

A decorative graphic on the left side of the slide, consisting of a large light blue triangle and a smaller dark blue triangle overlapping its top-right corner.

Building / Fire Safety & Parkside Estate



Agenda

- Section 20 Letter
- Re-cap
- Investigation findings
- What has been happening
- Evacuation Strategy
- Legal
- Finance
- Next steps



Section 20

- Received a notice of estimates (NOE) regarding a Type 4 FRA and External Wall Survey
- Administration error and we are sending the NOE to the remaining blocks
- We are extending the observation timeframe
- Parkside is already going through this process
- Resident costs



Re-cap

- Site visits 24th / 25th to review external wall
- Awaiting reports on EWS review
- Type 4 FRA are being planned (commenced)



Findings

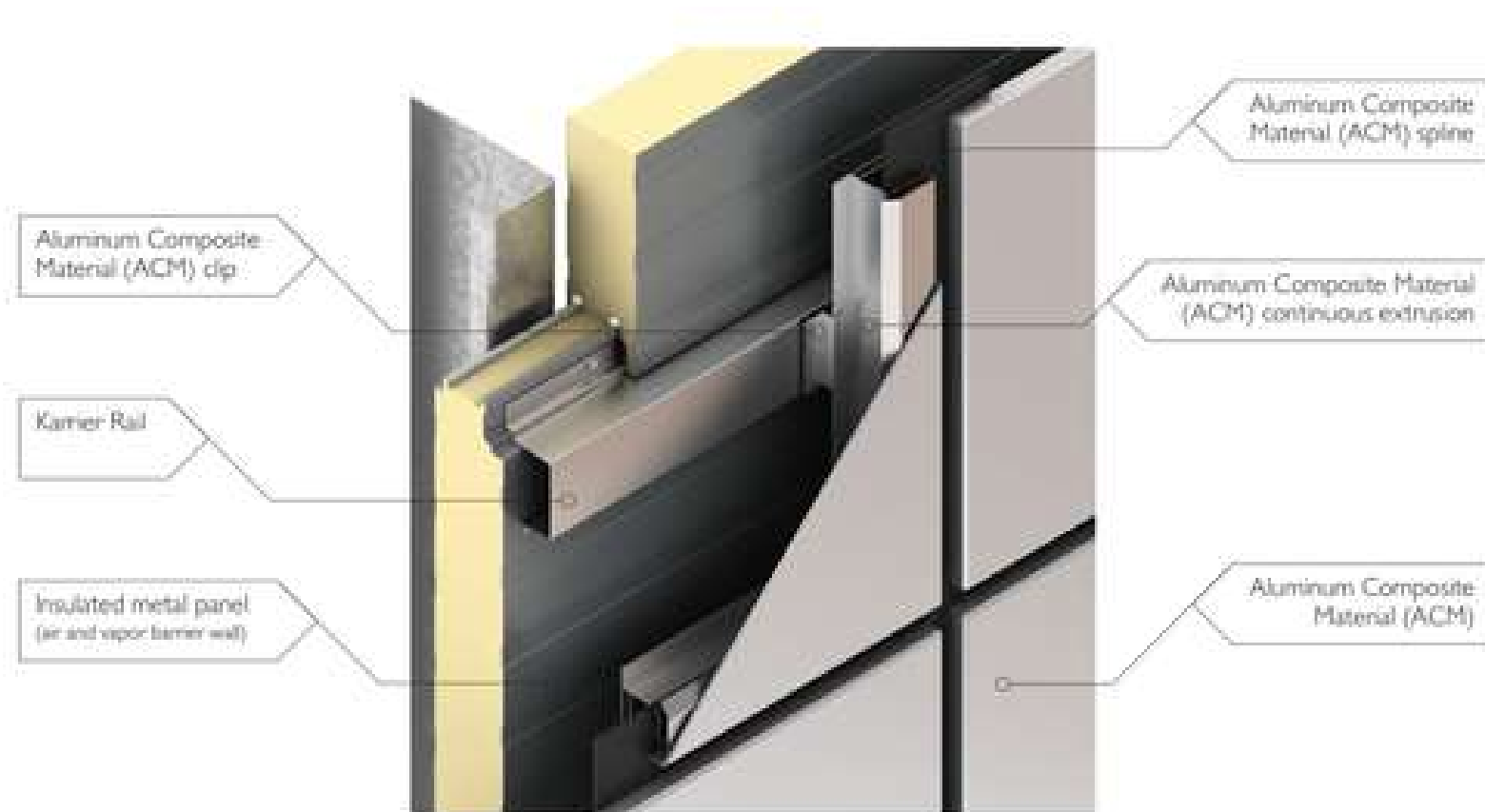
- **ACM / HPL**: flammable cladding installed and combustible insulation





