

Picture Works, Nottingham | Fire safety situation report

Following the revisions to fire safety regulations as a result of the tragic Grenfell Tower Fire in June 2017, Picture Works, Nottingham was found to have inappropriate cladding. Whilst the cladding does not use ACMs, it has been found that neither the frame nor the insulation are fire rated and there are no requisite barriers.

The freeholder and managing agent are working towards remedying the situation and investigations are still ongoing to determine the correct design for the new facade support structure. Leaseholders have submitted claims to the building warranty provider and are seeking that the remedial works will be covered by the structural warranty rather than being recoverable through the service charge.

Update 7 October 2019

Over the last few weeks, chartered engineers have carried out further works to open up areas of cladding on the building to specify the correct design for the new façade support structure. As yet, the warranty providers have still not agreed liability to cover the cost of the work required to the cladding system and we continue to await a decision in this respect.

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