

## All leaseholders at Sable House

11 November 2021

Dear Leaseholder,

### Sable House: Update on Building Safety Works

We are writing to update you about the ongoing discussions about the ACM material found on the balconies of Sable House earlier this year.

The EVML Board has not yet made a decision about whether to remove the material. EVML is continuing to assess the requirements for ACM removal across East Village. We are sorry for the delay.

The approach EVML is taking is appropriate. As a precaution, EVML is assessing other areas of the building, such as decorative trims around entrances, to rule these out of any potential removal requirements. It is also looking at other blocks to confirm materials used where they are not adequately specified. Some samples may need to be sent away for testing in government approved labs and the results may not be back until after the New Year. EVML is reviewing proposed new government advice about the assessment of fire safety on balconies and in the external wall system (EWS). There is also an on-going discussion about whether timber decking should be replaced with a non-combustible material at the same time as the ACM removal. In addition to any fire risk, timber replacement is being looked at because it needs to be lifted to access some ACM panels, there are some deteriorating timbers as well as evaluating the practicalities and cost of repair or replacement in a few years' time.

We are aware of the concerns about the potential cost of these works. At present, the EVML Board has indicated it is not supportive of using the reserve funds for work related to balcony ACM remediation. The reserve fund is used for the long-term maintenance requirements of the block including cyclical decoration and mechanical and electrical replacements. Use of the reserve funds for the ACM removal would lead to a shortfall in the accounts for future planned work. We are investigating whether the reserve can be used for the replacement of timber decking. We'll ensure you are kept updated and informed and we welcome your thoughts and comments on the issues.

Many residents have fed back their views about the ACM removal. The EVML Board will make the decision based upon the advice about everyone's safety. In the meantime, please ensure you use your balcony safely and contact the Team East Village security team on **0208 221 7013** if you are concerned about the use of combustible materials on the balconies in your block.

We'll be in touch again when there is more news about the next steps. Do contact us on [buildingsafety@triathlonhomes.com](mailto:buildingsafety@triathlonhomes.com) if you have any questions or comments.

Kind regards,

**Kath King**  
Managing Director | Triathlon Homes