



New Festival Quarter, Poplar Aluminium Composite Material (ACM) Cladding

12th October 2018

Dear New Festival Quarter Resident

Bellway Homes and Peabody have agreed to work together to replace the ACM cladding at New Festival Quarter, Poplar. Although the buildings were signed off as having met Building Regulations at the time of construction, we recognise there are concerns surrounding cladding following the Grenfell fire and, as a responsible developer, we want our customers to have peace of mind that the cladding will be replaced. The development partners, Bellway and Peabody, will be working with the freeholder, Adriatic Land 6 (GR1) Limited and NHBC (provider of the 10 year warranty on your homes) to ensure that no costs associated with the cladding replacement or safety temporary measures will be passed on to residents.

What Happens Next?

Bellway has already appointed designers to draw up details of the replacement cladding and had preliminary discussions with planning authorities. We expect this design work to be completed within the next month or so, after which we will go out to tender to specialist contractors. The date that the work starts will be dependent on issues such as how long it takes for both the contractor and the materials to be available. We do not expect that work will start until summer 2019 but will commence the works as soon as possible.

Will the building look the same?

The material used to replace the ACM will be selected based on two criteria:

1. Technical / Fire Properties. The cladding will meet Government requirements for testing and combustibility.
2. Aesthetics. The cladding used will match, as near as possible, the existing cladding on the building in colour and appearance.

Resident safety

Bellway has already paid for the installation of fire alarms and heat detectors to meet the requirements of the Fire Brigade until the cladding is replaced.

General information and questions on management, maintenance and safety at the development will continue to be provided by Pinnacle Places on behalf of the freeholder. They will also keep you updated on progress with cladding replacement.