

Friday, 18 March 2022

To whom it may concern,

Waldon Telecom have requested to undertake intrusive surveys at St Richards House.

Proposed Development at: St Richards House, 110 Eversholt Street, London, NW1 1BS

National Grid Reference: E: 529526, N: 182947 Ref no: 96883

We Origin Housing object against the proposed works for the following reasons:

- The building is subjected to a safety case review under Government's 'Building a safer future' initiative. Post Grenfell, there have been some changes made to fire safety and fabric testing requirements which need to be addressed through safety case reviews. St Richards House is one of the buildings on our list to be tested.
- Top floor dwelling access is required for the purpose of intrusive surveys with 3 x Core drilled holes into the roofing will cause unnecessary damage to St Richards House roof. Furthermore, we have received conflicting information stating core holes will be 150mm x 150mm and 900mm x 900mm, this raises cause for concern managing the asset with approx. 1m² patches is not ideal, this will breach the roofs integrity.
- We have requested more information regarding the proposed works under our due diligence and have received no response from the developer so far:
 - We have not received any RAMS relating to proposed works.
 - We have not received details of the operatives' competency to undertake said works.
 - Full specification review of the proposed flat roof penetrations and terminations is required.
 - Building insurance review will be required to insure the building remains fully covered without exclusions.
 - Review of historical roof repairs and roof design undertaken by the team.
 - We have not seen structural drawings showing the impact of point loads.
 - Local authority building control review may be required, would this be managed by Waldon Telecom?
 - We are not aware how the roof slab will be affected by the opening
- Recent spikes in Covid-19 transmissions have made our residents more cautious regarding access into their homes.
- This process will cause disruption to residents. Working residents will need to remain in their homes and this impacts on their working and social lives.

Origin Housing Limited is registered in England & Wales as an exempt charity under the Industrial & Provident Societies Act 1965 (Registered No. 10008R) and with the Homes & Communities Agency (Registered No. L0871).
Registered office: St Richard's House, 110 Eversholt Street, London NW1 1BS.

Origin Housing 2 Limited is registered in England & Wales as an exempt charity under the Industrial & Provident Societies Act 1965 (Registered No. 31985R) and with the Homes & Communities Agency (Registered No. 4766).
Registered office: St Richard's House, 110 Eversholt Street, London NW1 1BS.

We would also like to raise the concerns raised by our residents:

- Several residents have stated they have not received any details regarding the planning application.
- Residents do not agree with telephone mast installations.
- Residents have objected to similar projects in the past and they were discontinued.
- Residents have also raised concerns regarding the close proximity of the radio/microwaves, and the possible side effects.
- Residents have suggested using commercial building instead of residential buildings.

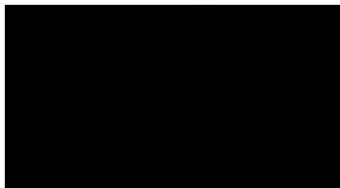
Local Community Groups, such as a Place for Us (People's Museum), are concerned that, in an area already rife with new development, the historical traditions of Somers Town are being slowly eroded and by erecting telecoms masts on a building they feel should be conserved is another incursion on this heritage. We are also in the dark about other options that may have considered other than a comment from one of their surveyors that TFL are difficult to deal with, which may suggest there could be a TFL building that is suitable.

In addition to the above, this project has already become a resource drain, and would require staffing resources such as Health and Safety, Asset Management, Project Management and Project Monitoring. All of which could be better used serving our residents in other ways. No value is being added for the residents and no value is being added to the Asset. Installing telecom masts will reduce the value of the asset, this in turn impacts the value for loan purposes, some of which are already in place. The equity released from the asset will be less, and this impacts on our development funds. We may also experience detrimental changes to our insurance and existing loan covenants which in turn affects us not being able to deliver new homes or a reduced number of homes and does not help the UK Government on alleviating the housing crisis. The impact of installing telecom masts has a wide ranging impact that goes against Origin Housing Values.

Should it be necessary to verify the terms of this notice please contact Ali Imam on 0300 323 0325 or by email ali.imam@originhousing.org.uk

Thank you for your consideration.

Yours faithfully,



Ali Imam
Head of Strategic Asset Management