

Via email

Fleet House
59-61 Clerkenwell Road
London
EC1M 5LA

16/06/2021

Dear Freeholder,

I am writing to request the EWS1 form for Mariners Point. I understand this building is seven storeys high in parts and therefore potentially exceeds 18 metres in height.

This would class Mariners Point as a high rise building and in line with the RICS Guidance and Government advice, would require an EWS investigation carried out by a competent fire engineer who will provide an EWS1 form

We have had several residents at Mariners Point contacting the Group requesting an EWS1 form to enable them to either remortgage or sell their property. Southern Housing Group hold the head lease for the properties facing Brighton Road and we are requesting this information on their behalf.

Our consultants have completed an EWS survey at Mariners Point and we have been provided a report highlighting several concerns that need further investigation by you as the Freeholder. The instruction of this survey was an administration error on our part and should be completed by you the Freeholder or your appointed Estate Managing Agent. We have included the report as we have a duty of care to our residents to pass this information to you for review and comment.

The EWS survey is stating that your building in its current state **would achieve a B2 rating**, which would require the building to have remedial works.

As your building is seven storeys and potentially exceeds 18 metres in height, you will need to make an application to the Government for grant funding. This fund closes to applications on 30 June 2021 and we expect that you have already assessed if Mariners Point qualifies for Building Safety Fund grant funding to cover the costs of remediating the external wall system.

We would be grateful if you would confirm what actions you have taken regarding surveys and the buildings eligibility for Building Safety Funds. We will ensure our residents are kept fully up to date. Securing Building Safety Fund monies will protect our leaseholders from the financial burden of any

cladding remediation costs. Only you as the freeholder can make this application, as we have done so for buildings over 18 metres where we are the freeholder.

We would welcome a meeting with you to progress this matter as soon as possible. As you will appreciate these are very distressing times for our leaseholders who are unable to sell their homes and who quite rightly want assurance that they are safe at Mariners Point.

Kind regards,

Suzanne Horsley

Director of Building Safety, Property Management & Investment