

All leaseholders at Titian Heights

11 November 2021

Dear Leaseholder,

Titian Heights: Update on Building Safety Works

We are writing to update you about the ongoing discussions about the ACM material found on the balconies of Titian Heights earlier this year and the other steps that are being taken to get a valid EWS1 form for your block.

Balcony ACM

The EVML Board has not yet made a formal decision to remove the material. EVML is continuing to assess the requirements for ACM removal across East Village. We are sorry for the delay and the impact this is having on you.

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 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 and there are some deteriorating timbers. In addition, EVML is evaluating the practicalities and cost of repair or replacement in a few years' time.

While this work is on-going, 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.

Getting an EWS1 form

In addition to resolving the balcony ACM, EVML needs to address some other defects in the external wall system. After the inspection of the external wall system, the fire engineer gave two options for getting a valid EWS1 form: either to remediate the defects or to ensure there are suitable mitigating measures in place. EVML has made an application to the government's Building Safety Fund for the former, and it is also working to assess the mitigating measures required. EVML's independent Fire Risk Assessor inspected Titian Heights in October. The purpose of the inspection was to assess the safety of the escape routes in the block. The fire engineer is also specifying the requirements for any additional smoke detection in your home.

We do not yet have a timeline for the completion of this work. It is taking longer than expected and I'm sorry for the on-going delay and for our inability to give you the detail you need. This is due to the

unprecedented work pressures on the specialists involved. It remains one of EVML's priorities to ensure every block at East Village has a valid EWS1 form and it is working hard to complete these pieces of work.

New Guidance

EVML and its fire engineer are also assessing your block based upon the government's proposed new standards for external wall safety (PAS9980). This means that when the current (January 2020) guidance is rescinded and replaced, EVML will be prepared. It is likely the new standards will be the requirement for any EWS1 form issued after the January 2020 advice is rescinded.

Costs

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 and the work required because of the government's advice notes in relation to cladding and fire safety. 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 (should this be agreed). We'll ensure you are kept updated and informed, and we welcome your thoughts and comments on the issues.

Many leaseholders have asked about the costs of the additional work involved in assessing the mitigating measures and any additional testing of materials. EVML is currently updating the cladding budget and we'll pass you details of the costs shortly. In the current budget year, we will be invoicing you for the costs of the fire engineer's inspection of the building that took place in 2020/21. We've capped this at £250. We'll send the invoice for this when we get the audited service charge accounts from EVML for 2020/21.

We are mindful of these costs and other inflationary pressures, such as electricity costs. We're working closely with EVML to do what we can to limit the increases in service charge costs next year.

Again, I'm sorry we are not currently able to give you timeline for the resolution of these issues. Please be assured that progress continues to be made and both EVML and Triathlon Homes are committed to getting the appropriate certification for your block.

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

Kind regards,

Kath King
Managing Director | Triathlon Homes