

QUESTIONS AND ANSWERS

Why have you not been able to meet the original timetable outlined in January this year?

There are three main reasons why EVML have reissued a new programme:

- The supporting information was not available to the engineers completing the inspections. This meant the inspection reports couldn't be completed.

This has now been addressed. EVML approached the original developers for their documentation relating to the structure, construction and approval of the external wall systems. It took a significant amount of time to get access to the information. The quality of the information is currently being reviewed.

- Since EVML commissioned the reports, the guidance changed and the EWS1 form was issued.
- The façade inspectors identified concerns about the installation of fire prevention measures in the external wall system that require more investigation. This information alerted EVML to the potential issues in respect of building safety at East Village. We wrote to all residents in early March about this.

It became apparent that the timetable to inspect the blocks at East Village needed to be changed dramatically. The original programme proposed inspection and reporting of 3 blocks per month focussing solely on the Triathlon Homes blocks with leaseholders. EVML necessarily needed to expand the programme to cover all 66 tall blocks at East Village and to consider how best to achieve this in a tighter timescale. EVML consulted with fire engineers to ensure the correct approach going forward.

Why has it taken so long since then to get to this stage?

EVML received feedback from the inspectors about their findings in February. Since then they have been appointing additional specialist firms to guide the approach and support the inspection process.

There is currently a high demand for fire and façade engineers given the nationwide need to complete EWS1 forms and the requirements for building owners to inspect their buildings and check certain cladding materials and compliance with key regulations.

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It took some time for the engineers to complete existing projects to support the work at East Village. The priority for EVMML was also, rightly, to secure engineers for work to remove the ACM on some blocks in the Village.

Can you do anything to increase the pace of the programme?

The form asks the fire engineers to certify the safety of the external walls. They need to undertake detailed research and investigation in order to do this. Undertaking the preparatory phase and the detailed intrusive inspections on the building archetypes will take some time. Once this is done it will enable the inspections to take place faster.

The engineers will not be on site all the time. When they are not physically inspecting the buildings, they will be reviewing the documentation about the form of construction, the materials used and their specification, and the decisions made during the construction process about the installation of fire safety measures in the external wall. It is possible that good quality information about these processes will mean an inspection is not required.

The decision to undertake the inspections to every tall block at East Village has increased the volume of work. As stated in the attached letter, this is necessary should remedial work be required. It is intended to prevent a delay at this later stage of the process.

We will keep reviewing the programme to see whether we can deliver the required information to you sooner. It may be possible to review the plot by plot approach when we know more about the standard of construction.

Will the EWS1 form enable me/my purchaser to get a mortgage if remedial work is identified?

Some lenders may agree to lend on a completed EWS1 form that details remedial work is necessary. They are likely to require supporting documentation from EVMML about the plans for remediation and confirmation of how any remedial work will be funded.

We have asked EVMML to make an application to the Government's Building Safety Fund on our behalf. This is intended to prevent leaseholders paying for remedial works to unsafe cladding. We are exploring all options to cover the cost of remedial work.

If remedial work is necessary, we will ensure EVMML secure a further EWS1 form for the block when the work is completed. The form remains valid for 5 years.

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