

8 January 2021

Dear Resident,

BUILDING SAFETY UPDATE: INSPECTION OF EXTERNAL WALL SYSTEM AND FIRE SAFETY ADVICE

You will be aware of the ongoing inspections relating to the External Wall System (EWS) in Titian Heights. We have not yet received the final report but have received some preliminary feedback from our technical advisors and believe it is important to share this with you.

Feedback from the engineers indicates:

- At present we understand that no additional interim safety measures are required, and there is no immediate risk to residents or their properties;
- There are some missing sections of fire barriers where the aluminium horizontal cladding is installed. Further investigation is required in order to establish the correct positioning of fire barriers at the junction of the aluminium and pre-cast cladding;
- The area of the building with pre-cast concrete cladding has well installed fire barriers at junctions with the floors and internal walls;
- At the moment, a valid EWS1 form cannot be signed and we believe some further investigation and remedial work will need to be undertaken to address the concerns about the fire barriers.

Your Safety

The fire engineers stated that no additional interim safety measures are required, and there is no immediate risk to residents or their properties.

All our fire alarms are monitored 24/7 by trained staff in the on-site control room.

What action is being taken to address these issues?

We are clarifying some of the findings. If there are any significant changes, we will contact you with an update.

On receipt of the report we will ensure an additional Fire Risk Assessment is undertaken, taking the new information into account.

Our technical team is working with the fire engineers to agree the best technical solution to complete the further investigations. We will let you know more about this as the discussions progress and advise you as to proposed timescales.

We know this will not be welcome news, and leaseholders in particular, will be concerned about the potential impact on selling your home and about the potential costs of any required remedial work. A valid EWS1 form is required to get a mortgage and sometimes to re-mortgage. We are working closely with our technical advisors to clarify the information and put in place a plan for the next steps. We will do all we can to ensure the building can receive a valid EWS1 form and meets required safety standards.

We have the technical support and resources in place to plan the necessary remediation work and have begun discussions with the appropriate experts. We'll keep you updated and informed of progress.

We will contact you again when we have more information.

Best wishes,

Team East Village