

22 July 2022

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To whom it may concern,

9, 11, 13, 15, 17 and 19 Robsart Street and 1, 3, 5, 7, 9 and 11 Thornton Street, Stockwell, SW9 – external wall remediation

Please find the below information relating to the required remediation work to the external wall system at the following addresses, for the attention of lenders:

- 9 Robsart Street, SW9 0AE
- Flats 1-28 at 11 Robsart Street, SW9 0AE
- 13 and 15 Robsart Street, SW9 0AE
- Flats 1-6 at 17 Robsart Street, SW9 0AE
- 19 Robsart Street, SW9 0AE
- Flats 1-6 at 1 Thornton Street, SW9 0BL
- 3 and 5 Thornton Street, SW9 0BL
- Flats 1-9 at 7 Thornton Street, SW9 0BL
- 9 and 11 Thornton Street, SW9 0BL.

These are the typical questions asked by lenders when looking at whether to lend on a property which may be affected by external wall issues.

1. Has there been a review of the building, commenting on external wall in relation to fire safety being carried out in accordance with the latest government advice?

Yes, a review has been carried out by a qualified fire engineer, which has identified issues within the external wall system.

2. Did the review result in any remedial works being required to the building?

Yes, work is required to replace cladding panels, as well as the insulation and cavity barriers behind them. In addition, cavity barriers need to be installed behind brickwork and the EPS render system needs to be replaced.

3. Have the works been completed/commenced?

Work is due to begin on Monday 25 July and is expected to complete by May 2023.

4. Will any costs be passed on to the leaseholders?

Leaseholders will not have to contribute to the remediation of the above issues in the external wall system.

5. What is the current rating stipulated on the EWS1 form for this block?

Once the work is completed, the EWS1 form rating will be B1.

6. Who will be issuing the revised EWS1 form when the external works are completed?

The EWS1 form will be issued by fire engineering firm IFC. Further information on IFC can be found on their website: <https://www.ifcgroup.com/>. The form will be posted on the FIA Portal once it is available: <https://www.fia.uk.com/>.

Kind regards

Suraj Shah
Head of Building Safety