

wandle

External Wall System (EWS) Remediation Programme:

Chloe and Thalia House Remediation Design Update

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7 September 2023

EWS Remediation Programme

- **2019 – 2021** External Wall System (EWS) surveys for blocks with combustible material on external walls that met the survey requirements undertaken across the housing sector post-Grenfell. **Chloe Court** was assessed and received an EWS1 outcome of B2 rating indicating “combustible Materials on the External Wall System that require remediation action”; Thalia Court, although not requiring an EWS1, was assessed as included in requiring remediation as a similar build.
- **2022** - Wandle Housing put in place an **EWS1 remediation programme** for all blocks with a B2 Rating on the EWS1 (**Chloe & Thalia included with B2 rating**). Martin Arnold Consultancy were engaged as consultants to support the delivery of our EWS1 remediation programme. The programme started in Sept 22 with Pre-contract Design Investigations carried out in October and November.
- **Jan – Feb 2023** - all reports received in January 2023 and outcomes shared with residents at **Chloe & Thalia** in February 2023.
- **March – April 23** – further assessments undertaken - PAS9980 Fire Risk Appraisals of External Walls - carried out by another consultancy and received **for Chloe & Thalia** in April 23, with outcome shared with residents. Outcome of all assessments was that remediation work is required to replace combustible material and improve cavity barriers to reduce the fire risk.
- **May – July 23** - design work for combustible material replacement undertaken with designs ready for feedback with residents at September engagement meeting

EWS1 form – What do all the ratings mean? –

OPTION A – Where external wall materials are unlikely to support combustion

- A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility or better);
- A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required
- A3 – Where neither of the above two options apply, there may be potential costs of remedial works to attachments

OPTION B – Where combustible materials are present in external wall

- B1 - The fire risk is sufficiently low that no remedial works are required
- B2 - An adequate standard of safety is not achieved and remedial work required (***current findings for Chloe and Thalia that has to be improved through remediation work***)

Chloe & Thalia – PAS9980 FRAEW Actions

EWS1 improvement from B2

- achieving an Option A outcome
- combustible EPS insulation is removed and non-combustible insulation installed with mineral wool fire barriers if a cavity is reformed at compartment walls/floors.

Photographs
explaining
PAS9980
FRAEW Actions

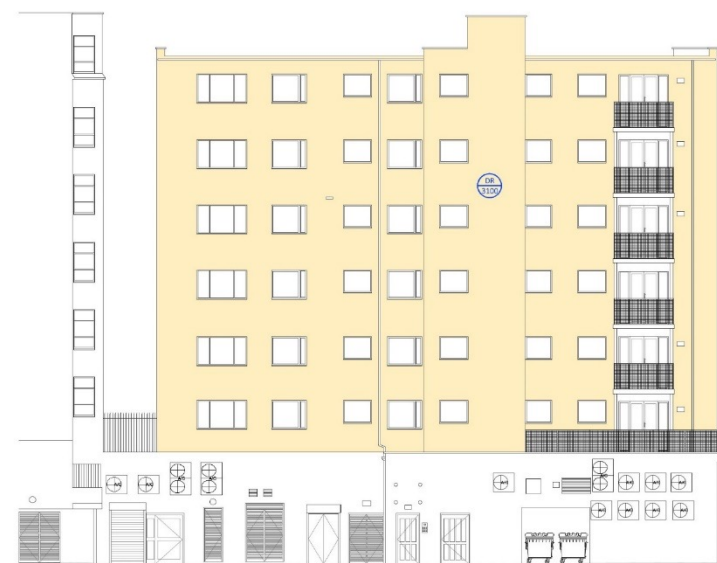


Chloe & Thalia – Planning Set



Chloe & Thalia – Planning Set

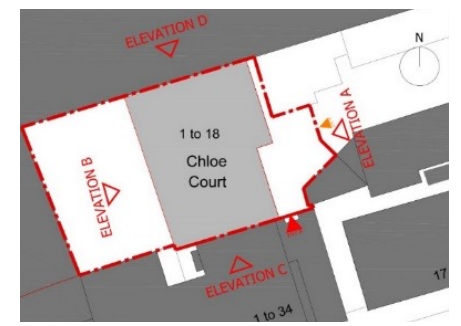
- Chloe Court Elevations – Existing & Proposed (Sheet 1)



