

12 April 2021

Dear Leaseholder,

**BUILDING SAFETY UPDATE: EWS1 FORM AWARDED FOR GALENA HEIGHTS, FESTIVE MANSIONS & SABLE HOUSE**

Over recent months you will have been aware of fire safety inspection works taking place across East Village. The inspections are to check compliance with the government's requirements for fire safety in the external wall system.

The fire engineers working on these three blocks have reviewed the construction documentation for the buildings in detail, undertaken all the inspections they need and have informed us that further inspection or remedial work will not be required. In addition, they have confirmed the outcome of their review and are satisfied that an EWS1 form can be issued.

Galena Heights, Festive Mansions and Sable House will all be issued with a B1 rating. This confirms that although the blocks have some combustible materials, **“the fire risk is sufficiently low that no remedial works are required”**.

This should satisfy lenders and valuers that fire risk within the building is low, and it should not hinder valuation or getting a mortgage.

This is obviously welcome news. We hope it will put your mind at ease regarding the safety of your home and enable you to take important forward steps regarding moving home or making financial decisions and commitments.

Please note we have not yet received the form or the accompanying report but expect it soon. Sometimes the fire engineers report highlights areas of low-risk concern that may require remediation. If this is the case for your block, we will let you know.

As soon as we have the form, we will ensure that all leaseholders receive an electronic copy, and we will also make the document available on our website. If you would like a hard copy of the form or have any other questions, please contact us on [buildingsafety@triathlonhomes.com](mailto:buildingsafety@triathlonhomes.com) or call 0333 300 2012.

Best wishes, and thank you for your support and patience,  
Triathlon Homes