

## **Premier House, Edgware | Fire safety situation report**

**Update 28 June 2018**

As referred to in our previous note, a claim was lodged for each flat with CRL, who provided the building warranties for each of the flats. Unfortunately, the claim was rejected as the warranties were issued by CRL on the basis that the building had received buildings regulations sign off and a building regulations certificate had been issued.

The national debate as to whether the cost of replacement cladding works required at privately owned high-rise buildings should be borne by leaseholders or freeholders, has not concluded.

We continue to work with the residents group at Premier House who have instructed a reputable firm of lawyers to advise on our best course of action.

At this point, a number of cases have been taken to court in relation to other high-rise buildings, in an attempt to determine who should bear the costs of replacing the cladding. The residents group has deemed it appropriate to wait until some of these cases have concluded to review the situation once the outcome is clear (bearing in mind that cases may go to appeal). This will take some time, however the cost involved in taking our case to court would be much greater. To try and mitigate costs that have to be borne by the SPV, we agree that it is more prudent to await the outcome of other similar court cases.

In the meantime, the residents group has requested more detailed information and the specification of the proposed replacement cladding. This information is still awaited from the freeholder.

We will continue to play an active role in the residents group to try to bring the matter to a satisfactory conclusion. For the time being, both dividends and trading on the property will remain suspended. We will continue to update you as the situation evolves and provide a further update by 31 July 2018.