Existing & Proposed Elevation A
0 2 4 6 8 10m



Existing & Proposed Elevation B



WALL TYPE LEGEND

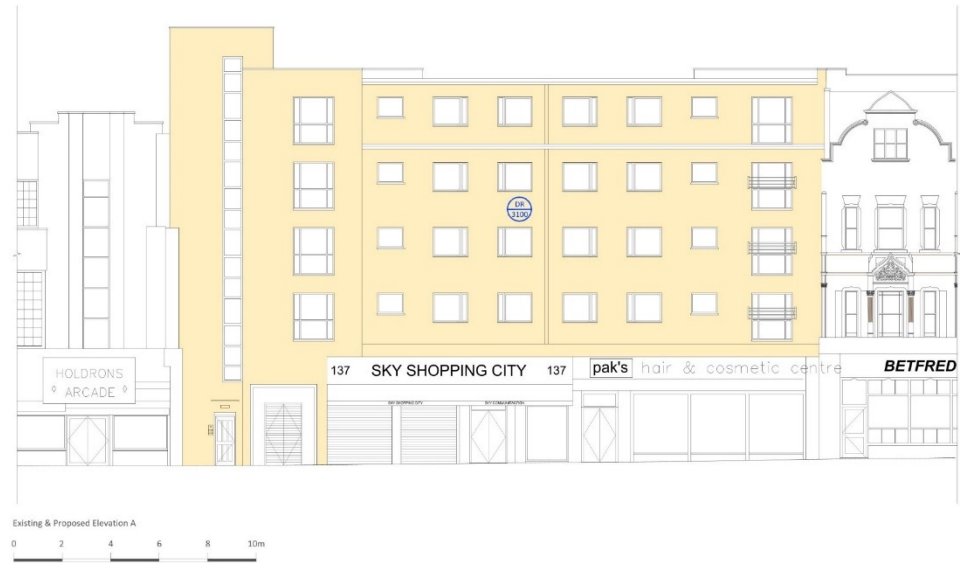
TO BE READ IN CONJUNCTION WITH MA
MATERIAL REPLACEMENT SCHEDULE
REF: 4051-MA-N-SC-2101-XX

 WT 1
RENDER OVER EPS INSULATION

 NEW DETAIL REFERENCES


Chloe & Thalia – Planning Set


- Thalia Court Elevations – Existing & Proposed (Sheet 1)



WALL TYPE LEGEND

TO BE READ IN CONJUNCTION WITH MA MATERIAL REPLACEMENT SCHEDULE REF: 4051-MA-N-SC-2101-XX

 **WT 1 RENDER OVER EPS INSULATION**

 **NEW DETAIL REFERENCES**

Chloe & Thalia – Planning Set

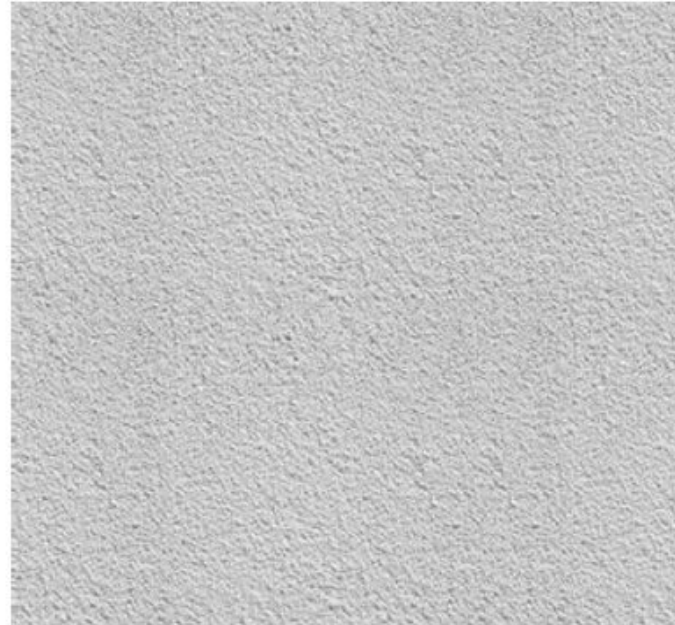
The images below show existing and proposed materials.

Wall Type 1 (existing)



Insulation backed render

Wall Type 1 (proposed)



WBS Silicone K insulation backed render.

Next Stages - Pre-Works Programme

Pre-Works Programme Stages	Dates
Martin Arnold Consultancy Pre-Contract Investigation Reports	January 2023 - completed
PAS9980:2022 Fire Risk Appraisal of External Walls	April 2023 – completed with risk based recommended actions
Decision on remediation options	May 2023 – completed – replacement of combustible materials and improved cavity barriers
Design specification for remediation action for tender	July – Oct 2023 – completed August 2023
Tender for works	Date estimation in line with prioritised programme
Work Programme	Estimated one year programme – with individual block programme schedule – Chloe & Thalia are Priority 1
New EWS1 assessment to give improved rating	Following Work Programme and Fire Engineer consultancy to be engaged as part of Programme to ensure new improved EWS1 rating

Any Questions?