



# wandle

## External Wall System (EWS) Remediation Programme:

Chloe Court & Thalia Court Resident Meeting PowerPoint

March 2024

# Recap - Timeline summary for EWS Surveys

## Key Dates

## Key Requirements for EWS Surveys

## Key Wandle Housing EWS Outcomes

December 2019 – November 2020	In December 2019, the EWS1 form is introduced as part of a new External Wall Fire Review process valuing high-rise buildings in response to lenders seeking assurances on fire risk as a condition of approving mortgage applications.	Wandle Housing procure MAF Associates to undertake external wall system assessments. This is a Direct Award following competency and accreditation checks, approved with quotes given for each property. MAF Associates carry out External Wall System Assessments on 12 residential properties with identified external wall systems, starting with higher rise buildings e.g. above 18 metres ( <b>Chloe Court</b> ) and then lower height blocks.
November 2020 - March 2021		To enable informed decision making on the EWS1 findings, Wandle Housing procure Faithorn Farrell Timms LLP (FFT) from a Direct call off from the South East Consortium Framework in November 2020 “To carry out full building surveys to buildings and provide scope of works to tender” for eight buildings ( <b>Chloe Court and Thalia Court included</b> ).
March 2021 - December 2021	During 2021, government and industry discussions on the EWS1 process led to more of a focus on a risk assessment based approach to external wall systems, particularly for those not designated as high rise (under 18 metres).	In response to this, Wandle Housing, procure The Keegans Group in March 2021 following a mini-competition on the SEC Framework for “Fire Risk Assessment – External Wall Surveys.” The specification / brief followed the RICS guidance entitled ‘the External Wall Fire Review Process’. Six residential properties were risk assessed. One property is put forward for a pilot for improvement work.
January 2022 – Jan 2024		<p>Wandle Housing carry out a pilot improvement programme on one residential property that was successfully completed by June 2022. This pilot provided lessons on how to manage and resource the programme, including technical expertise and appropriate project/programme planning competencies.</p> <p>Following this pilot, Wandle Housing agree a further procurement strategy for EWS1 remediation programme for all blocks with a B2 Rating on the EWS1 Form (<b>including Chloe Court &amp; Thalia Court</b>) indicating Combustible Materials on the External Wall System that require remediation action. A mini competition on the South East Consortium framework for multi-disciplinary consultancy, specifying and procuring remedial works to external wall systems was carried out and Martin Arnold Consultancy were evaluated and taken forward 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. 2022. Fire Risk Appraisals of External Walls carried out in March 23 and Planning application approved January 2024</p>

# External Wall System (EWS1) form – What do the ratings mean, and what are we aiming to achieve?

**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 – **For Chloe Court from B2 to A2 rating.**

□ 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 and interim measures required – **For Thalia Court from B2 to B1 rating.**

## Proposed works and EWS Rating

### **Chloe Court - EWS1 improvement from B2 to A2**

- Achieving a B1 outcome is not an option, because combustible material not permissible for the height of the block, so only one option available to get A rating – block is 18.3 metres/ 7 storeys

### **Thalia Court – EWS1 improvement from B2 to B1**

- Option 2 – Introduction of compartmentation only (Existing combustible insulation to remain) with cavity barriers to all compartment floors and walls and fire barriers around any ventilation penetrations – block is 12.8 metres/ 5 storeys

## When will works start at Chloe Court and Thalia Court ?

- Planning approved the designs we presented to residents at the September 2023 residents meeting
- We hope to start procuring a contractor in April 2024
- We expect to start works at Chloe Court and Thalia Court in September 2024
- Works will take approximately 18 months
- Works are substantial, and access will be required to flats before works start for pre-work checks.

# Chloe Court Planning Approval

## **SOUTHWARK COUNCIL**

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



[www.southwark.gov.uk](http://www.southwark.gov.uk)

## **DECISION NOTICE**

**LBS Reg. No.:** 23/AP/2896

**Date of Issue of Decision:** 22/01/2024

Applicant Mr Naz Hafezjee  
Wandle Housing Association

### **Planning Permission was GRANTED for the following development:**

Existing combustible materials contained within external walls to be replaced with non-combustible materials to match existing.

