registered with the Building Safety Regulator. In addition to the brickwork faced elements Zephyr Court also consist of the following wall types
- Rendered Mineral Wool - Reinstall, repair and install vertical barriers and horizontal cavity barriers and fire-stopping within the balcony and walkway soffits and projected eaves
- Curtain Walling - Replace the (assumed) combustible insulation within the spandrel panel and replace it with a rainscreen panel with a non-combustible insulation.
- Rendered Board - Reinstall, repair, and install vertical and horizontal cavity barriers and install protection to external service penetrations.
- Architectural Features - Fire Engineer to confirm if the cavities within uninsulated architectural features require cavity barriers.

Work undertaken to date

- PRP Architects have reviewed the original Tri-Fire EWS1 and confirmed remediation works are required to all blocks to be able to issue a satisfactory EWS1.
- PRP Architects completed a final review of the Fire Risk Appraisal of the External Walls to all blocks in February this will help us to confirm the scope of works required to all blocks
- Leven Court – The waking watch has now been stood down following the fire compartmentation works to the riser cupboards. A letter of comfort has also been sent out to advise that works will be required to the timber cladding and rendered board types and that we will keep residents updated.
- Jefferson Sheard Architects have agreed to work with NHG to help deliver the remediation works package at Barnard Square and the Leven Court terrace roof.
- Sandberg are a materials consultancy firm that have now completed a window survey at Zephyr Court. We will be looking to expand this survey to the remaining blocks as part of our due diligence.
- The Consultants Tender closed on Friday 9th May 2025 and we are reviewing the tender returns.
- Monthly meetings with NHBC relating the warranties at Stoke Quay have now started

Initial legal due diligence

- NHGs to carry out the external wall remediation works as recommended by the FRAEW
- NHG reviewing recourse against the original developer ISG Ltd and third-party warranties.
- NHG are in discussions with NHBC regarding the structural cracking claims

Claim for additional funding

- The Cladding Safety Scheme (CSS) application has been made as this has replace the original Building Safety Fund (BSF) application
- NHG commitment to not recharge leaseholder for works costs relating to cladding remediation works.

Letter of Comfort

- I am pleased to confirm Notting Hill Genesis will not be recharging you for the costs of building safety works related to the external walls in your building or for works to balconies, where the balcony has been deemed to pose a risk of spreading a fire. This approach follows our earlier decision not to recharge residents for interim measures such as waking watch and temporary fire alarms.
- We expect a favourable EWS1 rating will be issued following completion of this work. The cost for these works will not be included within your annual services charge statement as we will not be recharging you.
- Additionally, we will also be providing a:
- **Landlords Certificate**
- Additionally, we can further support leaseholders by providing a Landlord's Certificate in support of this Letter of Comfort. The Landlord's Certificate is designed to assure residents of the protections in place for remediation costs, confirming that qualifying leases are protected from recharging over relevant defects. To request the Landlord's Certificate, you should send us a completed Leaseholders Deed of Certificate to confirm you have a qualifying lease.
- More details on both the letter of comfort and landlord certificate will be attached to our meeting update letter

Project Milestones



Estimated time frame to tender of contract and procurement route

- Barnard Square and Leven Court – The direct appointment of Jefferson Sheard as Architect and Project Manager will allow us to go out to market to procure a main contractor
- Zephyr & Osprey Court – The appointment of the Structural Engineer within the design team will help us to develop a scope of works in agreement with NHBC to then validate our insurance claim.
- Avalon, Zephyr, Osprey, Pearl, Eclipse and Leven Court - The appointment of the design team will enable us to produce the tender documents necessary for us to go out to market to procure a main contractor for the remediation works to achieve a satisfactory EWS1. The Sandberg window survey will be expanded to include these blocks as a precautionary measure.

Resident communications



- Next residents meeting will be in July 2025
- Update letter to be issued following internal approval of consultants
- A Micro-Site will be created for Stoke Quay residents to access.

Questions