JULIAN'S PRIMARY SCHOOL

West Norwood site - Gabriel House, 16, Wolfington Road, West Norwood, London SE27 0JF
Streatham site – 226 Leigham Court Road, Streatham SW16 2RB
Tel: 020 8761 1894 Website: www.juliansprimary.org.uk

Executive Headteacher
Alison Møller

Head of School West Norwood
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Dear Parents and Carers,

Thank you for your continued patience, support and understanding as we navigate the recovery process for our return to the Leigham Court Road site. We recognise that this has been a long and uncertain period for all of us. We also understand and appreciate that the situation is incredibly disruptive to our families and that parents/carers are seeking clear answers and a defined timeline, as are we.

In the interest of transparency, we felt it was important to address some of the key concerns raised by some members of our school community, including:

- **Overview**
- **Project ownership**
- **Timeline**
- **Misinformation**
- **Communication**
- **Engagement**
- **Looking ahead as a community**
- **Leadership**
- **Transport**
- **Support**

and outline how we will help you feel better informed moving forward.

Overview:

It is important to note that as this is an insurance claim, it does not fall within the control of the school or governing body. We are not leading the process and it is not a building project. It is being managed as a complex insurance claim by external loss adjusters, in close coordination with structural engineers, management consultants, and the Local Authority risk department.

While we continue to advocate for the fastest possible return, all decisions regarding structural safety, the scope of works and overall timelines are mandated by the insurers and their appointed contractors. Their priority is to ensure that the site is fully safe and restored to regulatory standards for our return.

Project ownership:

The project is managed by the loss adjusters, Sedgwicks, together with the project management firm Ingleton Wood, on behalf of the insurers and Local Authority. They hold the technical documentation and are responsible for developing and managing the project timelines.

Progress:

The drying process determines **all** future work on the school building. Much of the damage to the site is water damage caused by the sprinkler systems which prevented the spread of the fire, as well as the hoses used by the fire brigade during the emergency response.

With approximately 70 firefighters attending the scene, the building was in effect saturated over an 18 hour period in order to bring the fire under control. The water penetrated walls and floors and has had a major impact on the fabric of the building as the water settled. The drying process has been complicated by damage to the underfloor heating network on all floors. This has slowed progress to drying out the building, which has taken longer than initially anticipated, and has then delayed all other aspects of the work as a result.

Until the building is fully dry, it is not possible to accurately assess the full extent of the damage or determine the complete scope of the required repair works.



Timeline:

A definitive "return to site" date will be calculated by the loss adjusters and their appointed consultants once the full scope of works has been confirmed. As the preparatory works are not yet complete, they do not yet have a timeline for the reparation works. The lack of a definitive reparation timeline does not mean it is poorly managed. It is a very complex and expensive insurance claim, involving three separate insurance companies, the local authority as well our school, and major insurance claims take time. This is frustrating for us all.

Misinformation:

We are aware that there is misinformation circulating within the community regarding the Streatham site. This has included unhelpful speculation around return dates and a belief that the council can somehow expedite matters, simply by working with the school more closely. This is not true. We are also aware that comments have been shared regarding the status of the school and that the situation is “complicated” by the nature of Julian's being a foundation school and freeholder for the building as a result.

These comments are misleading and inaccurate. More importantly, they do not have any bearing on the insurance claim and its progress or what is happening on the ground. From the outset, we have always stressed the importance of returning to the LCR site as soon as possible. We have worked closely with Sophie Garner, the Lambeth Director of Education, and colleagues within the council from the date of the fire to resolve the issues we faced initially and to manage the long term ramifications for the school, and they have been as supportive as they can at every stage. Speculation is unhelpful and we would respectfully ask that it is ignored. We implore families to rely on official updates from the school. To be clear, when we have a definitive timeline, we will share it with the parental community. You will always hear the definitive situation from us first.

Communication:

We have provided regular and timely updates when new information has become available and will continue to do so. We understand that progress has been slower than anyone would like, including us, and we have wanted to avoid being alarmist, spreading misinformation or setting inaccurate expectations. To ensure everyone feels fully informed, we will now send a short update every fortnight - even if there is nothing major to report. If significant information becomes available sooner, we will share it immediately as we have always intended.

Engagement:

We understand that many parents/carer would welcome more opportunities to connect with other families in their class, particularly in the younger years. We will therefore explore with the PTFA whether there is scope for joint parent-school activities.

As part of our school improvement work this year, we would also like to strengthen our partnership with you, our parents and carers. We will be restarting the **Parent/Carer Forum** and establishing small working groups so we can listen to your views and work together to enhance school life. Further details will be shared soon.

Looking ahead as a community:

We recognise that the continued uncertainty is difficult for everyone. It is therefore concerning to hear that some members of our community feel they may be losing confidence in the school or are

considering withdrawing their children if a clear timeline cannot be provided. We completely understand how challenging this situation has been for families.

At the same time, these conversations can have a wider impact beyond our immediate community, particularly for families who are currently considering our school for the 2026/27 intake. A strong and united community plays an important role in the stability and future success of our school.

Our temporary move to the Goldfinch site was intended to ensure that our pupils, staff and families could remain together as one school community during this period. Maintaining that sense of togetherness and supporting one another remains very important to us.

The strength of our school has always come from the commitment and spirit of our community. By continuing to work together and speak positively about our shared future, we can ensure that the school remains strong both now and in the years ahead.

Leadership:

Alison Moller will continue as Executive Headteacher during our transition period back to Leigham Court Road.

Transport:

The coaches will continue to operate whilst we are at the Goldfinch site.

Support:

The continued support of families plays a vital role in the wellbeing and future stability of the school, and we are grateful for the commitment shown by parents and carers during this challenging time. Please do contact us if you have questions, concerns, or suggestions. We value your feedback and will continue to work closely with our school community in the move back to our Leigham Court Road site.

Warm regards,





Alison Moller
Executive Headteacher

Chris Davies
Chair of Governing Board