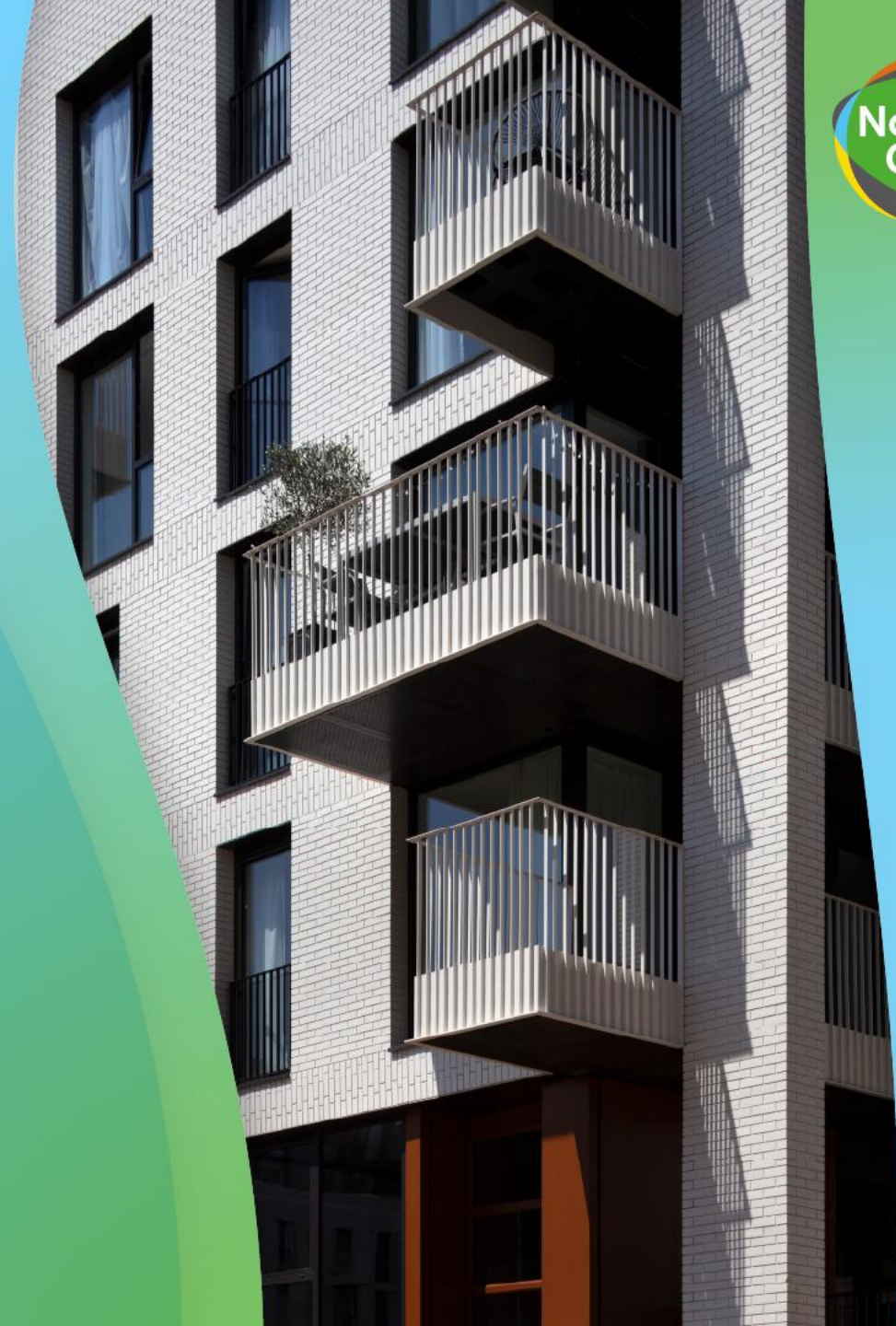




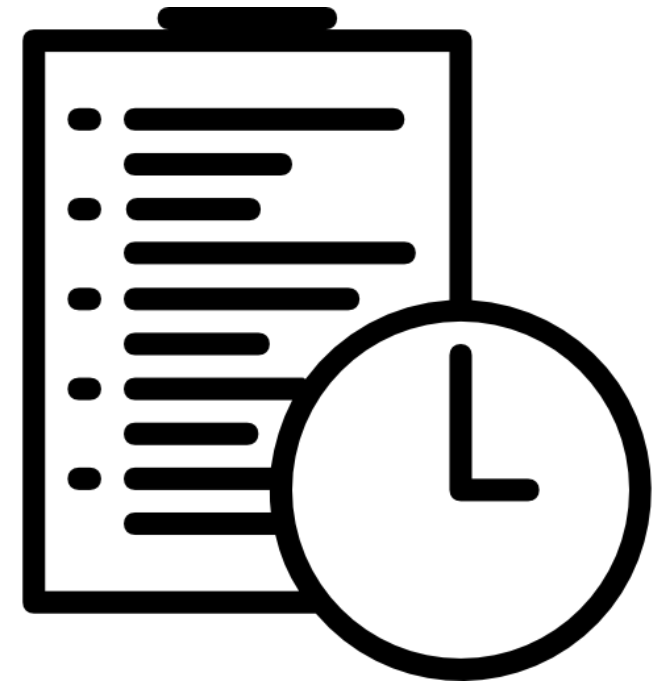
# Building Safety Residents Meeting

Bakersfield – 28 April 2026



# Agenda

- Introductions & meeting purpose
- Overall process
- Alarm works
- Works – Change to evacuation strategy
- Works – General remediation
- Impact
- Programme
- Questions



