

30th June 2022

RE: Hamilton House, External Wall Project

Dear Leaseholder,

Previously, we informed you that the Building Safety Fund Application for Hamilton House was on hold whilst discussions between the Freeholder and Homes England take place. I'm pleased to say that the application process has now resumed.

Further to this, we have also received the outcome of our appeal for areas that the Building Safety Fund (BSF) have previously rejected. In this, we were appealing their decision on four wall types, these being:

- Aluminium Composite Panels with Polyisocyanurate (PIR) Insulated Cores Spandrel Panels, aluminium sandwich panel with PIR insulation. Euroclass D
- Aluminium Composite Panels with Expanded Polystyrene (EPS) (Spandrel Panels, aluminium sandwich panel with EPS insulation. Euroclass D)
- Granite Tile System
- Timber Balcony Decking/Timber Decked Communal Walkways

We have been successful in overturning their decision on two of these areas, as you can see below. This is a great step forward and will allow greater clarity and ease for the project team to continue their work toward planning the remediation.

Unfortunately, The Building Safety Fund continue to state that the Granite Tile system and Timber Balcony Decking/Timber Decked Communal Walkways, are not eligible. This decision is disappointing, as the Project Team worked hard on producing a comprehensive report as to why it is necessary these elements are completed.

According to the Building Safety Fund, they continue to reject these areas because they claim the materials are not eligible in the case of the Granit Tiles and outside the scope of the Fund for the Balcony/Decking areas.

Fortunately, we can re-appeal the rejected areas. The project team will now be looking at carrying out further surveys, collating evidence and producing another comprehensive argument as to why these elements require remediation that are within the scope of the Building Safety Fund.

We continue to have fortnightly meetings with the BSF, and we will work closely with them to evaluate the options that are available to us and progressing the application along as quickly as possible.

I know that although there is some good news in this letter based upon some positives steps being made towards the remediation of Hamilton House, some of the news in this letter is also disappointing. I assure you that we not only share in your disappointment but are also doing all that we can to secure the funding from the Building Safety Fund and progress our application, along with the project, as swiftly and diligently as possible, so that the remediation can begin.

Wall Type	Eligibility status	Decision
Aluminium Composite Panels with Polyisocyanurate (PIR) Insulated Cores Spandrel Panels, aluminium sandwich panel with PIR insulation. Euroclass D	Eligible at Appeal Board	Due to the eligible insulation present, the system meets the funding criteria
Aluminium Composite Panels with Expanded Polystyrene (EPS) (Spandrel Panels, aluminium sandwich panel with EPS insulation. Euroclass D)	Eligible at Appeal Board	Due to the eligible insulation present, the system meets the funding criteria
Granite Tile System	Ineligible at Appeal Board	No eligible materials identified. Therefore, the system does not meet the funding criteria
Timber Balcony Decking/Timber Decked Communal Walkways.	Ineligible at Appeal Board	Element is outside the scope of the Building Safety Fund

Should you wish to discuss any of the above, please don't hesitate to contact me at BuildingSafety@liv-group.co.uk

Thank you.

Yours sincerely,

Ryan Tones
Building Safety Officer