

## **BUILDING SAFETY AT ASTERID HEIGHTS AND FESTUCA HOUSE**

### **Background**

We wrote to all residents in Festuca House and Asterid Heights on Tuesday 24 November updating everyone about the findings of the fire engineer's inspections of the external wall systems. The engineers found some faults with the structural fire protection measures inside the external walls.

### **Does this report mean a 'waking watch' is required?**

While there is "combustible material" within the insulation of Festuca House, the external render is non-combustible. In addition, while there are some problems identified with the cavity barriers (fire breaks), there are cavity barriers installed and these are robust and offer protection. We have been told by the fire engineers that existing fire safety measures are considered adequate and a waking watch is not required.

Had the inspectors advised differently, EVML would have implemented a waking watch immediately, but we have been assured this is not required.

As a precautionary measure, EVML will share the report with their fire risk assessors and the London Fire Brigade.

### **What are the proposed timescales for rectification?**

At the moment it is too early to give clear information about the timetable. It will be an ongoing process. We are bringing together all of the information that is required for us to work with residents to make informed decisions about the work that needs to take place. Once we have brought all the necessary parties together, and taken the correct advice, we can come back to residents with an accurate and definitive plan and timeline.

To give you an indication of the timeline; it is likely to take at least six months to work with the teams of engineers and designers to agree the best solution and a further 12 months to undertake repairs. Please note, this is an indication only – we'll keep you updated and informed about our progress.

### **Can I get a copy of the report?**

We have not received a copy of the fire engineers report. We are not intending to share this with residents at the moment, in case it becomes a legal document. We will be open and transparent about any findings that impact your safety.

## **I'm currently trying to sell my home. What does this mean for me?**

You will need an EWS1 form if you are selling your home, re-mortgaging or staircasing. The fire engineers will not be able to sign a compliant EWS1 form until further investigation work and remedial work has taken place.

We know how important it is to get this work completed as soon as possible and are working with EVML to develop a timetable. We expect it will take approximately six months to evaluate and prepare for any remedial work. At this stage it is difficult to estimate how long remedial works might take, but it might be up to a year.

We know how vital this information is and we'll keep you updated about the progress.

## **Can I get a copy of the EWS1 form?**

We have not yet received copies of the EWS1 forms from the fire engineers. We expect them to arrive shortly. If you would like a copy of the EWS1 form for your block, please email [info@triathlonhomes.com](mailto:info@triathlonhomes.com)

A blank copy of the EWS1 form is available on the [UK Finance website](#) if you would like to have a look at it.

## **Why doesn't Asterid Heights get a pass for the EWS1 form when it's free from combustible materials?** (as detailed in the flowchart attached to the EWS1 form)

To complete an EWS1 form, the fire engineers are required to review the cavity barriers or fire breaks as well as to confirm the level of combustibility of the materials used. In the case of Asterid Heights, the cavity barriers are a concern and will require works to remedy them.

## **What is the latest update on your application to the Building Safety Fund to cover the costs? How exactly will these works will be funded?**

The Government have made money available to cover the cost of replacing unsafe cladding, the Building Safety Fund. It is being administered by the Ministry of Housing, Communities and Local Government (MHCLG). It is intended to prevent leaseholders picking up the cost of making buildings safe.

EVML have already registered Festuca House and Asterid Heights for the Building Safety Fund to cover the cost of the remedial work. EVML and their technical advisors are currently working on detailed costing to submit to the MHCLG. This has to be submitted by 31 December 2020. It will be some time before we hear if the application has been successful. Although we see no reason as to why our application would be rejected, this is a possibility. If this happens, and the

government does not agree to fund the work, Triathlon Homes will seek every recourse, and exhaust every avenue possible in order to avoid passing any cost onto residents.

**Who was the final signatory for N14?**

Triathlon Homes bought the homes after the 2012 London Olympics. The work that is now under scrutiny was completed prior to the Games.

All of the buildings at the East Village received Building Control Approval from the London Borough of Newham, which would have certified the buildings as safe.

**Are the problems found related to new government advice for external wall safety?**

We do not believe this to be the case. The fire engineers were commissioned to review each building against the relevant building regulations at the time of construction.

**Do we need to sue the developers as residents?**

Both Triathlon Homes and EVML have engaged lawyers to work with us on the building safety programmes across East Village. We are hopeful that EVML will be able to resolve the issues without the need to pass on any cost to Triathlon Homes and leaseholders.

Both Triathlon and EVML have warranties in place for work undertaken in the construction of East Village.

**We'd like to understand this in more detail, can we discuss these issues with someone?**

The issues are really important, and we'll arrange a 'virtual' meeting in the next few weeks with EVML and their technical advisors for Triathlon Homes residents.

**Where can I get additional help?**

The government have given some additional funding to the [Leasehold Advisory Service](#) (LEASE) to help leaseholders with queries related to unsafe cladding.

If you have any further questions, please email us at [info@triathlonhomes.com](mailto:info@triathlonhomes.com)