

26 May 2021

Dear Resident,

Building Safety Update for Lucia Heights, Samphire Heights, Rye Mansions, Titian Heights and Verna House

As you will be aware, we have inspected every block at East Village in accordance with the government's latest fire safety guidance. We are committed to ensuring everyone's home is safe.

Balcony Inspections and findings

The programme of intrusive inspections of the external walls has been followed up with a detailed look at the materials on the balconies. The fire engineers have found Aluminium Composite Material (ACM) panels on the underside of the balconies within your block.

- **The fire engineers have stated no immediate changes are required.**
Although ACM is combustible, there is a small amount on each balcony and it is laid horizontally reducing its ability to spread flame. In addition, there is no combustible insulation behind the ACM and the adjoining wall materials are non-combustible.
- **We are following the government guidance about ACM on balconies,** which is to undertake further risk assessment and testing where buildings do not have sprinklers installed. EVML has informed the London Fire Brigade as a precautionary safety measure.
- **We are currently working with our engineers and will keep you updated.**

Keeping Safe

We continually take advice from the London Fire Brigade to make sure your home continues to have the right precautions in place to ensure your safety. The fire engineers have told us that no changes to the fire strategy are required. We regularly review this and will let you know if this changes.

We all have a role to play in reducing risk and the fire engineers have asked us to remind you that **all East Village balconies must be kept clear of combustible materials and heat sources or naked flames (e.g. candles and BBQs) must not be used on your balcony.** As a precautionary measure, we have also attached the fire safety guidance for your block.

EWS1 Forms

We are aware EWS1 forms are urgently required if leaseholders are selling their homes or remortgaging. The fire engineer will not be able to issue an EWS1 form until we have more information about the presence of ACM on balconies. The fire engineers are actively engaged in helping us find a solution. As soon as we have news, Triathlon Homes will share this with you.

Next Steps

We are committed to ensuring your safety and our cladding project team is working quickly to resolve this. We continue to liaise with the government and the London Fire Brigade as appropriate.

We will continue to keep residents updated and will provide another update before the end of June. In the meantime, if you have any queries, Triathlon Homes residents can contact buildingsafety@triathlonhomes.com

Yours sincerely,

Team East Village