At

**Chloe Court** Bournemouth Road London Southwark

In accordance with the valid application received on 30 November 2023 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

# Thalia Court Planning Approval

## SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



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## DECISION NOTICE

LBS Reg. No.: 23/AP/2897

Date of Issue of Decision: 15/12/2023

Applicant Mr Naz Hafezjee  
Wandle Housing Association

### Certificate of Lawfulness was GRANTED for the following development:

Certificate of Lawful Development (Proposed) for replacement of existing combustible materials contained within external walls with non-combustible materials to match existing in appearance.

At **Thalia Court** 137 Rye Lane London Southwark

In accordance with the valid application received on 8 November 2023 and supporting documents:

Reference no./Plan or document name/Rev.	Received on:
4052-MA-EN-DT-DR-3100-D00 EXISTING AND PROPOSED WALL TYPE 1 TYPICAL PLAN DETAIL	17.10.2023
4052-MA-EN-KY-DT-3000-D00 EXISTING AND PROPOSED MATERIAL KEY REFERENCE	17.10.2023
4052-MA-EN-EL-DR-2200-D03 EXISTING AND PROPOSED ELEVATIONS A AND B WITH WALL TYPES AND DETAIL REFERENCES	11.12.2023
4052-MA-EN-EL-DR-2200-D03 EXISTING AND PROPOSED ELEVATIONS C AND D WITH WALL TYPES AND DETAIL REFERENCES	11.12.2023
WBS EPSITEC STONE WOOL EXTERNAL WALL INSULATION SYSTEM FOR STEEL FRAMED BUILDINGS CERTIFICATE PRODUCT SHEET	17.10.2023
4052-MA-N-RP-0050-D00 DESIGN AND ACCESS STATEMENT	17.10.2023

## What level of disruption and noise might there be, and can we meet the contractor?

- The building will be fully scaffolded in order to provide protection below.
- We will install debris netting, to protect people below from debris/ tools falling etc, which will be translucent, so you can see through it.
- Contractor may work close to some balconies, so for safety reasons residents won't be able to use balconies at this time.
- The timber decking will be changed by contractors from outside, standing on the scaffold.
- There will be some limitations regarding access to balconies, whilst contractors are working there, but not for the whole period.
- There will be some noise and disruption. Please accept our apology in advance.
- We will work with residents to make arrangements as sympathetic as possible. We don't have alternative arrangements for those residents working from home. Where possible advance notice will be provided.
- We will arrange a 'Meet the Contractor Event' where we will introduce key members of their team and residents will be able to ask questions.

## How will Wandle keep residents updated regarding the progress of works once they have started?

- Wandle will keep residents updated on the progress of works via the dedicated Chloe Court and Thalia Court building safety website, resident meetings, via email and in writing.
- Chloe Court and Thalia Court website details:

<https://wandle-buildingsafety.com/chloe-and-thalia-login/>

- Username: Chloe and Thalia
- Password: CTEWSRP2023

Any feedback regarding the website would be much appreciated.

## Who do I speak with if I have any questions regarding the works, both now and during works?

- If you have any immediate questions, please email the Compliance Team: [Compliance@wandle.com](mailto:Compliance@wandle.com)
- Alternatively speak with your Neighbourhood Customer Service Officer – Ori(yomi) Maja - [Neighbourhood@wandle.com](mailto:Neighbourhood@wandle.com)
- During works a Resident Liaison Officer will be working full time on the remediation project. Any issues of concern can be reported to them, they will be on site, so will be able to provide a speedy response.
- We will introduce you to the dedicated Resident Liaison Officer at a future resident meeting.

## How else can we keep residents updated on works?

- Is there a block WhatsApp Group or Facebook Page, where we can provide works updates on?
- Would updates on the block noticeboard on the ground floor be helpful to residents?
- Would a door knock exercise be helpful, especially where residents may be vulnerable or require support/ assistance?
- A QR code can be provided, so residents can access updates using their mobiles. Would this be helpful?
- Anything else residents would recommend?

# Next Steps

- We will start the tender process in April 2024, so a contractor can be selected to complete the remedial works
- Works are due to start September 2024
- Works will take approximately 18 months
- Ahead of works starting we will arrange a Meet the Contractor meeting, so residents can meet the contractor, you can ask them questions about works and start building a working relationship
- You will be introduced to the Resident Liaison Officer at this meeting
- We will update the commercial units downstairs, so they know of the works and timeline too
- All updates will be provided as agreed earlier eg block noticeboard, email, website etc

Any Questions?