

16 August 2021
Ducketts.Safety@shgroup.org.uk

Update no. 2: building safety works at Ducketts Apartments

Investigation works

Our fire safety engineers, M10 Fire Consultancy attended Ducketts Apartments in June, and are now in the process of putting together a full report detailing the work that will be required at the property in order to allow us to gain a B1 rated EWS1 form.

As soon as we have the findings of this report, we will report back to residents to give them a full update.

Fire Risk Assessment Remediation

As part of our programme to review your building's safety, we have to complete some final outstanding Fire Risk Assessment (FRA) actions to ensure that the risk of fire is as small as it can be across the whole of Ducketts Apartments. As mentioned in our last update, during the FRA of the building, some required remedial work was identified.

The FRA highlighted a potential risk of a fire occurring in the bin store area, and the risk that any fire could spread across the external face of the building. To reduce the risk fire from the bins store we needed to undertake some remedial work to some of the balconies across the building. This work affects seven individual homes across the development, and we are contacting with the impacted residents to keep them fully informed about what to expect.

These works will involve:

- Removal of timber decking and replacing with aluminium boards
- Removal of timber balustrades
- Removal of balcony cladding and the cladding partitioning between flats

Due to the more complex structure of the undercroft area, we are currently working with scaffolders to design the best framework to undertake this work – a process which will take around three weeks in total.

With this in mind, we are planning for the work to be undertaken in early September, and we are expecting that each balcony will take around a day to fully complete. Once this work is fully finished, we will be able to remove the section of scaffolding that remains in place. We know that residents have been keen for this structure to be fully removed, and we're happy to tell you that this will be happening shortly.

Next steps

1. When received, we will [review the findings](#) of our fire engineers' assessment
2. We will then [update all residents](#) as to the content of the report, and what options are open to us.
3. Once we have looked at the available options, and have a clear view of timelines, we will arrange a [residents meeting](#) to enable everyone to speak with members of the project team, and ask any questions.

Your questions

We are keen to communicate what's happening more clearly with you, and we have a dedicated website for Ducketts Apartments at www.shgroup.org.uk/Ducketts. 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 at Ducketts.Safety@shgroup.org.uk 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.

In the interest of the environment, we prefer to communicate digitally with residents where possible. You have received this letter by post as we either do not hold an up to date email address for you, or you have previously unsubscribed from Southern Housing Group emails. If you would prefer to receive this information via email, please contact us on 0300 303 1773 to ensure your details are up to date.

Kind regards

Building Safety Team | Southern Housing Group