

Stratford Halo



What is the commitment?

This engagement commitment sets out how we can work together to make decisions that affect the safety of your building. This could be about works being carried out or how we manage your building for example. Your Building Safety Manager Amir Miah has put this together based on responses from surveys, drop ins and door knocking over recent weeks. If responses were low, we might use responses from other similar buildings to help us.

Methodology

I aim to work with you to keep your building safe. To do this I held the first annual surgery on the 25th January 2024. I met with several residents in the main entrance lobby and no concerns were raised in relation to fire or structural safety.

I advised that your building had been registered with the BSR and registration number provided in November 2023. We also provided the BSR's contact details for any concerns you wanted to raise. I sent you information on your responsibilities and those of NHG in keeping your building safe in December 2023.

I inspected your building in November 2023 and found issues for review which I raised with the estate management team for repairs, I currently await feedback on the progress of repairs.

I sent a survey to understand your information needs, vulnerabilities and awareness of building safety in January 2023 to understand how we can work together to keep your building safe.

Additionally, comms was sent out in February 2024 advising you of the fire strategy for your building and of the importance of fire doors.



How we will share this with you

To cater for the diverse needs of our residents, we will communicate in a broad range of ways. We aim to provide this information in different formats that can be understood by all residents including those that have a physical or visual impairment, have other disabilities or who speak another language:

- By introductory & animation videos
 - Local newsletters
 - Via email
 - Via postal or hand delivered letter
 - Via text
 - Fire Action Notices
- At sign up
 - New resident home visit
 - On our website
 - On local notice boards
 - At local surgeries
 - During building inspections
 - Face to face appointments
 - At pop up sessions



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Types of information you would like to see

- Action to take in the event of fire or structural emergency.
- General information to understand legislation impacting your home including the Building Safety Act and the Fire Safety England Regs
- Fire & Structural risks to building.
- Building Safety report
- Remediation works.
- Joint building safety Inspections



What decisions you would like to be involved in

- We encourage residents to get involved in making decisions relating to the safety of their buildings
- We encourage residents to create resident associations to have a voice in the management of their buildings. If you would like further information on setting up a Resident's Association, please contact your BSM



How you can influence decisions

- Proactively seeking out resident feedback and using that information to tailor our building safety approach
- Surgeries in person and online
- Building & Estate walkabouts with Housing Officer
- Inclusion at Residents Association meetings
- Get involved through your Residents Association. If your building does not have RA and you would like to start one, please contact your housing officer for support and guidance in setting one up
- By contacting your BSM directly



How we'll gather and use your opinions

- Keep a record on our Workwise system from our interactions as listed above
- Gather your thoughts in-line with our GDPR policies, like when contacting us about anything else
- We'll use this information to ensure we provide a bespoke service to you



How we'll measure and review this commitment

- Reduction in number of concerns or queries raised about building safety by residents.
- Reduction in number of TORT notices served to residents relating to building safety.
- Reduction in number of issues noted during safety inspections.
- Building Safety questionnaires and competitions.

Got a question or concern about this commitment? Get in touch with your Building Safety Manager here:

Email: Amir.Miah@nhg.org.uk

Phone: 07590 029919



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Transparency of building safety information

At Notting Hill Genesis residents are at the heart of what we do. We want our resident to know they are safe and more importantly feel they are safe. To do this will be transparent in our management of your building’s safety and the information we provide to you. This includes but is not limited to fire protection measures, fire prevention measures, maintenance of fire safety systems , fire risk assessments and building safety inspections

Maintenance and testing	Frequency
Automatic opening vents	Bi-annually
Alarm sounders	Monthly
Asbestos surveys	
Building safety inspections	Annually
Communal fire door checks	Quarterly
Dry/wet risers	Bi-annually
Door closers	Monthly
Electrical	Five yearly
Emergency lighting	Monthly – discharged annually
Estate inspections	Monthly
Fire Risk Assessment	Annually
Fire alarms	Weekly tests /Bi-annual checks
Flat door checks	Annually
Fire alarm panel servicing	Bi-annually
Fire extinguishers	Annually
Fire Blankets	Annually
Legionella	Two yearly

Maintenance and testing	Frequency
Gas safety checks	Annually
Lifts servicing	Monthly
Lightening protection	Annually
Lifting operations and lifting equipment regulations (LOLERS)	Bi-annually
Manual opening vents	Bi-annually
Mansafe	Annually
Portable appliance testing	Annually
Permanent opening vents	
Smoke alarms	
Sprinklers	Annually
Wayfinding signage	Monthly and annually

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