

11/03/2021

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 material used at Pankhurst Avenue.

### Architects' Report

In our last update in February, we promised to write to residents again once we had received the initial investigation report from the architects. We have now reviewed the findings of the report and can confirm that Pankhurst Avenue could expect to receive a B2 EWS1 rating. The report also revealed that some areas within the building are missing cavity barriers and will require remediation works.

We said last month that we would supply information on the products used in the construction of the External Wall System (EWS) for your information and to enable you to answer any queries from your mortgage lenders. We can now confirm that the external facade to all three blocks at Pankhurst Avenue consists of the following types of materials:

- ArGeTon (cream in colour) rainscreen panels
- Brickwork to the lower ground floors
- Velfac 200 window system.
- Trespa Meteon (green in colour) rainscreen panels (HPL-type)
- Celotex PIR insulation

### Building Safety

As we mentioned in our last update 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.

## Next steps

- Feasibility Study

In assessing the work required at Pankhurst Avenue, we need to undertake a feasibility study. This study will give us an indication of the level and type of work that is needed, and includes highlighting any potential risks, fire strategy outcomes, potential solutions, timeframes and estimated costs. We will review the feasibility report and following this, will communicate with residents regarding our findings.

- Legal Activity

We are following the appropriate Section 20 process so that if the stage is reached, and this situation is unavoidable, we can be sure that you are kept fully informed at every stage. The Group remains committed to avoiding passing costs to residents if at all possible, and we have appointed a legal team from Devonshires' who will continue to exhaust all possible avenues of compensation.

- EWS1

Under the [updated RICS guidance](#) (page 8), applicable from 5 April, an EWS1 form will now be required on the Pankhurst Avenue blocks. We will not issue an EWS1 form due to the current B2 rating, until we have completed the remedial works. Once the remediation upgrade works have been completed, we will arrange for an EWS1 form to be produced to highlight the B1 rating required showing that no further works are required.

## The evacuation policy and your individual needs

We regularly review our evacuation policy for the building. As part of that policy, we are required to keep an up-to-date record of all residents who may require help in case of an emergency. This is done via what is known as a Personal Emergency Evacuation Plan (PEEP). If you need help to evacuate your home in the event of an emergency, we will work with you to make a personal plan to ensure that you are fully protected and can safely evacuate your home.

If you have any reason to believe that you may need a PEEP in place, please contact our Service Centre on 0300 303 1063 or [service.centre@shgroup.org.uk](mailto:service.centre@shgroup.org.uk)

We will contact you again when we have more information.

Yours sincerely,

**Southern Housing Building Safety Team**