

Picture Works, Nottingham | Fire safety situation report

Update 20 December 2018

At the time of our last report on 27 September 2018, the managing agent, Wildheart, had received a fee proposal from the building surveyor for the required works to replace the cladding. The surveyors have now finalised the detailed specification of works and, subsequent to approval from Wildheart and the freeholders, they will ask three contractors to provide quotes for the work between 14 January and 2 February 2019. Whilst we have not yet had sight of any quotes, we believe, as stated in our previous report, that the costs of these works will be substantial.

As per the Section 20 legislation, there will then be a 30 day consultation period to allow lessees to inspect the proposed works as outlined in the statement of estimates provided by the freeholder. Once the plans have been approved by the freeholder, the contractor will be instructed to start the works. We expect this instruction to be given by the end of March 2019, however, there could be a possible delay if the freeholder chooses to replace the cladding on the building with rendering. Although rendering is a cheaper alternative to cladding, it requires planning permission from the local planning authorities.

Running parallel to this, there is a potential claim to cover the cost of the work required to the cladding system under the building warranty. This is still being investigated, and we have not yet received any indication as to whether or not the claim will be successful.

The next update will be given by 31 March 2019, unless there is a significant development.