

Dear resident,

Following on from our previous correspondence, I wanted to set out the latest developments at Darwin Green.

A copy of our previous letter and FAQs is attached for information.

Since we sent residents our previous letter, and to offer increased reassurance, we appointed a second independent expert engineer, Simpson TWS, to review the foundation designs found at Phase One of Darwin Green, to review the differences between the foundation and ground floor details of Phase One and affected plots on Phase Two at Darwin Green, and to review the Cundall report we have previously provided.

A copy of the Simpson TWS report is attached to this letter. It provides a description of the fundamental differences between the designs of the foundations on Phase One and in the affected plots in Phase Two, including a diagram. Please note we do not hold 'as built' drawings as we build to the designs which are then inspected and approved by the NHBC. The key difference is that the floor design of the affected plots on Phase Two did not have the necessary void within it to provide space for the clay to expand and contract depending on the moisture content. The lack of void meant that movement and therefore cracking became evident during inspections. The foundation design at Phase One has that necessary void, as can be seen on the Simpsons' report.

The conclusion of the Simpson TWS report states that:

- the foundation strategy, depths and heave protection measures at Phase One are appropriate based on the ground conditions recorded in the ground investigation reports and comply with the necessary guidance
- the adoption of a fully suspended floor system with 300mm sub floor void is considered appropriate to minimise the risk of potential heave of the underlying clay soils
- building control inspection logs indicate that regular on-site review of formation depths was undertaken to all plots on Phase One to ensure foundations were installed in accordance with the technical design and drawings
- Simpson TWS agrees with the conclusions made in the Cundall report

As we have previously made clear we are absolutely confident in the quality of the homes we have built at Phase One but to demonstrate that confidence and to offer further reassurance, we will provide homeowners in Phase One with a 15-year structural warranty for each property which will commence on expiry of the 10-year NHBC structural warranty, meaning that each home has the benefit of structural warranty cover for 25 years. Within that period the warranty will continue to apply following any future sale of your Barratt Home for the benefit of subsequent owners. We are finalising the terms of the warranty at the moment and will be writing to you with further detail on this supplementary warranty in the coming days.

Over the last fortnight, we have met ward and local councillors, council officers including in the building control team and the Chief Executive to address any concerns they have and demonstrate our commitment to doing the right thing for existing residents and future customers.

We are currently working with the local authority including with environmental health officers and building control to design the correct demolition process. We will be preparing a thorough

demolition strategy which minimises the impact on existing residents and the wider environment and will communicate plans and timescales as soon as we have them.

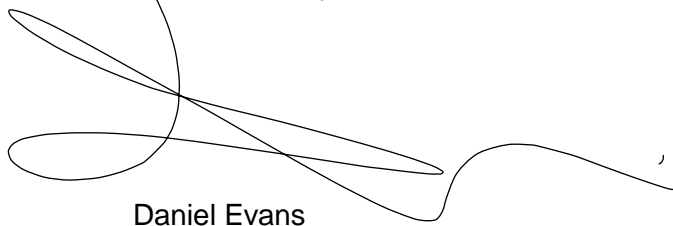
We have provided a named contact below for enquiries and we are committed to ensuring you have access to the latest information as and when it is available.

- We will contact you directly should there be any updates that affect you
- We will regularly update the development website [www.darwingreenconstruction.co.uk](http://www.darwingreenconstruction.co.uk) with the latest news and updates
- For all other enquiries, Vicki Hart, Head of Customer Care, can be contacted at [info@darwingreenconstruction.co.uk](mailto:info@darwingreenconstruction.co.uk)

We sincerely apologise for any negative impact this situation may have on you and we are fully committed to minimising any impact of the remedial work as much as we possibly can.

I hope that this further update has been useful and demonstrates our absolute priority to keep you as informed as possible. Please do not hesitate to get in touch with any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Evans', with a long horizontal flourish extending to the right.

Daniel Evans

Managing Director

BDW Cambridgeshire