

All leaseholders at Karner House

7 December 2021

Dear Leaseholder,

Karner House: Update on Building Safety Works

The work at Karner House to replace the cladding panels has now finished. The final quality assurance checks have taken place and we're hopeful we'll get the appropriate sign off. Please let us know if there is anything that you would like the contractors to review by emailing buildingsafety@triathlonhomes.com

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

EVML has confirmed that once the Practical Completion certificate is issued, the fire engineer will issue a revised EWS1 form. The certificate is for the whole plot, so while the work at Karner House is complete, the contractors are still completing some tasks in other blocks. As soon as the revised EWS1 form arrives, we'll let you know.

There have been some overspends on the project; these mostly relate to the costs for the contractor's storage site and welfare facilities. We believe these costs are eligible for funding from the government's ACM Remediation Fund. EVML will confirm the final account with the Greater London Authority (GLA) which is responsible for administering the fund, in the New Year. As soon as this is done, we'll be in touch. We are also looking forward to confirming receipt of the funds against the service charge. I'm sorry there is still some time to wait for the financial accounting to be completed. We're working closely with EVML to get these issues finalised.

The fire engineer has stated that some of the blocks in your plot are unlikely to receive an EWS1 form on the completion of the ACM remediation works. This means there are still some investigations going on across the plot to check the safety of the external wall system and balconies. There have been some more intrusive inspections of blocks; everytime an inspection takes place we learn more about the plot as a whole. At the moment this does not have implications for Karner House residents. We will of course keep you updated if any of the work planned in other blocks affects Karner House.

For those leaseholders who have been trying to sell, re-mortgage or staircase, the work to resolve the cladding and the wait for the EWS1 form has been long, difficult and frustrating. I'm sorry you've had this experience. We are very nearly at the end of the process now. We'll keep you updated about the last remaining steps.

Kind regards,

Kath King
Managing Director | Triathlon Homes