

6 April 2021

Dear Resident,

BUILDING SAFETY UPDATE: CAVESSON HOUSE PRELIMINARY REPORTS

You will be aware of the ongoing inspections relating to the External Wall System (EWS) in Cavesson House. 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:

- That no additional interim safety measures are required, and there is no immediate risk to residents or their properties;
- That some gaps in the cavity barriers (fire breaks) behind the concrete fascia panels have been identified;
- In homes with decking on balconies, consideration should be given to removing the *combustible* decking or providing smoke detection in bedrooms that are adjacent to balconies;
- At the moment, a valid EWS1 form cannot be signed and we believe some remedial work will need to be undertaken to address the concerns about the fire breaks.

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?

Our technical advisors 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 the building Fire Risk Assessment is reviewed, taking the new information into account.

The technical team is working with the fire engineers to agree the best technical solution to remediate or mitigate the issues. We are hopeful that enhanced fire detection systems will be a solution subject to further risk assessment. We will let you know more about this as the discussions progress.

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 in many cases to get a mortgage and sometimes to re-mortgage. We are working 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.

EVML has the technical support and resources in place to plan the necessary next steps. We'll keep you updated and informed of progress.

We will contact you again when we have more information.

Best wishes,

Team East Village