



East Village Management Ltd
80 Celebration Avenue
London E20 1DB
Tel: 0208 221 7000

To all Leaseholders and Triathlon Homes Sub-Leaseholders

Calla House, Coville Mansions, Fortuna House, Karner House, Kotata House, Mara House, Maya Apartments, Meander House, Merle Mansions, Tayberry House and Zeller House.

East Village
London E20

4 February 2021

Dear Sir/Madam

Notice in accordance with Section 20 Landlord and Tenant Act 1985 as amended by Schedule 4(2), Section 151 Commonhold & Leasehold Reform Act 2002

Statement of Estimates in relation to localised cladding replacement and associated works to Calla House, Coville Mansions, Fortuna House, Karner House, Kotata House, Mara House, Maya Apartments, Meander House, Merle Mansions, Tayberry House and Zeller House.

This Notice is given pursuant to:-

1. The Notice of Intention to carry out localised cladding removal, replacement and associated works issued on 8th April 2020 in respect of Calla House, Coville Mansions, Fortuna House, Karner House, Kotata House, Mara House, Maya Apartments, Merle Mansions, Tayberry House (and Manna and Nero Houses which were subsequently excluded from the project) and on 31st July 2020 in respect of Meander & Zeller Houses.
2. The Statement of Estimates and Statement of Reasons in relation to the localised cladding removal and associated works dated 3rd December 2020.

No representations or contractor nominations were received in response to the previous Notices.

The Building & Project Consultancy team at Savills were asked to organise the replacement cladding on Plot NO2 and Plot NO7, following the removal of ACM from both plots. The team, working with other specialist advisors and consultants, prepared an outline specification to cover the replacement works and the work was tendered.

The most favourable proposal to replace cladding on both plots was submitted by GPF Lewis, the company that removed the ACM from Plot NO2 (GIG UK removed the ACM on Plot NO7). A summary of the tender results is set out below. **All figures are shown exclusive of VAT:-**

Contractor Name	N02	N07	N02 & N07
Fleetwood Architectural	1,891,384.35		£2,708,459.83
GPF Lewis	1,536,081.07		£2,466,619.14
Clearline	2,208,772.00		£4,582,695.80
GIG		£1,071,976.23	
GPF Lewis (completing N02) and GIG (completing N07) as two separate Contracts			£2,608,057.30

Copies of the tenders obtained are contained in the Tender Recommendation Report, prepared by EVML's appointed cost consultants, Quantem Consulting. This also contains an analysis of the tenders received along with a commentary on discussions and negotiations that took place. The full report can be emailed to you on request (see below).

Under normal circumstances this would also be available for your inspection at the EVML office at 80 Celebration Avenue, but this is not presently possible due to prevailing Covid-19 restrictions

For a copy of the report please email phil.pearlman@eastvillagemanagement.co.uk giving your name and address at East Village

Observations:

East Village Management Limited invites any written observations you may wish to make in relation to any of the estimates for the intended works. Your observations can be noted on the attached form or separately.

Your observations should be made to:

Mr. Peter Anderson. Estate Director.

East Village Management Ltd.

80 Celebration Avenue,

London E20 1DB

(Email: panderson@eastvillagemanagement.co.uk)

For East Village Management Limited to consider your observations you need to provide these within the statutory 30 day consultation period. This will therefore expire on 6th March 2021.

Costs and potential recovery:

The cost of the works will in the first instance be met by the respective block Service Charge funds. However, EVML has applied on behalf of eligible leaseholders in the subject blocks for government funding towards the cost of the work from the Private Sector Cladding Remediation Fund. This has been approved for eligible leaseholders which includes Triathlon Homes and all of its sub-leaseholders. It also includes Get Living in relation to its units in eligible blocks.

EVML has also appointed lawyers to investigate and pursue all options for recovery of costs from third parties involved in the original design and construction of the buildings.

Yours faithfully

Peter Anderson
Estate Director
East Village Management Ltd.

To:-

Mr. Peter Anderson, Estate Director, East Village Management Ltd.
80 Celebration Avenue, E20 1DB (Email: panderson@eastvillagemanagement.co.uk)

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Observations Form in relation to the Statement of Estimates in respect of proposed works, dated 43 February 2021 (NB Consultation period ends on 6th March 2021)

Observations:- (Please use a continuation sheet if required)

I/We should like to make the following observations:-

Full name(s)

Signed Date

Address at East Village:.....