

26 June 2020

Dear Resident

EXTERNAL WALL INSPECTIONS AND EWS1 FORMS

I am writing to you today with a further update regarding the inspections of the external walls and cladding of the tall buildings in East Village. As you know, many aspects of the inspection programme, administrative, technical and practical, are complicated and so I am afraid my letter is quite lengthy. However, I believe that most people would prefer to have as much information as possible.

Background

As we explained in earlier correspondence, we want to be able to give you more information about the compliance of your block with the latest building safety guidance relating to the external wall systems of tall buildings. A methodology for the inspections has been agreed so that inspections can be carried out effectively. However, some initial, intrusive inspections and technical analysis is needed before the programme can be completely finalised.

The inspections are necessary for fire engineers to check the safety of the cladding systems in compliance with Ministry of Housing, Communities and Local Government (MHCLG) guidance. Once the inspections and assessments have been completed fire-safety engineers will complete the EWS1 forms. This form is required by lenders if you are selling your property, staircasing or re-mortgaging. I know how important it is to get you this information and the impact the delay is having on households across the Village.

Initial timetable

A few months ago, in January this year, we presented a timeline showing when we expected to achieve key stages of the inspection programme. It is disappointing that the project team has not been able to achieve this. This is frustrating for everyone and I know this will have caused difficulties for some leaseholders.

Although we do not think that these delays are acceptable, we recognise the rate of progress is a result of the challenges involved; we are seeking explanations as well as doing what we can to encourage faster progress. We are being guided and advised by the technical specialists and fire safety engineers. There is more information about the reason for the delay in the [Q&A](#).

Triathlon Homes LLP

Registered office:

FLEET HOUSE

59/61 CLERKENWELL ROAD

LONDON EC1M 5LA

www.triathlonhomes.com

LLP Registration Number: 0C334412

In addition to the forms, we want to be able to give you more information about any remedial work that may be required to your block. Until we get more information from the fire engineers, we are unable to do this. They will undertake a detailed risk assessment of each block. The approach they are taking is outlined below.

A revised programme and approach

EVML has been working with their technical advisors, Savills (an international property specialist) to plan a new programme for inspections. Each of the 66 tall blocks at East Village requires inspection. EVML has appointed a new firm of fire engineers, Design Fire Consultants Limited (DFC), which has been helping to devise the inspection strategy and the approach to help resolve any safety issues in the external walls and cladding. DFC has extensive experience in this area. In addition, EVML has appointed a new firm of façade engineers to help the inspection process. Going forward, the façade engineers will be inspecting the blocks at East Village with DFC assessing the information and producing the EWS1 forms.

The programme of inspections and assessments will be done in four, over-lapping phases with the aim of completing the whole programme as quickly as possible.

1. Preparatory investigations and establishing archetypes (July to September)
2. Phase 1 Plots (October to January)
3. Phase 2 Plots (November to February)
4. Phase 3 Plots (December to March)

1. Preparatory investigations and establishing archetypes (July to September):

The engineers have grouped the buildings into three types (archetypes) based on the construction materials used for the external walls: (i) pre-cast concrete, ii) terracotta/aluminium/brick, and iii) render. In addition, the engineers will focus on a fourth category, specifically investigating the use of timber and other materials across East Village.

The preparatory phase involves initially working, in part, in vacant apartments where the contractors can strip back the walls to reveal the external façades and then inspect the materials and fire compartmentalisation. Simultaneously a detailed check will be made about the combustibility of all the materials in the external wall and crossed checked against the original documentation. This will give the engineers a thorough understanding of the fire precaution measures for each form of construction.

Only by approaching the work in this methodical and detailed way can DFC be certain that they

Triathlon Homes LLP

Registered office:

FLEET HOUSE

59/61 CLERKENWELL ROAD

LONDON EC1M 5LA

www.triathlonhomes.com

LLP Registration Number: 0C334412

have sufficient knowledge of each construction archetype and the impact of specific materials such as timber on fire risk. It is an essential preliminary step ahead of the detailed risk assessments required to produce an EWS1 form for each block.

This preliminary phase also enables the fire engineers to direct the inspections of each block with more certainty and with the aim of reducing the number of inspections and the duration of each one. Of course, the extent of work involved will depend on what is revealed during the inspections. The programme that EVML hope to finalise is intended to allow the inspections to be completed in the shortest possible time.

