

Building Safety Update

As you will know, recent inspections have identified a small quantity of Aluminium Composite Material (ACM) in Plot N07 (Calla House, Kotata House, Merle Mansions, and Tayberry House).

We promised that you would be kept updated regarding planned remedial work, and this note provides an update about the work being undertaken to ensure the building that you live in is compliant with the latest regulations and standards set by the Government and other authorities.

When will the work begin?

We have been progressing plans to remove this material, and I am pleased to tell you that this work will begin on Monday 19th October 2020.

Over the coming days, you will be contacted by Triathlon Homes / Get Living to make an appointment for the contractors to undertake the work at your property. We will offer a two-day window with possibility that the contractors may attend on either day. If there are any special requests for specific times, the teams will try to accommodate if possible.

They will confirm details of who will be visiting, and when you can expect them to arrive. Our contractors will be at work Monday-Friday from 8am until 6pm, and on Saturdays 8am until 4pm.

What will this work entail?

The ACM is located in limited areas on the balconies and winter gardens in some of the N07 buildings. Works will involve removal of this material via three teams of contractors working internally and externally. Two teams of three persons in each will visit apartments and town houses in order to gain access to the balcony or winter garden. The panels will be removed from the walls, broken into smaller pieces and removed from the buildings via the lift. The areas underneath the panels will be left with a weatherproof cover. The balcony areas will be cleaned following works.

What access will you need?

In order to work on the relevant parts of the building, and to undertake the work quickly, our contractors will need to access your balcony and also obtain a path through your apartment for tools and materials will to be transported through.

Two contractors will visit your property at a pre-arranged time, to remove the ACM material. These contractors will be accompanied by an EVMML team member, who will observe the work undertaken, and ensure that both you, and your belongings, are safe and secure.

EVML staff will visit you, and introduce you to a clerk, who will enter your home and take approximately 15 minutes to complete a survey. You may be asked to sign this.

The cladding contractor will then enter the unit, accompanied by the EVML staff, and will complete works on the balcony. Works involve removal of aluminium panels from the balcony, which will be cut and removed from the unit via the apartment. Overshoes and protection sheets will be used if required. The contractors will clean the balcony area before they leave.

Following completion of works the inventory clerk will re-attend to complete a post-works survey. Another signature may be required from you following this.

We are asking residents to clear their balconies of furniture and any other stored materials prior to the visit so that our contractors can complete the work quickly and safely.

We will also need to access some individual apartments in Manna and Nero Houses, in order to complete the work required at Calla House.

Residents with winter garden properties should move any items to the half of the balcony furthest from their balcony door to allow the contractors sufficient space to work. It is important that winter garden residents have nothing blocking any of the panels adjacent to the doors for the full length of their balcony.

Residents in the winter garden may need to have some electricity switched off while the work is undertaken. This means the contractors will need to access the internal fuseboard which is located in a cupboard inside your home. If you are working from home, you may find it appropriate to work in another room whilst this takes place. If your internet router is connected to a socket in your lounge, you will need to move this to another room in order to avoid temporarily being disconnected from broadband access.

How will this impact on the workings of the building?

As this process requires the removal of waste material from all floors of the building, we will need to use the building's lift. We envisage that this process will occur twice daily, at 11.30am and 4.30pm, in order to avoid peak times and minimise disruption to residents. Protective coverings will be placed in the lifts.

Won't this leave the building open to weather damage?

Most of the existing cladding system already contains a weatherproof membrane underneath, however if there are any areas requiring attention, this will be replaced. The priority is to remove the existing ACM and the new, replacement panels are due to be installed early in 2021. We will confirm these timings and details of these works closer to the date.

How long will this take?

We envisage that contractors will be in each property for around three hours.

What about Covid 19?

The recent Government changes to London's Covid 19 status has meant that we have had to consider the way we approach this project, in order to protect both you, and our contractors. As it stands, building work has not been impacted by the changes, and we are still allowed to enter apartments for this kind of work.

At the time of the visit, an EVML staff member will knock on your door, and speak to you from distance to ensure that you are not suffering from Covid symptoms or self-isolating. All our staff members will be wearing appropriate PPE to ensure your safety.

If you are self-isolating, please contact the EVML office.

I can't be home during this period. What can I do?

We appreciate that while many people are working from home due to Covid 19, some people will have gone back to their usual place of work, or cannot be home during this remedial work period. Appointment slots will be provided with a two day window to allow some flexibility for access.

Something has come up, and I need to rearrange my appointment

Sometimes, life gets in the way, and you have to postpone at short notice. If you do experience any issues or have any questions on the day of your appointment please call the contractor's duty mobile on 07767 263 193.

Is this necessary? Do I really need to do this?

Yes. This work is vital in order to rectify the known ACM issues in these buildings and ensure that the buildings are as safe as they can be. Without access to all balconies, the work cannot be completed, so please ensure you make time for this visit, and you notify the contractor if you cannot attend on the set date.

When will the works be completed?

ACM removal works will be completed by Christmas.

Where can I get further advice or help?

If you have any further questions, please contact info@eastvillagemanagement.co.uk