

9 March 2021

Dear Leaseholder,

BUILDING SAFETY UPDATE: TITIAN HEIGHTS, SAMPHIRE HEIGHTS, LUCIA HEIGHTS AND RYE MANSIONS

Following our recent Town Hall meeting with leaseholders, we thought that you would appreciate a further update on the details discussed at the meeting, as well as clarification on some of the issues raised.

GETTING A REVISED EWS1 CERTIFICATE

In addition to building work to fix the defects identified in the external wall system, the engineers proposed some 'fire-engineered solutions' to mitigate fire risk. The fire engineers recommended EVML commission bespoke fire risk assessments for Titian Heights, Samphire Heights, Lucia Heights and Rye Mansions. These will look at the immediate steps we can take to provide mitigation of fire risk to secure a B1 rated EWS1 form. The risk assessors are likely to recommend additional heat and/or smoke detectors. On receipt of the reports, EVML will quickly commission the work. At the meeting, EVML stated they were aiming to complete the additional fire safety measures work within six months. When we have more information about the timetable and more definitive information from the technical specialists to give you, we will be in touch.

This is positive news indicating that, subject to the fire risk assessment, B1 rated EWS1 forms would be awarded for your blocks without the need for structural work.

STRUCTURAL REMEDIAL WORK

We are working with EVML to assess the need for the structural remedial work to make good the defects. We are assessing a number of factors including safety, the costs and impact of the work, the view of our insurers and any government guidance and advice. We'd also value your feedback about this.

We will also be inviting the original developers to make good the work and if necessary, consider litigation.

BUILDING SAFETY FUND (BSF)

All leaseholder blocks have been registered for the government's fund. At the meeting people voiced concern that we'll miss the deadlines set by the government for the next stage of the application process. At the time of the meeting, we shared your concerns. However, we have since heard from the Ministry of Housing, Communities and Local Government (MHCLG) that there will be a new deadline, and as a result, we are confident that we will be able to submit all of the information requested by the Fund's assessors in good time. This is obviously good news.

The BSF will only fund work related to the repair of defects in the cladding system related to fire safety. We believe the work is eligible for funding, but this needs to be confirmed by the MHCLG. Additional smoke alarms or heat detectors will not be covered by the fund. We'll

consult with you before undertaking this work and update you about the costs and whether these may fall to leaseholders in the service charge.

PRIORITISING WORK

At the meeting we mentioned that we have assessed all the blocks across East Village in terms of risk – of course, this has led to questions about the priority for completing works for your block. The works required to the aluminum panels have been assessed as less of a fire risk than some of the issues faced by other buildings. We are working with EVMML to develop a detailed timetable to give you more information about what to expect. Planning the work across East Village is relatively complex, however, EVMML is working at pace so we can update you with more information.

We are aware some residents have been waiting a long time for an EWS1 form and the process to date has been lengthy. We have confidence that EVMML are resourcing the building safety project appropriately and you'll feel the benefit of this over the coming months.

We hope this summary makes things clearer. We will contact you again when we have more information about the next steps, but until then, please contact BuildingSafety@triathlonhomes.com if you have any questions about this ongoing project.

Best wishes,

Triathlon Homes