The properties that will be inspected in the preparatory phase are:

- Applegate House (pre-cast concrete), a Get Living block
- **Kaleidoscope House** (terracotta/brick) and **Chroma House** (terracotta/aluminium)
- **Asterid Heights** (render on insulation boards)
- Timber Review in plots N02 and N07 and analysis of other materials including GRP, timber decking, laminated glass and aluminium slatted cladding

The blocks have been chosen because of the availability of suitable vacant apartments and the construction type. EVML has ensured that, where possible, leaseholder blocks were prioritised. The timetable for this preparatory phase is:

- Inspections will take place throughout July.
- Inspection reports will be completed throughout August.
- **We are aiming to have the EWS1 forms for the properties detailed above by 4 September 2020**

All parties want to prioritise the leaseholder blocks, recognising the additional impact of these issues on you and the urgent need for the EWS1 forms. I have attached a list of the blocks that will be prioritised on this basis. However, it is important to note that all parties, including Triathlon Homes, are agreed that safety considerations will always take priority and until the archetype inspections are concluded we will not have the detail to confirm the programme as it relates to individual blocks. The following is an indication of the timeline; it should be reviewed together with the attached list:

2. Phase 1 Inspections

Phase 1 will focus on four plots (note all buildings in each plot will be inspected in this phase). The plots will be agreed in

Triathlon Homes LLP
Registered office:
FLEET HOUSE
59/61 CLERKENWELL ROAD
LONDON EC1M 5LA
www.triathlonhomes.com

LLP Registration Number: 0C334412

September following the archetype analysis.

- Inspections will take place throughout October.
- Inspection reports will be completed throughout November.
- Fire engineers will assess the detail throughout December
- **We are aiming to have the EWS1 forms for the properties detailed above by 8 January 2021**

3. Phase 2 Inspections

Phase 2 will focus on four plots (note all buildings in each plot will be inspected in this phase). The plots will be agreed in September following the archetype analysis.

- Inspections will take place throughout November.
- Inspection reports will be completed throughout December.
- Fire engineers will assess the detail throughout January.
- **We are aiming to have the EWS1 forms for the properties detailed above by 5 February 2021**

4. Phase 3 Inspections

Phase 3 will focus on four plots (note all buildings in each plot will be inspected in this phase). The plots will be agreed in September following the archetype analysis.

- Inspections will take place throughout December 2020.
- Inspection reports will be completed throughout January 2021.
- Fire engineers will assess the detail throughout February 2021.
- **We are aiming to have the EWS1 forms for the properties detailed above by 5 March 2021**

How the inspections will be sequenced

Triathlon Homes LLP

Registered office:

FLEET HOUSE

59/61 CLERKENWELL ROAD

LONDON EC1M 5LA

www.triathlonhomes.com

LLP Registration Number: 0C334412

We previously wrote to people letting them know that the programme would prioritise the leaseholder blocks and EVMML had initially agreed to this.

However, it is now clear that this will create delays in completing the work. The most recent and detailed advice is to sequence the work in a way that means the contractors can work at pace, which is to work across the estate on a methodical, plot by plot basis.

A plot by plot approach is the most practical and technically sound way to ensure all blocks are inspected in the shortest space of time. This meets the objective of determining the safety of each block as soon as possible. It is also the best approach should remedial work be necessary and should any form of discussions with the original contractor be required. Any remedial work will be delivered on a plot by plot basis, for legal, practical and technical reasons. A significant number of different design and construction teams, with different forms of building contract, were involved in the construction of the plots at East Village and should remedial works be identified we are likely to liaise with these contractors and subcontractors about the provision of a solution for the plot.

Accordingly, approaching the inspections in this way will reduce the risk of further delays should remedial work be necessary. We felt this was in the best interests of all leaseholders even though we acknowledge it might delay the receipt of the EWS1 form for some individual leaseholders.

While the programme has moved to a plot by plot approach, the priority within each plot is to undertake the leaseholder blocks first where safety considerations allow this. This means that the reports and EWS1 forms will be completed for leaseholder blocks first. The details of the final sequence will be agreed in September.

Update on the buildings inspected, where there is no report:

Festive Mansions, Lucia Heights and Titian Heights

The inspection reports for these buildings will be passed to the fire engineers when they are completed. The fire engineers will assess these inspection reports in the light of the information they will learn about each archetype over the summer months. We have not yet received a confirmation of when the EWS1 form will be produced for these three blocks. I'm sorry we are still not in a position to update you about this.

The reports identify that further investigations are needed. The intention is to prioritise these

Triathlon Homes LLP

Registered office:

FLEET HOUSE

59/61 CLERKENWELL ROAD

LONDON EC1M 5LA

www.triathlonhomes.com

LLP Registration Number: 0C334412

blocks, using the knowledge gained from the archetype investigations.

