

update

Externals
works under-
way for first
buildings
See page 2 for
more info

Issue 14 : APR 2026

Estates update

from Yvonne Byrne, Interim Estates Director

I hope you are all well and enjoying life around East Village as we transition into Spring. Thank you, as always, for playing your part in keeping the Village a safe and welcoming place for everyone.

Before we get into this edition's updates, I'd like to introduce myself. My name is Yvonne Byrne and I've recently joined the team as Interim Estates Director here at East Village. It is a pleasure to be taking on this role and I look forward to working closely with the team and with residents across the Village.

To help our team continue prioritising safety across the Village, I wanted to highlight a few important updates and reminders:

■ BUILDING PAGES:

Please take a moment to review your building's evacuation strategy on its dedicated building page, so you can confirm whether a 'Stay Put' or 'Simultaneous Evacuation' approach applies. It is essential that everyone is familiar with the correct procedure for their building, so that – in the unlikely event of an emergency – all residents are well prepared to respond safely and appropriately.

You can access your building page from the homepage at evml.co.uk

■ FIRE DOOR INSPECTIONS:

Our programme of apartment fire door inspections continues across East Village. These checks help to ensure front doors are working properly to reduce the spread of fire and smoke. If you are contacted to arrange access, we'd kindly appreciate your cooperation.

Residents can view the recent News item on the website – [Front door fire safety inspections – your questions answered](#) – for more information on these routine inspections.

■ PEEPs:

We are also continuing to support Personal Emergency Evacuation Plans (PEEPs) for residents who may require assistance in an emergency. If you believe this applies to you or someone in your household, please do get in touch via your landlord (see p3 for contact info) so we can ensure the right support is in place.

As always, thank you for your cooperation and for helping us keep East Village safe for everyone.



Remediation update

from Johnathan de Beer, Remediation Director

I'm very pleased to report that the externals works began on 31st March.

Over recent months, our focus has been fixed on progressing external remediation so that we can move into this next phase of delivery. This has followed close engagement with the Building Safety Regulator (BSR) to support the necessary approvals for these works – and with the first few buildings given the green light by the BSR, approvals are now continuing to come through.

We have also been focused on further technical investigations. Thank you to those of you who have recently taken part in these across selected homes. This work has been vitally important – and I

can reassure you that it is not due to any new or immediate safety concern.

The purpose of these investigations has been twofold: first, to help determine the work required; and second, to enable our technical experts to progress the legal and funding processes that will ultimately support the next phase of remediation.

We know how important clear updates are as the remediation programme progresses. Through drop-ins, 1-to-1 meetings, emails to info@evml.co.uk, and the pages residents are viewing at evml.co.uk, we continue to build a clear picture of where more information and support are most needed.

We also recognise that many of you are

keen to see steady progress, particularly where future plans or property sales are concerned. While some parts of the programme take time to move through technical design, regulatory approval and funding processes, this work is essential to ensuring the right long-term solutions are delivered safely and effectively.

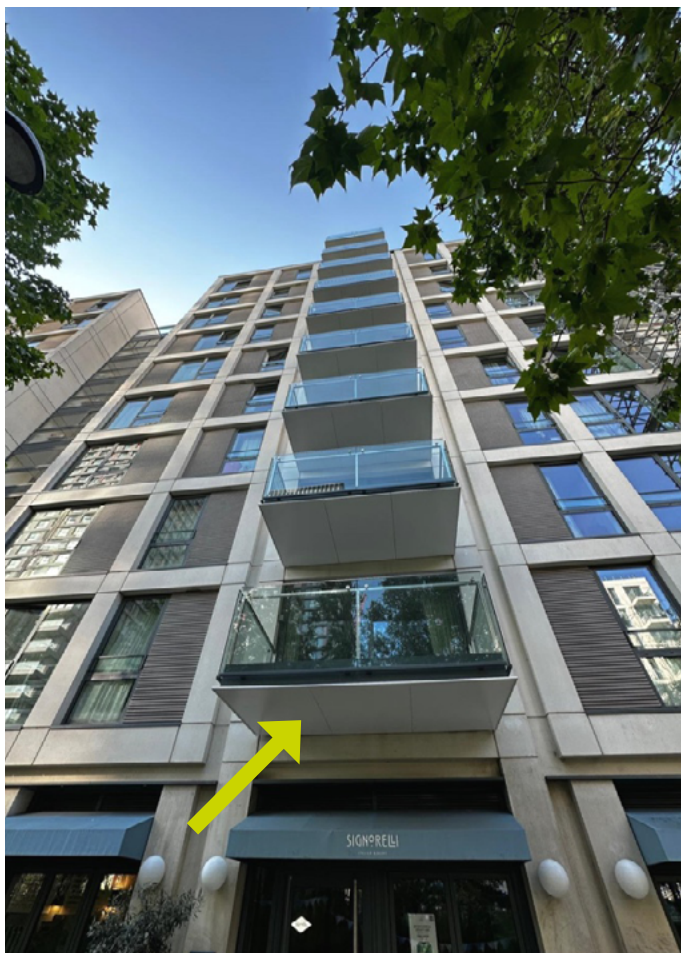
Alongside regular website updates and building-specific communications, this newsletter is another way we aim to keep you informed about progress across East Village.

Thank you, as always, for your patience and engagement. If you have questions about your building, please do get in touch.

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

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





A remediated balcony soffit (underside panel) at Sedona House

External works update



What are the external works?

External works are planned for a number of buildings across East Village, affecting the buildings listed below. These works include replacing balcony decking with fire-resistant materials and upgrading balcony soffits.

