

24 May 2021

Building Safety Works at 59 Great Suffolk Street

As you will no doubt be aware, the owner of 59 Great Suffolk Street, Buxton Properties, has been investigating the potential fire safety risk at the property.

As lease holders at Great Suffolk Street, Southern Housing Group is not actively involved in the current fire safety works investigation or responsible for organising or completing any building safety work. However, we want to assure our residents that we are working closely with all the relevant stakeholders in order to represent the interests of our residents in this programme as it progresses and ensure that the terms of our lease are fully complied with. We know you need to be kept informed at every step of the process.

The team from Southern Housing Group met with Buxton Properties earlier this week, and we were able to get a full update on what has taken place so far, and what the proposed next steps

What has happened at 59 Great Suffolk Street already?

1. The external walls of the building were assessed in June 2020, and the recommendation was that the external wall system needed to be replaced. This is due to there being some combustible material present.
2. This report showed that if the building was to be fully assessed for the purposes of issuing an EWS1 form, it would receive a B2 rating. We have seen that this is not usually of a standard that will be acceptable to mortgage lenders.
3. Buxton Properties has submitted the first stage of its application for funding to cover the costs of this project. The Greater London Authority (GLA) has advised that the work at 59 Great Suffolk Street is potentially eligible for government funding, and Buxton Properties has been invited to submit a full application for consideration ahead of the 30 June 2021 application deadline.
4. Buxton Properties has begun the process of tendering for the work that is required. These tenders are expected to be returned by the end of June 2021. Once these have been assessed, we will advise residents as to what the works programme looks like.
5. Buxton Properties has also applied for the appropriate planning permission to undertake the required works

6. Buxton Homes has advised us that at this time there has been no recommendation to put in place any interim fire safety measures, such as a waking watch service or common alarm.

Next steps

Once Buxton has selected appropriately experienced contractors, including an architect, a fire assessor and a project manager to undertake the work, we will be able to let residents know what the full programme of works looks like, and what they can expect.

We have been advised by Buxton Properties that the work required will take around eight months, and will begin soon after the tender process closes.

More information

We are keen to communicate what's happening more clearly with you, and we have a [dedicated website](#) for 59 Great Suffolk Street. We will upload copies of all of the news that we receive from the building's owner regarding the work being carried out and this will be updated regularly.

We are in regular contact with both Buxton Properties, and its External Management Agent, Skymode Properties, and will be in touch with you whenever we have significant information for you.

Once we have the full scope of works, we will be arranging a meeting for our leaseholders to meet the team from Southern Housing Group, and to ask any questions they may have about the work involved. We will contact residents as soon as we are in a position to do this.

Kind regards,

Building Safety Team | Southern Housing Group