

## All leaseholders at Zeller House

19 November 2021

Dear Leaseholder,

### **Zeller House: Update on Building Safety Works**

We are writing with an update about the building safety issues and the work being done to get a 'valid' EWS1 form for your block.

#### **Replacement Cladding Works**

Work to replace cladding panels at Meander is now complete. EVML's contractors have removed the scaffold and hoist structures across the plot and are cleaning the balconies. This will ensure they are in a good condition for the quality assurance inspection.

Thank you for your co-operation during the work. It has been noisy and disruptive, and both Triathlon Homes and EVML are grateful for your patience and understanding. Your help enabled the work to be completed in good time.

#### **ACM Remediation Funding**

With EVML, we are keen to resolve the grant funding amounts. The final account will not be submitted to the Greater London Authority (GLA) for approval until the New Year when all the completion certificates and assurance measures are confirmed and received. As soon as we have confirmation that all the costs are covered by the government fund, we'll let you know. There have been some small cost overruns however we do not expect these to impact you. While this won't be confirmed for some time, we do not expect a shortfall in the government funding. If there is a change, we will let you know as soon as possible.

#### **Plans for mitigation work**

As you are aware, Zeller House has some underlying defects that are a concern to the fire engineer. They have suggested that some mitigation work will be necessary for it to be granted a B1-rated EWS1 certificate. This may involve the removal of some timber and the installation of additional smoke detectors.

As part of this process, EVML's independent Fire Risk Assessor will inspect your block on Monday 6 December. The purpose of the inspection is to assess the safety of the escape routes in the block. The inspection will involve some intrusive work checking the fire compartmentation. Separately, EVML's fire engineer is 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 they are working hard to complete these pieces of work.

As soon as we have the outcome of this assessment and any recommendations, we will let you know.

### **New guidance**

EVML and its fire engineer are assessing your block using 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.

### **Remedial work**

As the current priority for your block is to complete the mitigation work, a decision has not been made about whether to repair the underlying defects. EVML is continuing to collate the information necessary to inform this decision. They have undertaken some more investigative work in your plot to understand the defects in more detail and to help specify the remedial work. This will form the basis of a detailed application to the Building Safety Fund (BSF) should your block be confirmed as eligible for funding.

It is clear from speaking with leaseholders that there are differing opinions regarding whether remedial work should take place. Some people are concerned about the disruption and cost of the work, and others are concerned about any potential impact on safety. I'm sorry we aren't currently able to give you more information about this. You have our assurance that as soon as more information is available, we'll share this with you.

### **Building Safety Fund**

We believe the underlying defects in the external wall system, such as the timber cladding, are eligible for funding from the government's Building Safety Fund. We're waiting for confirmation from the Department for Levelling Up, Housing and Communities (formerly the MHCLG) that your block is eligible for a formal funding application. There are significant delays in this process due to the sheer number of registrations they've received. EVML meets with representatives from the Department on a regular basis and is pushing for information and more clarity.

The BSF only covers cladding defects so the cost of implementing any mitigating measures or removing timber from balconies will not be met by the fund.

### **Costs**

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 expected costs shortly. 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.

Again, I'm sorry we are not currently able to give you a timeline for the resolution of these issues. Progress is continuing to be made; EVML and Triathlon Homes are committed to getting the appropriate certification for your block. EVML's focus is on compiling the necessary technical information to ensure they can undertake the necessary mitigation work and get your block to the B1 EWS1 standard.

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**