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Update no. 3: building safety works at Wellend Villas

Smoke and heat detection system upgrade works

Further to our update in February, regarding the completion of communal fire panel works, we are continuing to roll-out the installation of additional heat detectors across the buildings at Wellend Villas.

We have made significant progress across the development and are grateful to residents for their support in allowing us access to their homes to undertake these works. We still need to attend some homes in all three buildings, and we would greatly appreciate your continued help in providing access when and where required. This will enable us to complete the works as quickly and as safely as possible.

Feasibility study

In assessing the work required at Wellend Villas, the next step is to undertake a feasibility study. This study will give us an indication of the level and type of work that is needed, and includes highlighting any potential risks, fire strategy outcomes, potential solutions, timeframes and estimated costs.

To get this work done we contacted three consultants to provide proposed costing and plans for this feasibility process. As a result we have engaged the services of The Oakleaf Group to undertake the feasibility study for the remediation works to Wellend Villas. The Oakleaf Group is also currently undertaking a desktop study of the buildings.

Next steps

1. When received, we will [review the feasibility report](#) that will include solutions and estimated costs.
2. We will then [update all residents and the TRA](#) as to the content of the report, and what options are open to us.
3. We will also [contact residents](#) to set out the findings of the desktop study, and advise further on the next steps to be taken. We will also ensure that relevant documents are made available on the website where possible.
4. We will be arranging a series of [resident meetings](#) to enable everyone to speak with members of the project team, and ask any questions.

Legal activity

We are following the appropriate Section 20 process so that if the stage is reached, and the situation is unavoidable, we can be sure that you are kept fully informed at every stage and have the opportunity to be consulted on the costs in the right way. The Group remains committed to avoiding passing costs to residents if at all possible, and we have appointed a legal team to continue to consider and pursue all viable avenues of funding for this work.

Your questions

We are keen to communicate what's happening more clearly with you, and we have a [dedicated website](#) for Wellend Villas. We will upload copies of all our updates regarding the work being carried out and this will be updated regularly.

A number of residents are actively using our [dedicated email address](#) to get in touch with us. As many of you have similar questions for our team, we are pulling the answers to all your questions together and adding them to the website so that everyone has the information, and that you can access all the relevant material for your building in one convenient place.

Kind regards

Building Safety Team | Southern Housing Group