

# Important Update on Safety Measures and Upcoming Works at Bradley House

Dear Residents,

We are writing to update you on the safety measures currently in place at Bradley House, as well as the next steps for the upcoming cladding removal works. We are committed to keeping all residents informed and supported throughout these essential safety improvements.

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## 1. Additional Safety Measures Now in Place

### Enhanced Security and Inspections

- Increased presence from Resident Services Officers, Building Safety Managers, and Technical Officers
- Night-time security patrols
- Regular checks to ensure communal areas remain clear, safe, and compliant

### Fire Safety Monitoring

- Weekly inspections ensuring no combustible materials are stored in communal areas
  - Continued monitoring of actions arising from recent fire safety assessments
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## 2. Fire Safety Improvements Underway

### Installation of Additional Smoke & Heat Alarms

We are currently installing upgraded alarms in:

- Leaseholder homes, and
- Tenant homes where these alarms were not previously installed

These alarms will improve early detection and are provided **free of charge**.

## Compartmentation & Fire Safety Signage

We are preparing to carry out improvements to fire compartmentation within the building. This may include sealing gaps or service penetrations in kitchens, bathrooms, and around front entrance doors to help prevent the spread of smoke and fire.

In some cases, we may need access to your home to complete this work. If so, our internal Repairs Team will contact you directly to arrange a convenient appointment time.

Updated fire safety signage will also be installed in the building over the coming weeks. Please see the FAQs within this letter for more information.

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## 3. Cladding Removal – Project Update

We are **finalising details with our proposed contractor, Equans**, for the removal of the existing external cladding from Bradley House. This work has been very detailed and has involved site surveys and engaging the supply chain who will carry out the works.

We expect to **confirm all details within the next 3–4 weeks**.

### Anticipated Programme

- We expect Equans to be able to **start on site in by May**.
- Initial indications suggest this will be a **30-week programme** for full cladding removal.

We will provide a further update next month once all arrangements are formally confirmed and it should be noted that this will all be subject to contractual and legal agreements being in place prior to commencement of works.

We are also work on contingencies in the event we are unable to proceed with this contractor.

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## 4. Replacement Cladding – Longer Term- Programme

Replacing the cladding is a separate phase that will take longer because we must:

- Procure a new contractor
- Submit designs for planning approval
- Obtain approval through the Building Safety Regulator's Gateway 2 process

Due to these statutory steps, reinstatement works are **not expected to begin until Spring 2027**.

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## 5. Person-Centred Fire Risk Assessments (PCFRAs)

Some residents may need additional support to stay safe in the event of a fire.

If you:

- May have difficulty hearing the fire alarm,
- Would struggle to evacuate the building without assistance, or
- Have a mobility, health, or cognitive condition that may affect how you respond in an emergency,

Please contact your **Resident Services Officer (RSO)** to request a **Person-Centred Fire Risk Assessment (PCFRA)**. This assessment will help ensure any specific needs are identified and appropriate support measures are put in place.

We strongly encourage affected residents to self-identify so we can provide the right support.

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## 6. New Resident Engagement Page

We understand that some residents would like more frequent and easily accessible updates.

We have therefore developed a dedicated online engagement page:

<https://engage.southwark.gov.uk/en-GB/folders/keeping-bradley-house-safe>

This page will provide:

- More frequent updates
- Easier access to key information
- A space for residents who wish to engage more closely with the project
- The potential for two-way communication where appropriate

This page will **supplement** (not replace) our existing communication methods.

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## 7. Next Steps and Resident Engagement

We will soon share:

- A detailed programme for the cladding removal works once confirmed
- Information on an in-person resident event, where you can meet staff from Southwark Council, view plans, and ask questions

Further details will follow shortly.

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## Contact Us

If you have any questions about the works or need additional support, please contact us:

 [BradleyHouseQueries@southwark.gov.uk](mailto:BradleyHouseQueries@southwark.gov.uk)

 For general housing queries, you can contact your Resident Services Officer(RSO:

**Nadine Evans-Willis**

**020 7525 0622 | 07751 740217 | [Nadine.Evans-Willis@southwark.gov.uk](mailto:Nadine.Evans-Willis@southwark.gov.uk)**

We will also be copying this letter to your **Ward Councillors**, so residents are aware they are being kept informed.

Thank you for your patience and cooperation as we work to improve the safety and quality of your building.

Yours sincerely,  
**Southwark Council**

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# Frequently Asked Questions (FAQs)

## 1. Why is this work happening?

Southwark Council is taking action to remove cladding and insulation from Bradley House as part of its ongoing work to improve fire safety across council homes.

A fire safety assessment of the building has identified that some cladding and insulation does not meet current fire safety standards.

While the material does not have the same level of risk as some other products such as aluminium composite material (ACM) cladding, the council is taking steps to keep people safe in line with expert advice.

## 2. Why do you need to access my flat?

We need to assess the condition of your front entrance door and carry out fire-stopping works where required. This includes checking for any gaps or openings, commonly in the kitchen or bathroom, that could affect fire safety.

## 3. Are these works mandatory?

Yes. For safety and compliance reasons, the Council must access every flat to complete these fire safety works.

## 4. Do I need to prepare anything before the appointment?

No major preparation is required; however, please ensure the area around your front entrance door is accessible. Clearing the space under your kitchen sink is helpful.

## 5. Who will be attending my property?

You may be visited by:

- Southwark Council officers
- Our fire-accredited contractor, PRB Estates Ltd

All staff will carry official photographic ID.

## 6. What is fire-stopping?

Fire-stopping seals gaps or openings using fire-resistant materials to prevent smoke and fire spread.

## **7. Can I choose the appointment time?**

Yes. We will contact you to arrange a convenient slot.

## **8. What happens if issues are found?**

Where possible, works will be carried out during the visit. Additional works will be referred back to the Council.

## **9. Will these works cost me anything?**

A portion of these essential works may be included in your service charges. If costs exceed statutory thresholds, formal consultation (Section 20) will be undertaken.

## **10. I'm a leaseholder—does this apply to me?**

Yes. Access is required for all flats, regardless of tenure.

## **11. What if I cannot be home on the proposed date?**

You can contact us to rearrange your appointment.


## **12. Is this related to fire alarms or sprinklers?**

No. These works relate only to your front-entrance door and compartmentation measures.

## **13. Who do I contact to arrange or rearrange my appointment?**

Please contact: **Lorraine Garzón – Contract Facilitator**

 [Lorraine.Garzon@southwark.gov.uk](mailto:Lorraine.Garzon@southwark.gov.uk)

 020 7525 7683 (Direct Line)

PRB Estates Ltd may also coordinate appointments directly whilst on site.