

05/02/2021

Dear Resident,

## **UPDATE ON THE INVESTIGATION INTO EXTERNAL CLADDING AT PANKHURST AVENUE**

We are writing to give you an update on the recent investigation into cladding material used at Pankhurst Avenue. We appreciate that this process is taking some time and are grateful to all residents for their patience while we fully investigate and ensure the continuing safety of the people who live here.

Many residents have asked us about the availability of an External Wall System (EWS) 1 form for this development. As your building is under 18m tall it is not a requirement to complete an EWS1 form because this form is designed to be used on taller buildings.

However, since the government advice was issued, some mortgage lenders have been asking for certification on any building they are asked to lend on, even if it is under 18m tall. We know that this is affecting many of our leaseholders who wish to sell, staircase or re-mortgage their homes in low-rise blocks and are unable to.

The EWS1 form is only for use on buildings over 18m, so if your building isn't over that height we cannot provide you with one. We will, however, be able to supply you with a relevant Fire Risk Assessment for your building and our building safety programme is beginning to extend to buildings under 18m. The outcome for buildings under 18m will be an expert report that demonstrates the checks we have carried out to ensure compliance with the government guidance.

Our priority is to understand what remedial works are required to the external wall system. After the potential works have been completed, the Group will ensure that leaseholders have information to confirm the materials from which Pankhurst was built to provide to their mortgage lenders.

### [Progress on Site](#)

We wrote to you in November to tell you that there were still a number of unanswered questions with some of the external materials used and that there was evidence of missing cavity barriers.

You will have seen that we have been undertaking further opening-up works to confirm the extent of the issues to the external wall system. Following this, we are now awaiting the architect's report in order to clarify the details so that we can start arranging for potential works to take place. The architect has confirmed that the report will be with us by the end of February, and we will then be in a position to provide further information to you.

We will do all we can to protect leaseholders from incurring potential costs of any proposed remedial works. We will seek costs from any third parties who may be responsible for any building defects, where it is available.

We have been assured by fire engineers that no interim fire safety measures are needed in the building and we would like to reassure you that there is no immediate danger, as the fire safety procedures and other measures we have in place mean that there is no undue cause for alarm. Your safety is paramount, and we will review our processes on an ongoing basis as more information is obtained.

We will update you once we have a copy of the architect's report.

You have received this letter because we do not have an up to date or useable email address for you. Please email us at [communications@shgroup.org.uk](mailto:communications@shgroup.org.uk) if you would prefer to receive these updates electronically.

Yours sincerely,

**Southern Housing Building Safety Team**