

15 July 2021

Dear Leaseholder,

We would like to invite you to attend a virtual residents meeting on **Tuesday 20 July from 5.30pm**. Triathlon Homes' Managing Director Kath King will be joined by Project Manager, Tom Bird of Savills, and will be giving an update on the ongoing building safety issues at Burgundy House, and what the next steps could look like.

Some information about the current plans is detailed below. Critically, there has been a change to the proposed start date for works. In part this is because the government have not yet assessed the technical information to confirm eligibility; it is also because more time is needed to plan the work. During the session, we will provide more information, and will be able to answer any questions that you may have.

If you would like to attend the session, please send your name and address to BuildingSafety@triathlonhomes.com and we will ensure you are registered. If you have any questions that you would like us to cover at the meeting, please send them to this email address, and we'll make sure they are asked and answered.

If you have any further questions, please contact BuildingSafety@triathlonhomes.com

Best wishes,

Triathlon Homes

PROPOSED REMEDIATION WORK AT BURGUNDY HOUSE

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 behind the brickwork and areas with glass reinforced concrete. Fire breaks 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.

What does the work involve?

We'll tell you more about this at the Town Hall. It's likely we'll need to put up scaffolding to repair the fire breaks. We know this will be difficult for some people, so the contractors and design team are also looking at alternatives.

The fire engineers and design team are also reviewing whether other mitigating solutions will be suitable. 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 to consider a range of technical solutions.

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. The government have not yet said whether the work at your block is eligible for funding under the government's Building Safety Fund. We are chasing for more information. EVML and Savills meet weekly with the MHCLG and use this time to push for news, along with discussing other projects across the East Village. EVML are unable to submit a full application for funding until the work is confirmed as eligible.

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 N13. 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 EVML 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.

How will you keep us informed?

We will shortly be launching a website for building safety issues at Burgundy House. 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 with all key decisions 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