

update



Issue 11 : APRIL 2024

Intro

Update from Johnathan de Beer,
Remediation Team Lead



We're a few months into another busy year at East Village, and I want to take this time to thank all residents for their cooperation and patience as we continue to work to remediate the buildings around the park. This year will see works to the external façade of some buildings take place, along with the preparation works for our internal remediation programme which will start next year.

This newsletter serves as a general update for the whole village, but if you have specific questions about your building, please do get in touch.

It was great to speak to so many residents at our pop-up event in Mirabelle Gardens in February and answer your questions. You'll see us on **Saturday May 17th** at Belvedere for our next event. More details will be shared soon!

We also want to ensure we communicate in the easiest way for you, so please do let us know how best we can update you about the remedial works going on around the park and we will do our best to accommodate specific requests.

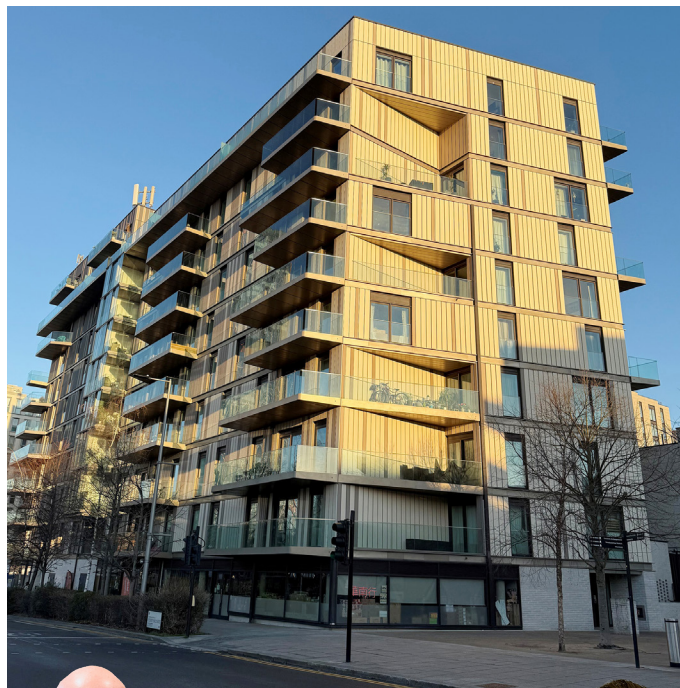
Update

from Vicki Costello,
Estates Director



We are excited to introduce the Resident Engagement Strategy (RES), which outlines our commitment to resident communications. The strategy's consultation period launched in mid-March and from this, we gathered feedback to further shape our approach. Along with the Resident Engagement Strategy document, we have launched a new website www.evml.co.uk, where up to date information on fire evacuation strategies and other useful safety information can be found.

Throughout the village, work is ongoing to address automatic opening vent (AOV) issues in various buildings, and affected residents will have received direct updates on these.



N26

Update from Peter
Jolly & Aidan Hardiment



We're thrilled to be able to announce that façade works to Chroma Mansions, Kaleidoscope House, Meller House, Patina Mansions and Seasons House have now completed.

The work, carried out by EVML's contractor, Errigal, was completed with minimal disruption and ahead of schedule. All non-compliant materials within the façade were replaced to meet the latest building safety standards.

Chroma Mansions, Kaleidoscope House, Meller House, Patina Mansions and Seasons House have now all received their EWS1 forms.

Now that works to the facade of N26 have completed, the site compound at Mirabelle Gardens will be handed to EVML for use by its Estates team. The site office will remain monitored by security 24/7 and residents will be updated with any future plans for the area. The resident pods will be unavailable until further notice.

