

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. We have now received an update in this regard as set out below.

Update 6 January 2020

The managing agents have confirmed that the warranty claim has been accepted pending approval of the managing agents' surveyors fees. Once this has been approved, the managing agents and the chartered engineers will be seeking quotes for the remediation works so that the final settlement figure may be finalised in advance of the works being undertaken.

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