Findings

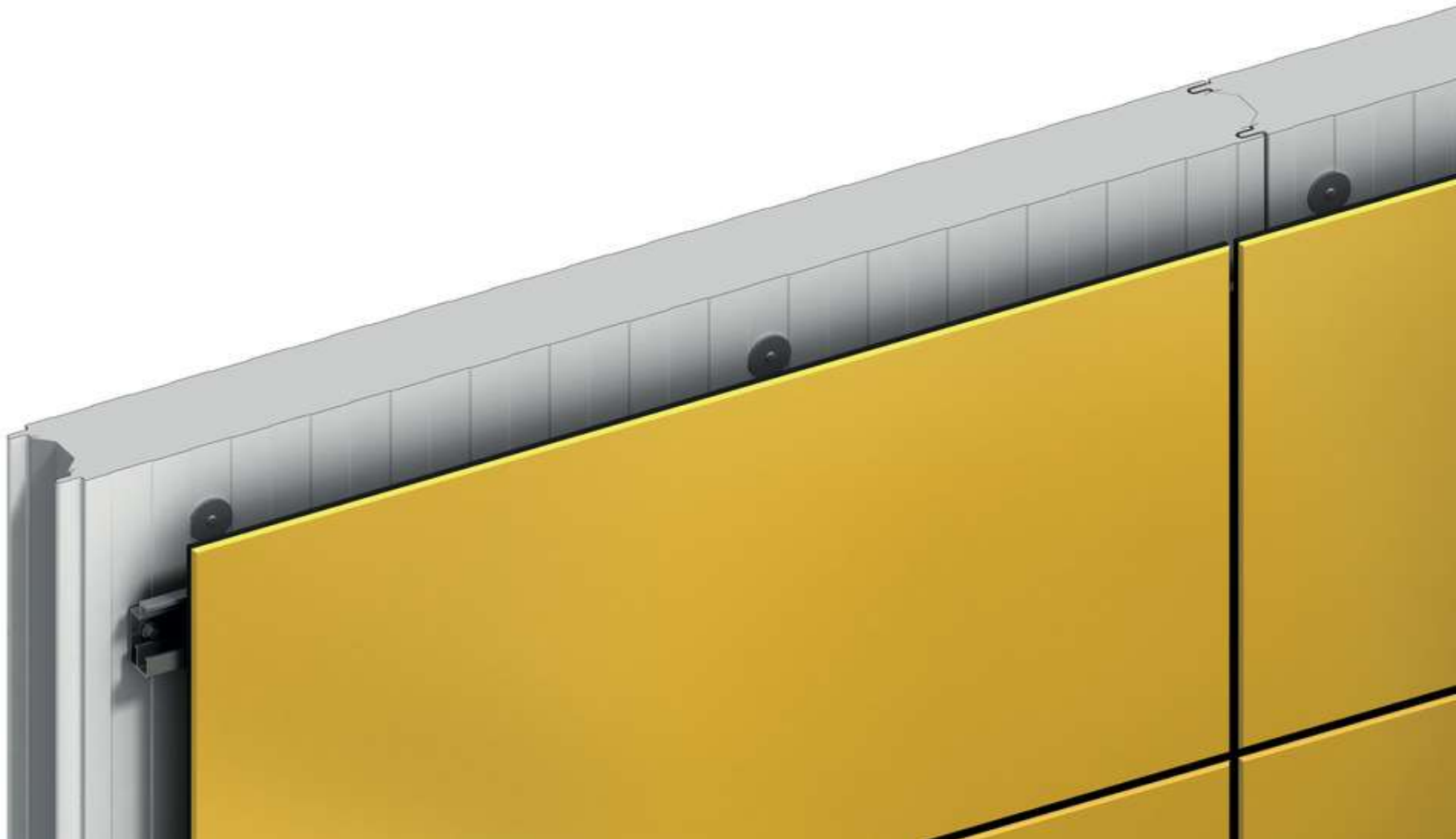
- **ACM:** Aluminium Composite Materials





