

26 July 2023

To whom it may concern,

Best House, Smith House, Yashin House – external wall remediation

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

- Best House, Matthews Close, HA9 8FE
- Smith House, Matthews Close, HA9 8FD
- Yashin House, Matthews Close, HA9 8FG.

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. The review has been undertaken in line with PAS9980 Guidance.

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

Yes, work is required to replace insulation and cavity barriers behind the spandrel panels located in the central stair cores.

3. Have the works been completed/commenced?

Work began in July 2023 and is expected to complete by December 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 KIWA. Further information on KIWA can be found on their website: <https://www.kiwa.com/gb/en/>. The form will be posted on the FIA Portal once it is available: <https://www.fia.uk.com/>.

Kind regards

Graeme Manley
Head of Building Safety