# Introductions & Meeting Purpose

## Meeting Purpose

- Overall Process
- Alarm works
- Works
- Impact
- Programme
- Questions

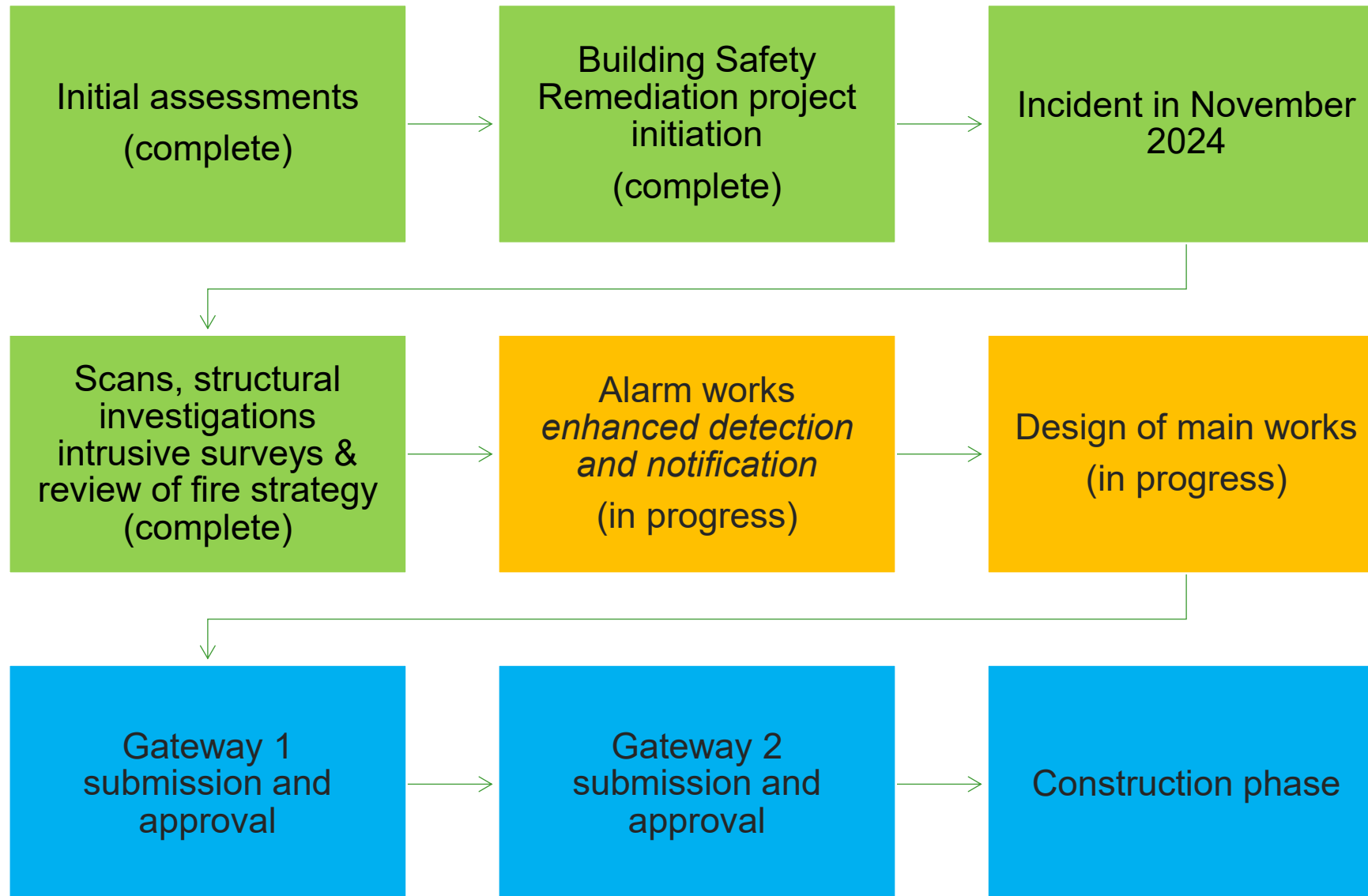
## Building Safety Remediation Team

- Petronila Osodo (Head of Remediation, Building Safety)
- Jo Knight (Senior Project Manager)
- Daven Hinkson (Project Manager)
- Abbie Davis (Senior Stakeholder & Communications Adviser)

## Building Safety Regulation Team

- Naeem Rasul (Building Safety Manager)
- Amir Miah (Interim Head of Building Safety - Regulation)

# Overall process



# Alarm works

- 19 homes remaining
- NHG initiating contact
- **Catherine Robertson at Millwood directly via:**
- **Email: [catherine.robertson@millwood.co.uk](mailto:catherine.robertson@millwood.co.uk) or Phone: 07977 532 961**

# Works - Change to evacuation strategy

- **Secondary means of escape**
  - One home escaping through another
- **Creation of fire-resistant escape route**
  - Existing staircase system has some landings within living accommodation
  - Partition works to 45 homes to separate the staircase from living accommodation
- **Improve fire-resistance across the building**
  - Replacing some fire doors internal to properties – all homes
  - Removal of redundant pipework, electrical works and compartmentation works to riser cupboards
  - Installation of 2 new dry risers to block 4 to manage distance between LFB hose and existing risers

# Works – General remediation

- **Structural remediation**
  - In duplexes, floors separating flats are concrete and within properties these are timber
  - Floor reinforcement
    - wooden supports added to the timber joists and these strapped to walls for added stability
    - additional floor material installed to the concrete slabs
