



BUILDING REMEDIATION UPDATE

SENIOR PROJECT MANAGER: Jo Knight

ST PANCRAS WAY

PROJECT MANAGER: Wunmi Dosunmu

DATE: September 2025

Dear residents of St Pancras Way,

We are pleased to inform residents that we have now obtained permission in principle from Camden Council for the proposed change in material. This marks an important step forward in the project as we await the formal approval.

Following this, we have instructed our contractor, Durkan, to proceed with design work in accordance with the Pre-Construction Services Agreement (PCSA). Design development is now underway, and Durkan is preparing the necessary documentation to move the project forward.

At the same time, Durkan are revising the proposed programme to reflect the updated scope and timelines. We aim to share this revised programme with all residents soon, so you have a clear understanding of the next phases and expected milestones.

We remain committed to keeping you informed and involved throughout this process. Further updates will be provided as key developments occur. If you have any questions or would like more information, please don't hesitate to get in touch.

At the meeting, we discussed current BSR timelines that provides data on the general BSR applications. Due to annual leave, we will provide this information separately at the end of September.

Resident Question	Answers
What is the life expectancy of the selected Valcan material?	30 years +
Valcan burn rate in comparison to the Rheinzink?	Both façade materials (on their own, without taking into account the backing system) achieve A1 classification. The A1 classification in BS EN 13501-1 signifies that a material is non-combustible, meaning it does not ignite, sustain combustion, or release flammable vapours when exposed to fire. However, Valcan has full system testing including the substrate (though this is classified as pass/fail rather than given a rating).
What is the price per square foot of the Rheinzink and Valcan?	Cost per m2 for both systems varies significantly depending on façade design and detailing. Current budgetary market rates suggest that the Valcan aluminium system is similar in cost to a comparable RheinZink system. The VitraDual aluminium system is more durable than zinc and has a more comprehensive suite of test certification, particularly in relation to fire as a complete system, representing greater value for money.
Can we have a site visit with residents. (Propose dates)	Yes. We will send over some dates to the resident association chair.

<p>Confirm the exact product name & specification</p>	<p>Valcan VitraDual Aluminium Cladding</p> <table border="1" data-bbox="470 253 1029 1122"> <thead> <tr> <th data-bbox="470 253 662 315">Feature</th> <th data-bbox="662 253 1029 315">Benefit</th> </tr> </thead> <tbody> <tr> <td data-bbox="470 315 662 459">A1 Fire Rated</td> <td data-bbox="662 315 1029 459">Certified to BS EN 13501-1, ensuring the highest fire safety rating.</td> </tr> <tr> <td data-bbox="470 459 662 602">High Strength</td> <td data-bbox="662 459 1029 602">Made from 5754 Grade Aluminium, which is extremely hard-wearing.</td> </tr> <tr> <td data-bbox="470 602 662 745">Long Warranty</td> <td data-bbox="662 602 1029 745">Up to 30 years in standard environments, providing long-term assurance.</td> </tr> <tr> <td data-bbox="470 745 662 889">Self-Cleaning Coating</td> <td data-bbox="662 745 1029 889">The PVDF coating resists surface contaminants and washes clean with rain.</td> </tr> <tr> <td data-bbox="470 889 662 987">100% Recyclable</td> <td data-bbox="662 889 1029 987">Environmentally sustainable at end of life.</td> </tr> <tr> <td data-bbox="470 987 662 1122">Aesthetic Match</td> <td data-bbox="662 987 1029 1122">Offers a like-for-like appearance to the previously selected Zinc.</td> </tr> </tbody> </table>	Feature	Benefit	A1 Fire Rated	Certified to BS EN 13501-1, ensuring the highest fire safety rating.	High Strength	Made from 5754 Grade Aluminium, which is extremely hard-wearing.	Long Warranty	Up to 30 years in standard environments, providing long-term assurance.	Self-Cleaning Coating	The PVDF coating resists surface contaminants and washes clean with rain.	100% Recyclable	Environmentally sustainable at end of life.	Aesthetic Match	Offers a like-for-like appearance to the previously selected Zinc.
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<p>Is cost a factor in the change of materials?</p>	<p>No. The change is due to compliance and is not a cost saving exercise.</p>														
<p>Can we see a comparison table of the two materials?</p>	<p>See PDF attached.</p>														
<p>Explain the risk mitigation for us while we wait for works to begin.</p>	<p>We are complying with our obligations having identified the external wall as posing a risk. We have let you know of the interim safety measures namely:</p> <ul style="list-style-type: none"> • Smoke alarms installed in every flat, providing early warning in the event of a fire • Two dedicated stairway exit points providing evacuation routes • Evacutive signage throughout the building to guide residents to exits where an evacuation is required 														
<p>How will the solar panels save money for the building?</p>	<p>This renewable energy will supply all electrical systems connected to the landlord's meter.</p> <p>As a result, some of the electricity costs that are typically included in your service charges may now be covered by solar energy, helping to reduce overall costs.</p>														



Communication Plan

The next update is due 15th October. We will advise at the end of September, along with the BSR updates on the communication style most appropriate.

Communication Style

TBC

Date and Time

Wednesday 15th October

Thank you for your continued patience and understanding. We will continue to keep you informed as the project progresses. If you have any questions or queries before the date above, please send an email to the residents communications inbox with your name and property address.

Housing Officer

Diana Duncan

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Property Management Officer

Yinka Oretuga

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Yours Sincerely,

Wunmi Dosunmu

Project Manager