

17 June 2021

Building Safety Works at Mariner Point

As you may be aware, the owner of Mariner Point, WN Developments, has been investigating the potential fire safety risk at the property, as part of their responsibility as freeholders.

As lease holders at Mariner Point, Southern Housing Group is not actively involved in the current fire safety works investigation or responsible for organising or completing any building safety work. However, we want to assure our residents that we are actively trying to engage with all the relevant stakeholders in order to represent the interests of our residents in this programme as it progresses and ensure that the terms of our lease are fully complied with. We know you need to be kept informed at every step of the process.

We are keen to communicate what's happening more clearly with you, and we have a [dedicated website](#) for Mariner Point. We will upload copies of all of the news that we receive from the building's owner regarding the work being carried out and this will be updated regularly. This site provides information on all of the different parties involved at Mariner Point, and what their responsibilities to you are. It will also host the documents given to us by the EMA and freeholder so you can have access to all of the available information.

What has already happened at Mariner Point?

1. A pre-occupation Fire Risk Assessment was carried out on 17 December 2018. Additionally, Southern Housing Group carried out a Fire Risk Assessment of the premises on 11 December 2019.
2. We are aware that a Fire Risk Assessment has also been carried out by WN Developments and we have requested a copy of this document.
3. The external walls of the building were initially assessed by Southern Housing Group in 2021 and an External Wall Survey (EWS) was completed. Following this survey, we understand that an EWS1 form at a B2 rating was awarded to Mariner Point. We have seen that this is not usually of a standard that will be acceptable to mortgage lenders

4. The full results of the survey are currently with the local Fire Service, which is looking at the findings and making recommendations as to what next steps will be necessary for the EMA and freeholder to take
5. We have written to the freeholder at Mariner Point to request a copy of the EWS1 form, and to remind them that they have a duty to apply for any available government funding to cover the cost of remedial work. We have also requested a meeting with the freeholder to discuss how they see this project moving forward. This letter can be found in the [Important Documents section](#) of the Mariner Point microsite.

Next steps

We would expect Oakley Properties to carry out a Fire Risk Assessment of the premises upon commencing their contract and will liaise with them and request a copy of this document.

Once we have received the recommendations of the Fire Service from Oakley Property, we will contact residents to let them know the actions that need to be taken, and how they may be impacted.

We are keen to communicate what is happening with you. Our website for Mariner Point should be your first call for information regarding the fire safety of your property. We will upload copies of all of the news that we receive from the building's owner regarding progress here and this will be updated regularly. We will also add copies of any reports that we are permitted to in our [Important Documents](#) section.

Once Oakley Property take over the contract to manage the building, we will be in regular contact with them, and will be in touch with you whenever we have significant information for you.

More information

Once we have further information from WN Developments and Oakley Property, we will be arranging a meeting for our residents to meet the team from Southern Housing Group, and to ask any questions they may have about the work involved. We will contact residents as soon as we are in a position to do this.

Kind regards,

Building Safety Team | Southern Housing Group