

## All leaseholders at Burgundy House

17 November 2021

Dear [NAME]

### **Burgundy House: Update on Building Safety Works and Service Charges for Leaseholders**

Thank you for your patience while we have been waiting for the outcome of the technical assessment by the Building Safety Fund. It's been such a long wait. I hope this update provides you with a bit more information about where we are now and the next steps EVML will be taking.

#### **Building Safety Fund**

EVML has received confirmation from the Building Safety Fund (BSF) that your block is eligible for funding. This is really good news.

The eligibility covers remediation of the defects behind the brickwork and the glass reinforced concrete panels. These items were identified by the fire engineer as a cause for concern. Our understanding of the technical expectations of the fund is that the proposed work will need to ensure cavity barriers are repaired and any combustible insulation removed is replaced with non-combustible insulation. The amount of funding will not be confirmed for some time.

EVML meets with representatives from the BSF on a regular basis and is working to ensure the next stage of the application is completed. The first stage is to validate EVML, the organisation making the claim. Triathlon Homes will also be required to sign an agreement with the Greater London Authority (GLA), which administers the fund on behalf of the government. As part of this process, we need to inform the GLA of all leaseholders in the block. We will contact you separately to give you more information about this.

Before the detailed application is submitted, EVML will meet with representatives of Triathlon Homes and Get Living to confirm the final schedule of work. EVML and Savills are continuing to work on the detailed requirements for the building including the specification of work, costs, logistics and necessary approvals. As soon as EVML has an outline programme we'll let you know and arrange a meeting to go through the detail.

I'm sorry we are not currently able to give you a timeline for the resolution of these issues. There is still some way to go before any formal 'start on site' date can be announced. We will keep you informed about the status of the application regularly.

#### **New Government Guidance**

It's important we explore every option available to resolve the safety issues in your block. EVML is therefore acting on the government's proposed new guidance for the risk assessment of external wall systems. EVML's fire engineers will be assessing the defects at Burgundy House under this guidance and EVML has commissioned a Fire Risk Assessment (FRA) of the escape routes in your block to help the assessment. This type of FRA is more specific than the usual FRA which EVML undertakes on an annual

basis. EVML is also arranging some intrusive inspections to check the fire compartmentation along the escape routes.

A thorough evaluation will take place before any work at Burgundy House starts and we'll keep you updated about this process. The outcome may change the requirement to undertake extensive works to get a 'valid' EWS1 form; although taking such an option would not repair the underlying defects.

We'll keep you updated about this and when we have more information, we'll be in contact to hear your views.

### **Balconies**

You may be aware that some of the plots at East Village have ACM on their balconies. As a precautionary measure, EVML is undertaking a Village-wide exercise to test the materials on balconies and on some decorative trims such as those around porches, the main entrances and car park entrances. Our records do not indicate there is ACM on your block, however, EVML want to be certain this is the case and some materials will be inspected next month. You may see contractors removing small areas of metal fascia, where necessary, this will be sent to government approved labs for testing. We'll let you know the outcome of this as soon as possible.

The replacement of materials on balconies is not eligible for the BSF unless they need to be removed as part of the external wall system remediation.

### **Waking Watch Costs**

The Triathlon Board recently met to discuss whether the costs of the waking watch patrols will be charged to leaseholders. The Board has postponed this decision stating we need to do more to exhaust the potential avenues of funding before invoicing leaseholders. We will keep you updated about this where confidentiality agreements allow it.

Some leaseholders have asked for information about the potential costs. We have not yet been provided the detailed, audited, final account for the waking watch patrols. The following is a guide only:

The waking watch patrols are estimated to have cost over £67k for your block. The cost is around £800 per apartment, although the exact amount will depend on the size of each home and on any further detail provided by EVML.

### **Waking Watch Relief Fund**

EVML is currently working with the Greater London Authority (GLA) to agree the Grant Funding Agreement for the Waking Watch Relief Fund. The fund covers some of the costs of the installation of the heat detectors only. We have not yet been provided the detailed final account for these costs and will pass these to you as soon as we receive them.

We know many people will find it difficult to pay these costs. We will not be sending invoices for the alarm installation costs until the new financial year and will offer different payment terms where we can. We'll do what we can to make this easier. Please contact us if you have any concerns about this.

## Other Costs

We will be invoicing you for the costs of the fire engineer's inspection, that took place in 2020/21, before the end of the financial year. 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 increases in service charge costs next year.

There's a lot to digest here; we'll shortly be in contact to arrange another 'Town Hall' meeting so you can ask us questions and we can discuss some of the issues. In the meantime, please contact us on [buildingsafety@triathlonhomes.com](mailto:buildingsafety@triathlonhomes.com) if you have any questions or comments that can't wait.

Kind regards,

**Kath King**  
**Managing Director | Triathlon Homes**