**PLEASE ENSURE THAT THERE ARE NO FIRE HAZARDS ON BALCONIES.
THIS INCLUDES BARBECUES, FIREWORKS AND ELECTRIC LIGHTS.**

**PLEASE HELP US BY STAYING ALERT AND NOTIFYING US OF ANY
SAFETY BREACHES OR CONCERNS YOU MAY HAVE.**

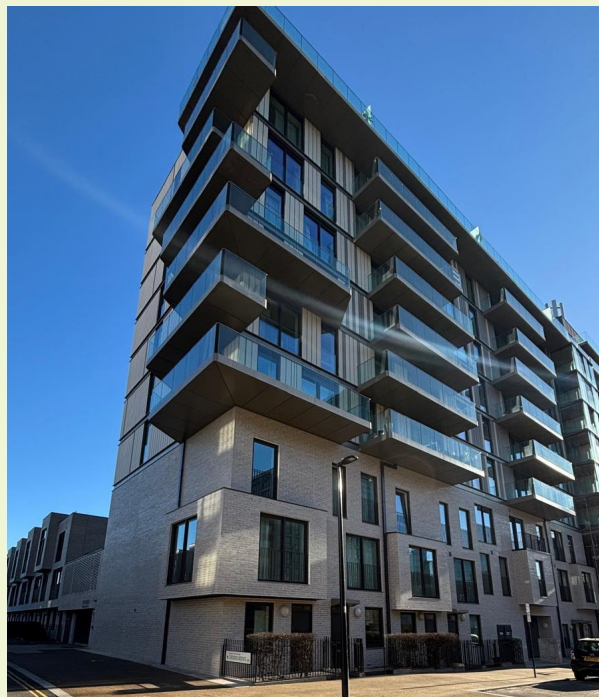


External works

Work on balconies, soffits, and spandrel panels is planned for a number of buildings (listed below). The technical design for the first seven buildings is currently with the Building Safety Regulator (BSR) for approval. However, due to significant delays affecting BSR applicants, they have requested a pause on further submissions while they explore a more efficient process for handling the large volume of applications from EVML.

As a result, a clear timeline cannot yet be provided, but updates will be shared with affected buildings as soon as possible. In the meantime, EVML continues to prepare applications in anticipation of BSR's acceptance. Priority for the first phase of work will be given to buildings without EWS1 forms.

- Balcony decking and or soffit panel replacement - Sable House, Titian Heights, Mara House, Fortuna House, Zeller House, Meander House, Karner House, Maya Apartments, Coville Mansions, Istra House, Lucia Heights, Samphire Heights, Festive Mansions, Titan House, Rye Mansions, Verna House, Aurelia House, Asterid Heights
- Spandrel panel replacement - Kotata House and Tayberry House



- **Balcony:** A balcony is a platform enclosed by a balustrade on the outside of a building, with access from a door.
- **Soffit:** A soffit is the underside of a balcony.
- **Spandrel:** A spandrel is the metal panel between two windows.

■ **EWS1 form:** An EWS1 form (External Wall System) is a standardised assessment form used in the UK to confirm whether the external wall system of a residential building has been adequately assessed for fire safety.

Internal works

In 2024, we completed surveys of all communal fire doors and some front entrance doors across the park. After these surveys had been completed, our independent Fire Risk Assessor (FRA) recommended the investigation of some partition walls to ensure that compartmentation meets fire safety standards. The programme of internal remedial work will be bespoke for each building, factoring in works to lift shafts. We are planning the work needed in your building and will share more information with you as soon as possible.

If you have any further questions, please do get in touch.



■ **Compartmentation:** Compartmentation is the practice of dividing a building into fire-resistant compartments to control the spread of fire and smoke. The compartmentation in your building comprises of stud partition walls, fire doors, cable ducting and filler material used in wall penetrations.

■ **Automatic Opening Vents:** Automatic Opening Vents (AOVs) or smoke ventilation systems are designed to help ventilate and extract smoke from buildings during emergencies. This helps keep you safe in case you need to evacuate the building.

LFB Home Checker



London Fire Brigade has created a Home Fire Safety Checker. The valuable tool guides you around each room of your home, helping you uncover risks and provides tailored advice. EVML recommends residents complete this checker to ensure the utmost safety in their home and to further their understanding of how to reduce their risks. Visit the link below or scan the QR code, right.

