

# Building and fire safety update

## Ark Royal House

### Current position

Great news - we have all areas signed off and we can now look to order the approved materials.

Getting to this stage has taken longer than we initially expected. Thank you for your patience as we've worked through each stage to gain the final approval.



### Proposed works

What's involved to complete the work within your home?

- We'll disconnect the boiler flue from the inside of your property
- A stainless-steel sleeve will be slid into the boiler flue opening, and the original boiler flue will then be reinstated through the stainless-steel sleeve
- Next, we'll finish off the area around the flue and carry out a full 26.9 gas check to ensure everything's safe and compliant
- There's a possibility that we may need to make some boiler flue openings slightly larger. Where this is the case, it will be assessed on an individual basis

### Next steps

We'll now start to order the materials. They typically take 4 – 6 weeks to be delivered.

We'll then arrange appointments with each flat. The expected length of time for each appointment is 2 to 3 hours. However, if the engineers decide more time is required then they'll let you know prior to starting the work.

We're proposing for 2 teams to be on site to do this work, and each team will complete 2 flats per day (4 flats per day in total).

We'll be in touch within the next 2 weeks with a further update.

## Any questions?

We have a number of ways to get in touch - visit [www.vividhomes.co.uk/contact-us](http://www.vividhomes.co.uk/contact-us)  
If you have any questions regarding fire safety, please email [firesafety@vividhomes.co.uk](mailto:firesafety@vividhomes.co.uk) or phone 0800 652 0898



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# Frequently asked questions

## Ark Royal House

### **I'm selling my flat - can I have an EWS1?**

We have the current B2 rated EWS1, and we can supply this to you. We can also provide a support letter upon request.

### **Why was another survey required?**

A fire engineer, with a company called Tri-Fire, has been expelled from the Institution of Fire Engineers (IFE). This is relating to issues with professional conduct over fire risk assessments. The actions of this fire engineer at Tri-Fire have caused a nationwide issue affecting many landlords and housing associations. We no longer use Tri-Fire for assessments, but some buildings were previously assessed by them. Although the IFE says these assessments remain valid, we're re-assessing all such buildings with a new provider to avoid potential issues.

### **Why did the EWS1 get downgraded?**

PRP highlighted issues with some of the vertical barriers and the best course of repair was to do works around the cavity wall and the flues.

### **Will the current rating impact/delay the sale of my flat?**

That's dependent on your mortgage provider, however we'll do our best to progress the works as fast as possible and can provide a support letter too.

### **Is my flat unsafe until the proposed work is completed?**

No, interim measures have not been needed, and your home is safe.

### **Do all flats have to be remediated?**

Yes, it's important that all homes have work done.

### **What if I or another neighbour doesn't want this work to take place?**

These works are important to help keep everyone in the building safe, and we're keen to work together with all residents in a positive and supportive way. We appreciate your co-operation and, where needed, we'll follow the appropriate fire safety regulations (set out in the Fire Safety Order) to ensure everything is completed properly.

### **When all the work is complete, will we then receive a B1 rating?**

Yes, to ensure the repair method is safe and appropriate, we've involved the fire engineer to review and approve the proposal. Their input helps us move forward with confidence and care.

### **How long will it take to complete this work, for the building?**

Approximately 4 weeks (dependent on getting access to flats).

### **How long will it take to receive an updated EWS1 once all work is actioned?**

After the works are completed, PRP will need to reattend to ensure they're content with the work. They will then need to complete a new EWS1.

### **Who is paying for this remedial work?**

VIVID are paying for the remedial works.

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