

24 June 2021

## Building Safety Works at Southdown House

As you may be aware, the owner of Southdown House, Eclipse Ground Rents Ltd has been investigating the potential fire safety risk at the property.

As leaseholders at Southdown House, 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 working closely 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.

### What has happened at Southdown House already?

1. The external walls of the building were assessed in May 2021, and we have been told by Austin Rees, the building owner's managing agent, that some remedial work is required.
2. This report showed that for the purposes of issuing an EWS1 form, Southdown House would receive a B2 rating. We have seen that this is not usually of a standard that will be acceptable to mortgage lenders.
3. Austin Rees is in discussion with all relevant parties, including both the freeholder and building developer to determine several factors, including what remedial work is required at Southdown House. Once we are told about the scope of works needed, we will be able to give residents more information regarding what the works programme could look like.
4. Austin Rees has also advised us that they are awaiting further information from the fire assessors regarding any requirement to install interim fire safety measures, such as a waking watch service or common alarm system. Once we have been notified about this, we will let residents know.

### Next steps

We know you will have questions about this news, and we are pressing Austin Rees for further information. Once we have fuller information about the works needed from Austin Rees, we will contact residents again with a further update. We know how important it is for you to have this information, and as the work moves forward, we will be in contact at regular points to let you know what is happening.

## More information

We are keen to communicate what's happening more clearly with you, and we have a [dedicated website](#) for Southdown House. 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 website also gives further information about the parties involved in the project, and is where we will answer all questions that residents ask. We won't be able to answer your queries regarding the scope of works, timelines, or costs, as at this stage we do not have this information, and it won't become available until the project progresses further.

We are in regular contact with Austin Rees, and will be in touch with you whenever we have significant information for you.

Once we have the full scope of works, we will be arranging a meeting for our customers 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**