

Premier House, Edgware | Fire safety situation report

Following the revisions to the fire safety regulations as a result of the tragic Grenfell Tower Fire in June 2017, we were advised that Premier House, Edgware is fitted with the same ACM Cladding as was fitted at Grenfell Tower. The cladding needs to be replaced, however, the freeholder and managing agent are still determining the best substitute material with which to replace the current ACM cladding.

An application is being prepared to the Government fund announced in May 2019 which will assist private sector landlords with buildings requiring cladding to be replaced. If successful, the cost of the works would not be claimed from leaseholders.

Update 7 October 2019

As indicated in the last update, the leaseholders were collectively trying to make an application to the Private Sector ACM Cladding remediation fund launched by the Government. Details of the fund have now been released confirming that applications to the fund may be submitted until December 2019.

In doing so, every single leaseholder of the building is required to submit a declaration confirming they have not received any state aid. Currently, nearly 70% of leaseholders have submitted their declarations and the managing agents are chasing the outstanding declarations so that the claim to the fund may be submitted before the deadline.

The leaseholders had asked the Tribunal to determine whether the freeholder could rightly recover their legal costs through the service charge. As per previous updates, the freeholder had been trying to seek confirmation from the Tribunal that the freeholder undertaking certain works (upgrading the fire alarm, etc.) without first consulting the leaseholders was plausible (as per the previous update, the Tribunal disallowed the passing on of £50,000 of the £450,000 costs incurred by the freeholder in undertaking works). The Tribunal determined that the small element of legal costs incurred by the freeholder in this respect was not recoverable through the service charge

However, the Tribunal stated that the freeholder could still claim, through the service charge, the balance of their legal costs which to date are estimated to be in the region of £60k.

We have received no further updates regarding the CRL claims or claims against the various third parties who were involved in the original conversion of Premier House and the installation of the defective cladding.

The next update will be given on 6 January 2020 unless there is a significant development before then.