Findings

- **HPL**: High Pressure Laminate (Trespa)





Findings

- **Fire barriers:** No cavity barrier around vent

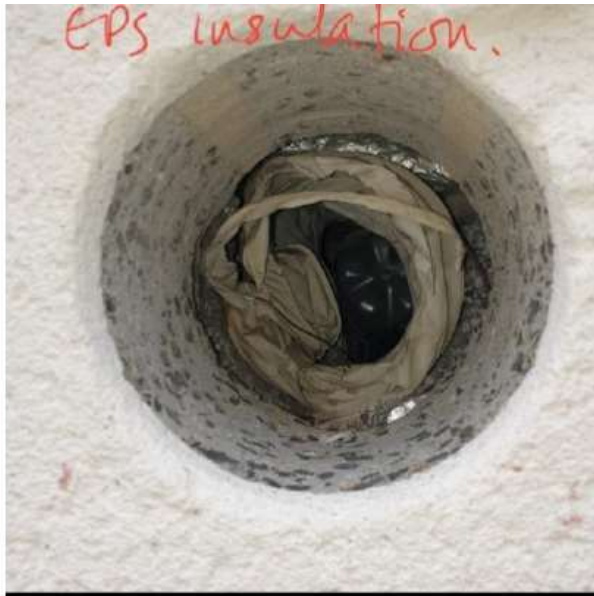


Photo 2: Vent hole in cavity wall showing no fire break or cavity barrier around penetration.