    - Tying of timber floors to the external walls
    - Decking added to timber floors
  - Wall improvement
    - Blocks 4 – 7
    - Brick ties checked and improved
  - External bollards
- **Windows and garden doors replaced**
- **External wall remediation**
  - Wood wool board
  - Timber cladding

# Impact



- **Temporary relocation of residents**
  - Partition works for creating fire resistant staircasing
  - Potentially for fire door replacements – pollutant management construction phase planning
  - Floor reinforcement and wall improvement works
- **Change in internal layout**
  - Variations between the 45 properties
  - Individual notification to affected residents
  - Some changes to lease agreements
- **Costs**
  - Current commitment to not recharge for external works cladding remediation and to balconies where balconies have been deemed to pose a fire risk
  - Aware of the current question regarding the service charges and operational response regarding the works
  - Still looking into this and delay is due to some senior personnel changes & absences/annual leave
  - Hoping to update residents by the next update in 6-8 weeks
  - Any costs would be subject to the Section 20 process
  - Internal process where board approval can be obtained to not recharge and considers resident experience, impact, and regulatory requirements

# Programme



Activity	Date
BSR Gateway 1 submission	18 May 2026
BSR Gateway 1 approval	18 August 2026
BSR Gateway 2 submission	28 August 2026
BSR Gateway 2 approval	January 2027
Start On Site	March 2027
Project Completion	December 2028

# Questions



## PLOT PLAN

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



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