Update on Festuca House: The report for Festuca House was issued in draft form earlier in the year. On 3 March 2020 EVML wrote to all Festuca House residents to inform them of the contents of the report. The draft report for this building is also being reviewed by the façade engineers. It will be sent to the fire engineers to assess against the information they will learn about the archetype over the summer months. We have not yet received confirmation of when the EWS1 form will be produced for Festuca House. I am sorry we are still not in a position to update you about this. We will write to all the residents at Festuca House as soon as the date is known.

Meeting the timetable and communicating the outcomes

We have outlined the objectives and high-level outcomes for the programme; all those involved believe it is achievable. We will keep you updated and provide you the detailed timeline when it is agreed. This will give you more of an idea about when you will receive an EWS1 form. As we start each phase, we will provide more detail about when your block will be inspected, when the façade report is due and the progress of the engineers.

While EVML and the engineering teams will do their utmost to meet the outline timetable for the EWS1 forms, they are unable to guarantee this. It is possible that the programme will change, in particular, if the engineers discover any specific safety concerns, resources may need to be diverted to resolve these questions. We will keep you informed of any changes.

The project team will regularly review the inspection reports as the findings may have an impact on the programme or overarching strategy. The information revealed by the inspection reports could present more challenges or indicate a good level of compliance. Alongside the programme there will be an extensive document review to identify the decisions made in the construction to achieve compliance. The quality of this information may increase or decrease the need for intrusive investigation.

Potential Remedial Works:

If the external wall systems do not meet the required standards and are deemed non-compliant, the EWS1 forms will indicate this and the accompanying reports will specify what remedial work will be necessary. EVML has a dedicated project manager and skilled technical support in place to prepare for and resolve these issues if they arise.

Triathlon Homes has been assured by EVML that these works will be undertaken as a matter of priority.

Triathlon Homes LLP

Registered office:

FLEET HOUSE

59/61 CLERKENWELL ROAD

LONDON EC1M 5LA

www.triathlonhomes.com

LLP Registration Number: 0C334412

ACM Removal at Karner House, Kotata House and Tayberry House:

These blocks are also included in the inspection programme for the EWS1 forms. Investigation work has already taken place on these blocks but not around the non-ACM facades.

EVML has a team in place preparing for the removal of the ACM in these blocks. There were some further exploratory investigations in some blocks this week and are more next week. This is needed to inform the design work and tender documentation. EVML will tender for a contractor when this work is complete, and we expect the contractor to be appointed before Christmas. Work is expected to start early in 2021 and is expected to last approximately three months. We will keep residents updated about the tender process and programme.

I recognise the rate of progress has failed to meet expectations. However, I do want to reassure you that EVML has appointed a skilled and engaged technical team. Everyone involved in the work is aware of the need to make progress quickly and to resolve the outstanding questions about the safety of the external wall systems so that the fire engineers can produce the EWS1 forms as soon as possible.

In the meantime, we will continue to do what we can to help support leaseholders during this difficult and frustrating process.

I am sorry I do not have better news and I'm not able to give you more certainty about your block. However, I will continue to update you about the progress of the inspection programme.

Please email info@triathlonhomes.com if you have any questions.

Yours sincerely



Kath King
Interim Managing Director

Triathlon Homes LLP

Registered office:

FLEET HOUSE

59/61 CLERKENWELL ROAD

LONDON EC1M 5LA

www.triathlonhomes.com

LLP Registration Number: 0C334412

INDICATION OF PLOT AND BLOCK PRIORITISATION

It has not been easy to prioritise which blocks should be inspected in each of the phases. The following list details the prioritisation of plots based upon the information we have at the moment.

Aside from N14, we have prioritised the plots based upon the numbers of leaseholders in each plot. This is the fastest way to enable us to get the largest number of EWS1 forms to the largest number of people. We recognise it is not the fairest of processes.

As stated in the letter, the timetable may change if there are safety issues that we need to consider that lead to prioritisation of some plots and blocks first.

N14: (non-TH leaseholder blocks – **Festuca House** already inspected. **Asterid Heights** inspected as part of the preparatory phase). This plot is a potential priority because of the issues raised in respect of Festuca House and the likely need to address the timber cladding.

N10: **Vega House, Tucana Heights**

N15: **Saddlers House, Cavesson House, Galena Heights**

N02: **Karner House, Zeller House and Meander House**

N07: **Kotata House, Tayberry House**

N04: **Titan House, Rye Mansions, Verna House, Aurelia House**

N01: **Sable House** (Titian Heights already inspected)

N13: **Burgundy House**

N09: **Vesta House**

N03: **Samphire House** (**Lucia Heights** and **Festive Mansions** have already been inspected)

N26N: (**Kaleidoscope House** inspected as part of the preparatory phase)

N26S: (**Chroma Mansions** inspected as part of the preparatory phase)