

ParkgateAspen

STATEMENT RE EXTERNAL WALL REMEDIATION

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

In our last cladding statement, we indicated that the new PAS 9980 regime for reviewing external wall systems was likely to mean a reduction in the scope of the works required at Canary Riverside.

The specific cladding type we had hoped could be retained are the render panels which are prevalent across all buildings in the development appearing on nearly every floor. Following our successive appeals to the Building Safety Fund, these render panels have so far been approved as eligible on Berkeley Tower & Hanover House but, oddly, not for Belgrave or Eaton House. Our experts are however very confident that these will ultimately be approved.

Examples of these render panels are shown below.



Whilst our Fire Engineers consider that an argument could be put forward to retain these render panels on all four towers, we've been forced to consider the following questions as part of our wider strategy:

- a) Whilst our current Fire Engineer may deem these panels 'low risk,' who is to say that another engineer, in say 5 years' time, may come to the same conclusion when doing a risk assessment?
- b) The regulatory framework in terms of fire safety is changing rapidly. In the past year alone, 3 major pieces of legislation have come into force and advice and guidance is changing constantly. How might our approach be affected were we to leave these items in situ?
- c) The BSF have confirmed these panels are eligible for funding on at least 2 buildings. Is it not prudent to accept their offer whilst it is still there?

In view of these concerns and having consulted with the professional team, it would appear to be in the interest of the Estate for these render panels to be included within the scope of works notwithstanding the impact this will have on the programme and duration.

On that basis, we expect to hear back from the BSF in the coming weeks with a funding offer and would hope to be in a position to commence works in the spring. Works on site will accelerate in view of us having been issued with a Full Plans Building Regulation Certificate for the works. This certificate means that as much as 80% of the project costs can be drawn down from the BSF once the Grant Funding Agreement is signed.

We are also pleased to inform you that earlier this month the BSF Appeals Board determined that the zinc cladding on Eaton House is in fact eligible for funding despite them having decided otherwise in our last appeal.

Should you have any questions, please contact the cladding team via: steven@parkaspen.co.uk

This bulletin is dated 19 December 2022.

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a long, horizontal, wavy line that ends in a small arrowhead pointing to the right.

Parkgate Aspen Ltd.