

Picture Works, Nottingham | Report

Update, 31 July 2018

At the time of our initial report, we were awaiting a plan of action from the freeholder and the managing agent, Wildheart, to remedy the situation and ensure compliance with the latest fire safety regulations.

We have since heard from the managing agent, by way of a section 20 notice of intent, which outlines the works to be carried out under the agreement as well as other works required that will be cost-effective to carry out at the same time. These comprise the provision of external scaffolding to facilitate the works; removal of the existing cladding framework and insulation, and reinstatement with a cladding facade or insulated render which is compliant with the latest fire safety regulations; external decorations to the whole building and roof repairs.

The managing agent is now in the process of obtaining quotes and planning the work, and therefore has yet to provide specific details of timings or what the cost of the work will be. However, as detailed in the previous report, we estimate that the costs will be substantial.

The potential claim to cover the cost of the work required to the cladding system under the building warranty is still being investigated, but the decision has been made to prioritise the work regardless of the claim's outcome.

We will provide another update by 30 September 2018.