Where are we now?

Site set-up began on 31st March and works on the first buildings are due to soon commence, starting with Titian Heights. The programme will vary from building to building, and affected residents will receive information specific to their block.

Errigal has been appointed as contractor for these works following a competitive tender process. Residents in affected buildings will receive a separate leaflet with this newsletter containing more detailed information, including what to expect during the works.

List of buildings requiring external works:

- Asterid Heights
- Aurelia House
- Coville Mansions
- Festive Mansions
- Fortuna House
- Istra House
- Karner House
- Kotata House
- Lucia Heights
- Mara House
- Maya Apartments
- Meander House
- Rye Mansions
- Sable House
- Samphire Heights
- Tayberry House
- Titan House
- Titian Heights
- Verna House
- Zeller House

Internal works update



What are the internal works?

In previous newsletters, we shared that we're preparing to carry out fire safety works inside all 63 former Olympic buildings at East Village. These works focus on improving fire performance, where considered necessary, in the partition walls between apartments, corridors, stairwells and lift shafts.

Where are we now?

We've continued to carry out further investigations to help us better understand the existing construction of the walls and the scope of works that may be required. Thank you again to the residents whose homes have been involved in this process.

The results of these investigations are being reviewed by our fire experts to help determine the appropriate remedial solution. We're also in the process of specialist fire testing which continues. This will provide further technical evidence on how different wall types perform in relation to fire.

This work is necessary to help us confirm the scope of works, the delivery approach, and the information needed to support applications to the BSR.

As soon as we're able to confirm more detail on programme timings and access arrangements for individual buildings, we'll share this directly with you.



Early Detection Alarms update



We're continuing to progress the Early Detection Alarm (EDA) project for buildings that remain on a Simultaneous Evacuation fire strategy.

An EDA is a fire safety system designed to identify signs of fire. The systems proposed at East Village comprise wireless heat detectors in apartments and communal areas, connected to a central hub. Once installed, EDAs can support the removal of the waking watch in affected buildings.

Since our last update, renewed Fire Risk Assessments have been carried out and the findings from those have resulted in some buildings returning to a Stay Put strategy. Where this applies, an EDA is no longer needed. If you are unsure whether this affects your building, please check your building page on the website or contact us.

We're working closely with our technical advisors and seeking clarification on whether an application to the BSR will be needed in order to progress the EDA project. We will share further updates with affected residents as this develops.

Separately, we're preparing to engage with a contractor to carry out repairs to the existing EDA system in Kaleidoscope House, Meller House and Burgundy House.

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Come to our DROP-IN DAY

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Saturday 16th May
12.00pm-3.00pm
at Victory Park.

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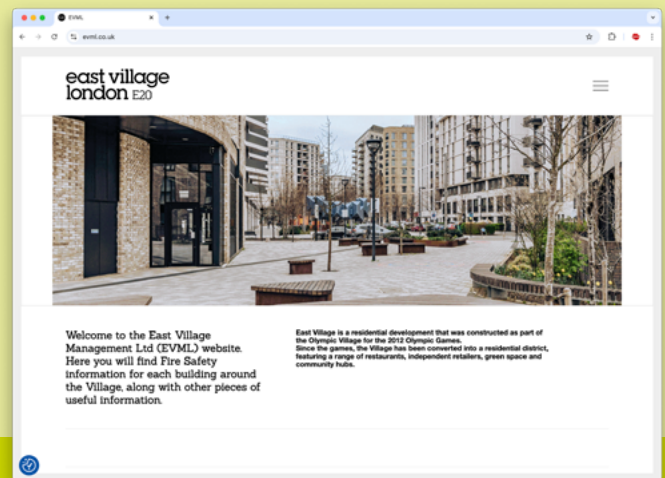


Website reminder:

Please remember to regularly visit our website to stay up to date with the latest information and updates.

The website is your main source for key updates, including building-specific safety information, the latest news and announcements, and progress updates on the remediation projects taking place across East Village. You can also find previous editions of the newsletter for reference.

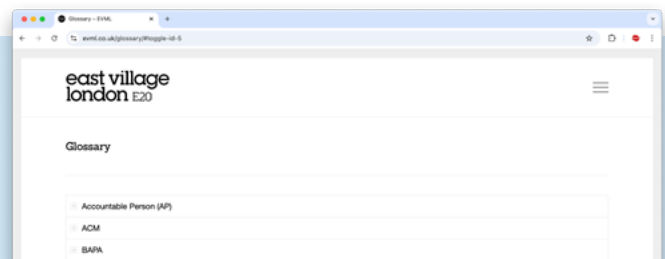
We know some residents have asked whether website push notifications can be introduced and we are exploring this. In the meantime, when key pages are updated, we will continue to notify residents via their landlords as well. Keeping up to date with the website will help ensure that you have the latest information relevant to your building.



visit: evml.co.uk

Need help with technical wording?

You can find simple explanations of key terms in the glossary on our website: evml.co.uk/glossary



Reminder: Who to contact

Knowing who to speak to helps get things sorted quickly:

- **Inside your home:** Contact your landlord info@triathlonhomes.co.uk or hello@getliving.com
- **Communal or estate-wide issues:** Your landlord, who will escalate to EVML Estates team
- **Questions on planned remediation work:** EVML remediation team, info@evml.co.uk
- **Urgent safety or security issues:** Go straight to the Security Team (24/7) **Tel. 0208 221 7013**
- **Council services:** Newham Council newham.gov.uk

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!

■ info@evml.co.uk

■ For information on your specific building: evml.co.uk