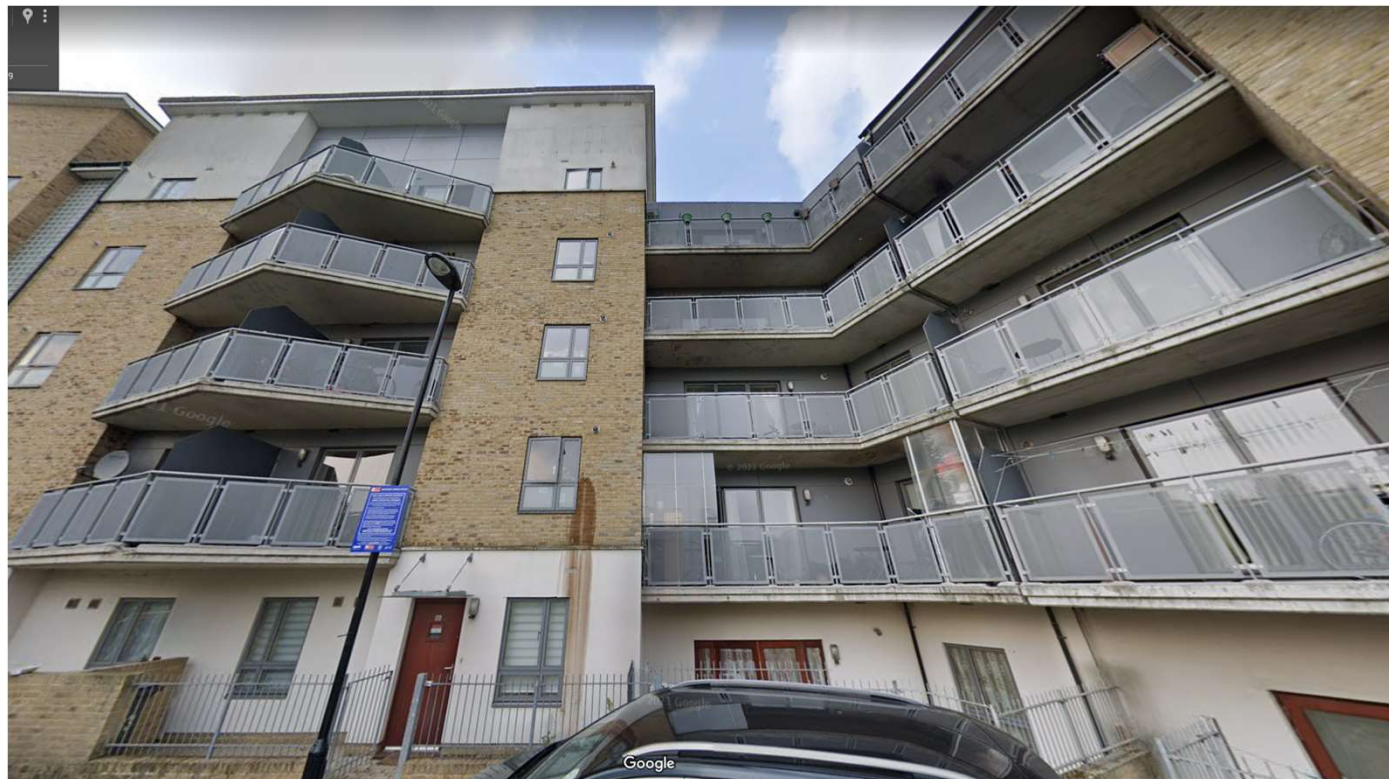


Photo 4: Adjacent to window reveal showing clear cavity and timber battens behind Trespa Meteor panel.



Findings

- **HPL behind balconies:** The balcony platforms are concrete and are creating a fire break between floors (vertically). Risk of horizontal spread between flats and blocks



Scheme Review



Parkside Estate External Walls Updates



Risk Factor and Mitigation



Risk factors	<ul style="list-style-type: none"> • ACM cladding • HPL cladding • Provision of fire barriers • External wall penetrations • EWS1 potential rating: <u>B2</u> 	<ul style="list-style-type: none"> • HPL cladding • Provision of fire barriers • External wall penetrations • EWS1 potential rating: <u>B2</u> 	<ul style="list-style-type: none"> • HPL cladding is well-contained in safe structure • External wall penetrations • EWS1 potential rating: <u>B1</u>
Mitigation measures	<ul style="list-style-type: none"> • Southern Housing group is committed to design an adequate evacuation plan • The system may including heat detector and sounders • Southern Housing Group has commissioned a fire alarm specialist engineers to install a system that is suitable to detect fire problems from the external walls • Southern Housing group will use a smart alarm system that will detect the fire in the point of origin. Moreover, the system will also link the units close to the affected areas. 		<ul style="list-style-type: none"> • No mitigation action required • Ensure the current LD2 alarm is operating adequately.





What has been happening

- Worked with Oakleaf to understand each blocks needs
- Oakleaf have provided initial recommendations on mitigation measures
- Oakleaf to provide subsequent full report / survey (not to be released)
- Liaising with Devonshire's to find options for recourse on costs to third party

Fire Detection / Evacuation Strategy



- Fire alarm upgrade
- Change of block fire strategy
- Protocol of alarm system
- Vulnerable residents (liaising with Housing Management)

Legal Update



- While there is a potential for legal recourse our legal team will retain any reports.
- We are exploring our claim options. But this is not straight forward with the buildings different ages.
- Any claim will only deal with defects to the building.
- Any remedial works will include the objective of obtaining an EWS1 form.

Financial Update



- S20 dispensation for mitigation measures
 - Group have assess costs previously
 - Used the alarm contractor on a previous project
- Investigating legal recourse to claim from third party
- Potentially two to three years to complete

Resident Further Information



- Factors: Brexit, COVID, labour and contractor resource, material shortages and cost increases
- Resident support: contact our financial team, discuss in confidence / individual concerns, advise to save where you can
- Lease: we can support and answer questions, but please review / research this yourself, leasehold advisory service



Project Next steps

- Commencing / early stages of Type 4 FRA
- Install mitigation measures and amend evacuation strategy (S20)
- Continue with legal / NHBC review
- Commence feasibility report to assess remedial solutions for each block
- Work with our Primary Authority (Hampshire)