



Dear Resident,

Date 7 May 2025

St Jude's refurbishment update – Wednesday 7 May 2025

The final building and fire reports from our structural engineering contractor, Ridge, have provided the council with an overview of the blocks' current building and fire safety status. The publication of these reports means that we can provide an update on the proposed refurbishment works we communicated to you last year.

The reports confirm that **your home in St Jude's is safe to live in**. There are some immediate and medium works and recommendations that Ridge have identified which need to take place to ensure the continued safety of the building.

Gas canisters and batteries

There is no gas piping or gas hobs inside the buildings, however the reports explain that: "under accidental loading the concrete section of the structure is assessed to be inadequate in the event of a non-piped gas explosion".

It is absolutely essential that **no** gas canisters or high-capacity batteries are brought into the building under any circumstances. As outlined in the report, there is a risk to the building's structure should a gas canister explode inside the building.

Immediate recommended works

Ridge have made recommendations for immediate works that will maximise the buildings safety. We have been working with Ridge since June 2024 and have already taken steps to improve the blocks' building and fire safety. There are remaining immediate works which need to be completed, which include further surveys of the hallways and balconies, regular flat inspections, and the installation of a fire alarm.

Avon Fire and Rescue Service have endorsed the recommendations in the report and are satisfied that the building is safe for you to live in.

As part of the Your Questions Answered document, on the council's website, we have included details of how you can continue to keep your home safe.

The recommended works require a multi-million-pound investment across Charleton House, Haviland House, John Cozens House, and Langton House. This additional work was not budgeted for in the original refurbishment proposals. As a result, we have made the very difficult decision to not move forward with all of the proposed St Jude's refurbishment works at this point in time.

I understand that this news will be difficult for you and your family to hear. Our priority is always to ensure your safety. This is our immediate focus and once these works are

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completed, we will review our refurbishment plans.

We understand you may have concerns and questions. Over the next six months, we will carry out tenancy audits more regularly across the blocks. These audits help us maintain up-to-date contact details and accurate information about the people living in your home. At times Housing Officers may request access to your home, this is to enable them to answer any fire safety questions you may have and help identify if there are any concerns with the items in your home.

We will continue to provide you with regular updates by hand delivered letters for any significant announcements related to this project, which will also be emailed and sent via text to you. For any routine updates we will contact you by letters, email and text.

You can read the full reports, and executive summaries from Ridge and the council, along with the "Your Questions Answered" document, on the council's website. The Printed versions will be available from your Housing Officer.

Visit the St Jude's Refurbishment webpage: www.bristol.gov.uk/stjudesrefurbishment.

On Friday 30 May a report about the St Jude's refurbishment project will be presented to the Homes and Housing Delivery Committee. The committee will not be making any decisions. The report is for their information only and offers an opportunity for committee members to discuss the final reports. You can find out more details about the meeting, closer to the time, [on our website](#).

Thank you for your patience.

Yours sincerely,



Sonia Furzland, Interim Executive Director, Housing

If you wish to receive this letter in another language, please email stjudes@bristol.gov.uk or visit our website.

Haddii aad rabto in aad hesho warqaddan oo ku qoran luqad kale, fadlan email stjudes@bristol.gov.uk ama booqo website-kayaga.

Se desejar receber esta carta noutra língua, envie um e-mail stjudes@bristol.gov.uk ou visite o nosso sítio Web.

إذا كنت ترغب في تلقي هذه الرسالة بلغة أخرى ، يرجى إرسال بريد إلكتروني stjudes@bristol.gov.uk أو زيارة موقعنا على الإنترنت.