

«Salutation_Primary_Tenant_Contact»
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22 February 2023

Dear «First_Name_Primary_Tenant_Contact»

External wall system (EWS) remedial works update – Chloe Court & Thalia Court

I am writing to you as a follow-up to the online virtual meeting on 8 February 2023 regarding the above to provide information to all residents.

The virtual meeting consisted of a presentation (pdf copy sent by email but available upon request by email to christineturner@wandle.com) and discussion on findings.

As a quick reminder of my previous EWS letters, I wrote to you as a resident of a block that has undergone an External Wall System Survey (EWS1) which indicated that remedial works are required (B2 rating). I wrote to inform you that we engaged Martin Arnold Consultancy to review the current surveys/assessments and to undertake further investigations in order to produce tender specifications for remedial works for each block. This will enable competent contractors to carry out remedial works to make the blocks safer and for new EWS1 assessments to reflect the improved rating.

EWS Update – current position on remedial works

I can confirm that after the desktop review, the “Pre-contract Design Inspection” (PCDI) was carried out, and we received the reports for both Chloe Court and Thalia Court. This report outlines how the current External Wall System (EWS1) rating of B2 – combustible materials on external walls requiring remediation can be improved.

Chloe Court – one recommendation only because a high rise block i.e. over 18 metres in height so must remove combustible material - recommendation that all combustible EPS (expanded polystyrene) insulation is removed and non-combustible insulation installed with mineral wool fire barriers if a cavity is reformed at compartment walls/floors. This is inside the external walls.


Thalia Court – two options put forward for decision as below 18 metres in height:

- **Option 1** – replacement of external EPS (expanded polystyrene) insulation with non-combustible products, including installation of fire barriers e.g. where ventilation penetrations. Replace spandrel panels should combustibles be found to cross compartments without cavity barriers.
- **Option 2** - introduction of compartmentation only (existing insulation to remain) with cavity barriers to all compartment floors and walls and fire barriers around any ventilation penetrations. This Option would meet building safety standards but would not achieve as high a rating under the EWS assessment scheme as Option 1, however, Option 1 is significant works that would impact those living in the block and is not a regulatory requirement.

The next stage is to carry out a Fire Risk Appraisal of External Walls for both Chloe Court and Thalia Court to the new PAS9980:2022 standard that is risk based and not just to meet Building Regulation standards. This will provide information to support the recommendations or challenge recommendations, and specifically for Thalia Court, provide information on the risks and benefits of both Options to enable an informed choice. These assessments have been booked with an accredited company and will take two months to complete. Once we receive the reports, I will be in contact with you again to update you on the findings and detail the next stage of the design and tender work for the remediation work. You will be fully consulted on this design work.

If you have any questions regarding this or have worries about the safety of your home, please get in touch with your Neighbourhood Customer Service Officer/Homeownership Customer Service Officer, or the Compliance team on compliance@wandle.com.

Yours Sincerely



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