

ParkgateAspen

STATEMENT RE EXTERNAL FAÇADE CONSTRUCTION

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

As we draw to the end of a really challenging year, please find an update below on the status of the external wall and cladding issues.

- Our applications to the Building Safety Fund (BSF) in respect of Canary Riverside are progressing well and we are working with a dedicated case officer at the GLA toward submitting a costed scheme for approval.
- Although the BSF deadlines were extended last week by 6 months, we remain broadly on track with the original timeframe which we hope will put us at an advantage in terms of maximising our opportunity to obtain funding.
- At the time of writing, Hanover House (not being high rise) has still not been confirmed as eligible for funding. However, based on our submissions we hope that this will ultimately be deemed eligible.
- We appreciate the patience and understanding of all residents whilst extensive scaffold was erected across the property to necessitate intrusive investigation to the external wall systems. The final sections are still on track to be fully removed before Christmas.
- The Chartered Fire Engineers at IFC have recommended that remediation to a number of areas of the building will be necessary before an acceptable EWS1 form can be issued. This will include remediation of the glazed curtain walls, spandrel panels, render and zinc cladding sections.
- Crucially however, IFC have recommended that the brickwork façades will not require remediation. This makes up the vast majority of the external elevations thereby saving us very significant expense and disruption.
- A timeframe for undertaking the works will become clearer in the New Year once our scheme is submitted after which we will be able to outline a more definitive timeline as to when an acceptable EWS1 form can be issued thereby unlocking many stalled sales and re-mortgages which have been affected by this crisis.

This bulletin is dated 22 December 2020.

Further updates will be provided as the process continues.



Parkgate Aspen Ltd.
Managing Agents