



13 July 2023

Dear leaseholders,

**RE: 1-57 Cumberland House, Erebus Drive, London, SE28 0GE**

As you may be aware, in April 2022, we announced we had signed the industry Building Safety Pledge, committing to undertake any necessary remediation work to resolve fire-safety issues at buildings we developed, over 11 metres in height, over the last 30 years. You may have also seen that we signed the Developers' Self Remediation Contract in March 2023, which brings the commitments we made in the [Building Safety Pledge](#), into law.

I am pleased to confirm that Cumberland House is covered by our pledge and Barratt will therefore be taking forward any necessary remediation or mitigation works at your building, with no costs being passed on to leaseholders. A Fire Risk Assessment of the External Walls (FRAEW) has now been completed under the PAS:9980 methodology, and this has determined that remedial works are necessary and have informed a full scope of works that are currently being tendered.

It is planned that the remedial works to the development will begin in December 2023 and we currently expect the programme to last approximately 24 months, with works set to be complete by December 2025. Please note that these are preliminary timescales and may be subject to change due to factors outside of our control such as planning permission and other statutory approvals. However, please be assured of our commitment to complete the works as soon as is practically possible.

The remedial works will involve the complete replacement of the EPS insulated render system, which covers approximately 90% of the overall development building façade, together with the replacement of other individual items identified by the PAS:9980 assessment carried out for the development. Please be aware that the scope of these remediation works is an outline only with the full details provided in the FRAEW report for the building.

We do appreciate that there continue to be issues around mortgage lending, which is an industry-wide issue affecting countless leaseholders across the UK. We continue to lobby government on a regular basis in an effort to find a solution and know that, for example, on 9 January 2023 the [lending community](#), in partnership with RICS, issued additional guidance confirming they would be willing to consider mortgage applications where developers have committed to fully remediating buildings. Please consider this letter a confirmation of the above.

We understand that you may have questions and concerns regarding the remediation works and we will send a further communication to all residents at a later date to introduce the dedicated team who will be managing the remedial programme on the ground. Once the works begin on-site, a dedicated on-site Resident Liaison Officer (RLO), will provide support and be the first point of contact for any residents' enquiries for the duration of the works.

In the meantime, if you have any enquiries regarding the above, please contact your Managing Agent in the first instance as they will be best placed to help. If a more detailed response is required, we will of course assist where necessary.

Kind regards,

A handwritten signature in black ink, appearing to read 'b. lohead', enclosed in a thin black rectangular border.

**Brian Lohead**

Director – Building Safety Unit  
Barratt Developments PLC