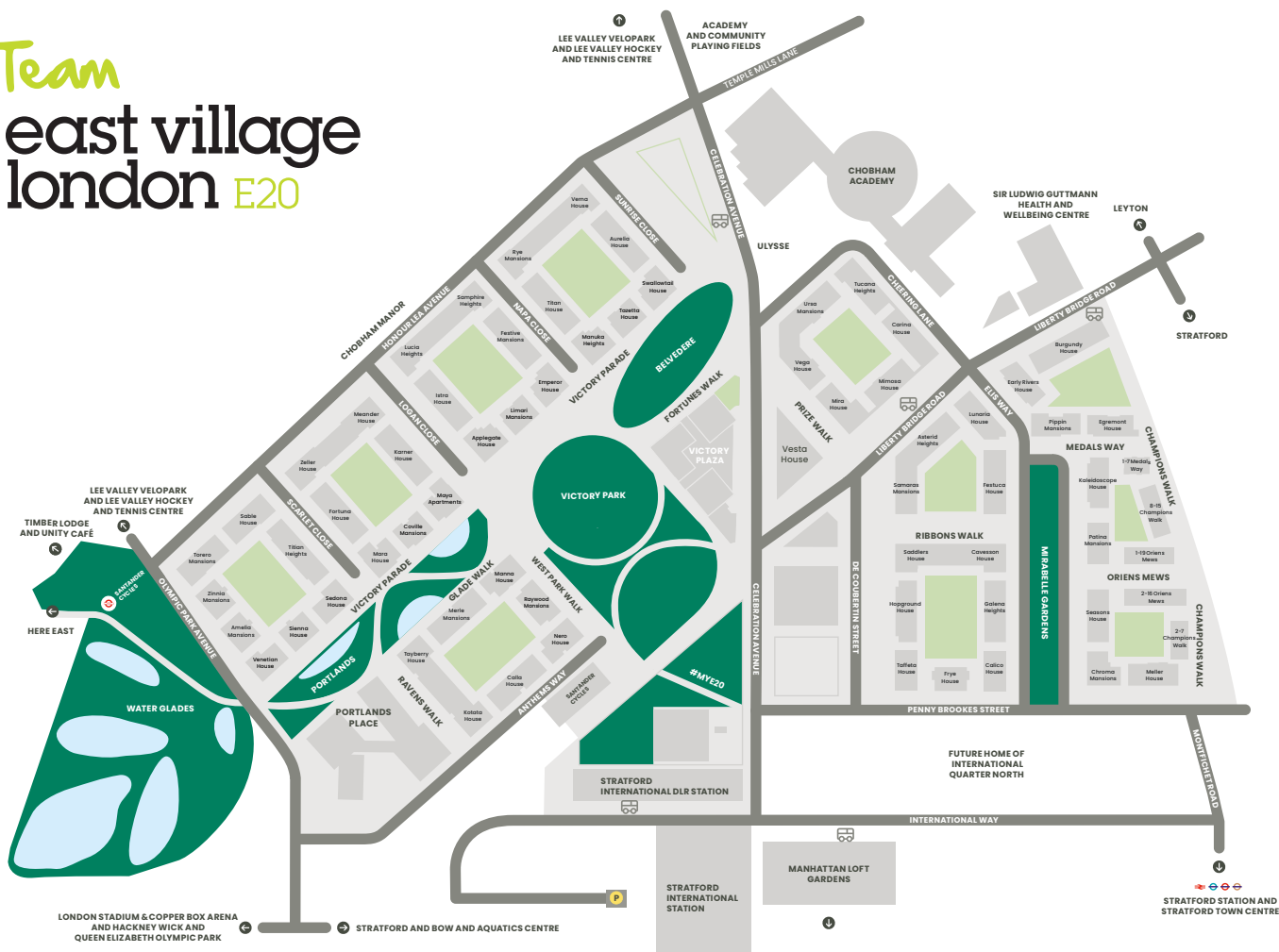
<https://www.london-fire.gov.uk/home-fire-safety-checker/>



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Team east village london E20



Spring Photo Competition!

With brighter days ahead, we want to see your favourite sign of spring in East Village! Whether it's blooming flowers, sunny strolls, or a cute pet enjoying the season, snap a photo and send it to BST2@eastvillagemanagement.co.uk by 30th April 2025 for a chance to **win a £50 voucher to Bobo & Wild!**

This month, we're shining a light on Bobo & Wild, a local gem that's all about fresh, feel-good food. With a focus on plant-based ingredients and vibrant flavours, they serve up everything from nourishing smoothie bowls to delicious salads and wholesome treats. Whether you're vegan, gluten-free, or just love great food, there's something for everyone.

BOBO & WILD



Get in touch!

We value your feedback! If you have any questions, feedback or would like to see something featured in the newsletter let us know!

- BST2@eastvillagemanagement.co.uk
- For remediation information: www.eastvillageremediation.co.uk
- For estates information: www.evml.co.uk

If you wish to receive regular updates directly from the Errigal team, including this newsletter, please scan the QR code to head straight to our website and sign up!

