

ParkgateAspen

STATEMENT RE EXTERNAL WALL REMEDIATION

Re: Berkeley Tower, Hanover House, Belgrave Court, Eaton House
Canary Riverside Estate, Westferry Circus, E14 8RH

We apologise for the hiatus in our regular cladding updates. This is due to major changes in the government's approach to state-funded remediation - started under Robert Jenrick and now under its third Secretary of State since inception. Fortunately these changes will benefit Canary Riverside.

Earlier this year, the DLUHC (formerly MHCLG) withdrew their controversial '*Consolidated Advice Note*' published in January 2020 which was the catalyst for the wholesale cladding remediation projects being undertaken throughout the country. The '*Consolidated Advice Note*' was replaced with a new code of practice '*PAS 9980*' which allows for a competent professional, such as a Fire Engineer, to conduct a Fire Risk Appraisal of External Walls (FRAEW) on a risk-proportionate basis.

As many of you will be aware, a typical building at Canary Riverside contains multiple cladding types, the majority of which had originally been recommended for remediation. The extent of such works would necessitate the scaffolding of nearly every elevation of the building for a prolonged period.

Following a number of specific *PAS 9980* assessments, we are very pleased to report that our consultant Fire Engineer is now satisfied that many of the potentially combustible materials previously identified as needing remediation will now be cleared to remain untouched.

In accordance with updated guidance issued by the DLUHC just last week, when re-opening the Building Safety Fund to new applications, we are now expecting our Fire Engineer to submit a full FRAEW which will form the basis of a reduced scope of remediation works.

Whilst we cannot confirm specifics at this stage, we anticipate that the works will be simpler, quicker and much less impactful on residents than previously envisaged.

We have also taken steps to accelerate our programme by submitting a '*Building Control Full Plans Application*' which has been accepted by the local authority. This will allow us to make a higher initial drawdown once government funding is awarded and has the benefit of allowing the works to proceed under the current building regulations in contrast to the more stringent and costly regulations said to be in the pipeline to be introduced very soon.

Whilst we all hoped for the remediation works to have started by now, we expect the changed rules to more than make up time lost in bureaucracy by the reduced scope of works. Our current estimate is to be in a position to commence works in January 2023.

Should you have any questions, please contact the cladding team via: steven@parkaspen.co.uk

This bulletin is dated 02 August 2022.



Parkgate Aspen Ltd.