

9 July 2021

Dear Resident,

On Tuesday evening, we held a town hall meeting for residents of the N26 plot at East Village. During this session, we updated residents on some changes to the remediation programme for the blocks in N26, and gave some further information in regards to the status of our applications to the Building Safety Fund and Waking Watch Fund.

The information below details the topics covered in the meeting. If you have any questions regarding this update, please contact us at buildingsafety@triathlonhomes.com

Kind regards,

Kath King

PROPOSED REMEDIATION WORK AT KALEIDOSCOPE HOUSE, MELLER HOUSE AND CHROMA MANSIONS

Background

Inspections by fire engineers in 2020 revealed defects in the external wall system. This means the safety of the external wall system is compromised and the faults need fixing. Predominantly the concern is about inadequate fire breaks. These are designed to stop fire spreading from apartment to apartment through the external walls. In addition, there is combustible insulation that needs either removing or encapsulating.

This fault has been found in the following types of external wall system:

- The terracotta tiling (about 80% of the blocks)
- The brickwork/blockwork on the lower floors
- The aluminium panels between some windows

What does the work involve?

The cladding terracotta tiles will need removing to fix the fire breaks. The materials in the external wall will need replacing with non-combustible materials. The existing terracotta tiles will then be placed back on a steel frame system.

It's likely we'll need to put up scaffolding around the blocks to do this work. We know this will be difficult for some people, so the contractors and design team are also looking at alternatives.

Work is required behind the blockwork at the lower floors to install fire breaks and either remove the combustible insulation or to ensure it is fully encapsulated.

Fire barriers and suitable insulation needs to be installed behind the aluminium window panels.

Where existing materials can be recycled, we will do so.

The fire engineers and design team are also reviewing whether other mitigating solutions will be suitable for the aluminium and blockwork. This will involve an assessment of the fire alarm and detection system. This is not the first option and will be reviewed alongside the eligibility criteria for government funding as well as legislative requirements.

What is the update on the timetable?

The programme has not yet been agreed. The proposed plan is to start the work between January and March next year. The proposed end date is between July and September 2023.

Why can't you confirm more details?

EVML need to work on the detail of the programme and resolve some design and logistical challenges with the contractor. For example, it has been asked to look at alternatives to scaffolding and how best to phase the programme.

EVML is also liaising with the planning authority about necessary permissions and will need to make an agreement with Network Rail before work can start.

This work will inform the costs and the detailed application to the Building Safety Fund. As soon as the information is clearer we'll let you know.

What has happened so far?

- EVML has appointed Savills to project manage the work and a team of necessary technical experts including fire and façade engineers
- Additional intrusive inspections of the external walls have taken place
- The fire engineers report has been updated to reflect the situation across all blocks in the plot
- Four different options proposed by the fire engineers are being reviewed in detail
- Design work has progressed, and this has informed the production of tender documentation
- A tender process for a contractor has finished and the contractor is involved in the next stage - delivering more detailed design work and resolving some of the site management issues (such as the storage of materials and scaffolding plans)

How will the work be funded?

At the moment, we don't know. We are hopeful the work will be eligible for the government's Building Safety Fund. EVML and Savills meet weekly with the MHCLG and use this time to push the N26 application forward, along with the other outstanding decisions across the East Village.

We'll appeal if the funding application is not successful and the fire engineers will support this process.

If the funding is not approved, or if there is a shortfall in funding, it is likely that costs will be passed onto leaseholders through the service charge. We will do what we can to avoid this happening including progressing any necessary legal claims.

Will you need the money before the work starts?

We will ensure that the work takes place regardless of the funding situation. We regard the work as necessary to ensure the safety of the building.

How much is it likely to cost?

We'll share this information with you when the funding application is submitted.

How is the litigation case against the original developer going?

EVML has had discussions with the original contractor who built the blocks in N26. We are unable to share the content of these discussions with you. These discussions were put on hold while EVML moved to focus on the necessary repair work.

Our intention is to seek legal redress for all costs incurred as a result of building defects at the time of construction. This will include the cost of the waking watch, heat detector installation and the

costs of remediation. At the moment we are not ready to start formal litigation, this is because we do not know the full costs of the claim. This is a critical piece of information and will not be known until we are close to the completion of the work. We have a body of evidence to support any claim.

We won't be able to share the detail of any legal claim with you but will keep you informed about the key steps where we can.

What's happened to the Waking Watch Relief Fund application?

We have been informed that we'll hear the outcome very soon.

When will we get the EWS1 form?

A fire engineer is assigned to the project and EVMML will ensure the quality of the new installation is monitored at every stage. This means an EWS1 can be provided at the end of the work.

What's happening at Seasons House and Pattina Mansions?

EVMML is including these blocks in the work. The programme might be slightly different. When this is confirmed we'll let you know.

How will you keep us informed?

We will shortly be launching a website for building safety issues at N26. This will detail the latest information and hold the documents that are available (where we have authority to release them). We'll be sending you the link later this month.

We'll ensure we update you at least monthly and continue to arrange Town Hall meetings so you can ask more detailed questions.

You can send any questions you have to buildingsafety@triathlonhomes.com