**Key Questions and Answers relating to Re-Cladding of Cherry, Holly and Elm Blocks.**

*Note: Reference should be made to Chaney’s letter to affected Leaseholders dated 9th April 2021 and subsequent letter dated 15th April 2021*

**How was the Appointment of Ridge Consulting made?**

The requirement for a technical services consultant to support Chaneys and VHMC to address the cladding issue at Winterthur Way was identified during early 2020.

Chaneys invited Ridge and Partners LLP, Property and Construction Consultants to submit a proposal which they did. The proposal, dated 17 June 2020, was provided to VHMC and reviewed by Martin Edge and Stewart Smart.

ME and SS verified Ridge’s suitability via internet research and by means of references from Chaneys, who were already working with them on other sites involving cladding work.

Ridge’s proposal gave a clear scope of work and clearly set out the limits and exclusions to the scope.

Ridge proposed a percentage fee structure based on the cost of the work

* Employers Agent/Project Manager/Cost Consultant capped at 5.5%
* Principal Designer capped at 0.7%

Hourly rates were proposed for Additional Services ranging from £45 to £120 per hour depending on grade.

ME/SS requested evidence from Chaneys that these percentage and hourly fee rates were competitive market rates and satisfactory evidence of other current contracts was provided.

A contract was duly signed with Ridge covering the complete cycle of services required to support the cladding replacement.

**How was the Appointment of Stanlil Contractors made?**

Tenders for the work were received from 3 contractors and were evaluated by our consultants Ridge. The summary financial evaluation made by Ridge is as follows:

**APPENDIX A**

**TENDER COST ANALYSIS**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Tender Analysis |  |  |  |  |  |  | RIDGE |
| Client Name : |  | Victory Hill Management Company |  |  | Date: | February 2021 |
| Project Title : |  | Winterthur Way Recladding Works - Elm, Cherry and Holly Blocks | Stage: | Tender |
| Contractor: |  |  |  |  |  |  |  | Project: | 5013148 |
|  |  |  |  |  |  |  |  |  |  |
| **Original Tender Offers** |  |  |  |  |  | Tender 1 £ | Tender 2 £ | Tender 3 £ |
|  |  |  |  |  |  |  | Green Facades | Richardson Roofing | Stanlil Contractors |
|  |  |  |  |  |  |  | 1,072,296.4636,918.0037,724.0068,301.25897,607.33118,274.65Incl 804,715.5056,967.84 | 1,275,713.0058,500.000.00135,825.00660,607.2075,615.0071,100.00468,665.00Excl | 1,111,655.8125,822.508,250.0033,450.00499,064.88Incl Incl 155,734.15Excl |
| Preliminaries |  |  |  |  |  |  |
| Works | Surveys |  |  |  |  |  |
|  | Statutory approvals |  |  |  |  |
|  | Cladding removal |  |  |  |  |
|  | Cladding replacement |  |  |  |  |
|  | Fire barriers |  |  |  |  |
|  | Associated works |  |  |  |  |
|  | Balcony decking |  |  |  |  |
|  | Façade cleaning |  |  |  |  |
|  |  |  |  |  |  |  |
| CARRIED TO FORM OF TENDER |  |  | £ |  | 3,092,805.03 | 2,746,025.20 | 1,833,977.34 |
|  |  |  |  |  |  |  |  | -1,500.00 |  |
| Adjustments | Considerate contractors scheme |  |  |  |
|  |  |  |  |  |  |  |
| REVISED TENDER |  |  |  | £ |  | 3,092,805.03 | 2,744,525.20 | 1,833,977.34 |
|  |  |  |  |  |  |  |  |  |  |
| **OHP %** |  |  |  |  | % |  | 15.00 | 25.00 | 25.00 |
|  |  |  |  |  |  |  |  |  |  |
| **Clarified Offer A1 Cladding + A1 Decking** |  |  |  | Tender 1 £ | Tender 2 £ | Tender 3 £ |
|  |  |  |  |  |  |  | Green Facades | Richardson Roofing | Stanlil Contractors |
|  |  |  |  |  |  |  |  | 1,275,713.0058,500.00135,825.00933,976.00468,665.00Excl | 1,114,955.8134,072.5033,450.00529,395.88208,522.60Excl |
| Preliminaries |  |  |  |  |  |  |
| Works | Surveys and statutory approvals |  |  |  |
|  | Cladding removal |  |  |  |  |
|  | Cladding replacement incl fire barriers |  |  |
|  | Balcony decking |  |  |  |  |
|  | Façade cleaning |  |  |  |  |
|  |  |  |  |  |  |  |
| REVISED TENDER |  |  |  | £ |  | 0.00 | 2,872,679.00 | 1,920,396.79 |
|  |  |  |  |  |  |  |  |  |  |
| **Clarified Offer A1 Render + A2 Decking** |  |  |  | Tender 1 £ | Tender 2 £ | Tender 3 £ |
|  |  |  |  |  |  |  | Green Facades | Richardson Roofing | Stanlil Contractors |
|  |  |  |  |  |  |  |  |  | 1,112,755.8134,072.5033,450.00359,176.88208,522.60Excl |
| Preliminaries |  |  |  |  |  |  |
| Works | Surveys and statutory approvals |  |  |  |
|  | Cladding removal |  |  |  |  |
|  | Cladding replacement incl fire barriers |  |  |
|  | Balcony decking |  |  |  |  |
|  | Façade cleaning |  |  |  |  |
|  |  |  |  |  |  |  |
| REVISED TENDER |  |  |  | £ |  | 0.00 | 0.00 | 1,747,977.79 |
|  |  |  |  |  |  |  |  |  |  |
| **Clarified Offer A2 Cladding + A2 Decking** |  |  |  | Tender 1 £ | Tender 2 £ | Tender 3 £ |
|  |  |  |  |  |  |  | Green Facades | Richardson Roofing | Stanlil Contractors |
|  |  |  |  |  |  |  |  |  | 1,112,755.8134,072.5033,450.00505,515.88208,522.60Excl |
| Preliminaries |  |  |  |  |  |  |
| Works | Surveys and statutory approvals |  |  |  |
|  | Cladding removal |  |  |  |  |
|  | Cladding replacement incl fire barriers |  |  |
|  | Balcony decking |  |  |  |  |
|  | Façade cleaning |  |  |  |  |
|  |  |  |  |  |  |  |
| REVISED TENDER |  |  |  | £ |  | 0.00 | 0.00 | 1,894,316.79 |
|  |  |  |  |  |  |  |  |  |  |
| **Potential Additional Items** |  |  |  |  | Tender 1 £ | Tender 2 £ | Tender 3 £ |
|  |  |  |  |  |  |  | Green Facades | Richardson Roofing | Stanlil Contractors |
|  |  |  |  |  |  |  | 46,340.40322,480.7040,792.50Incl | 3,070.00Incl Incl 30,000.00TBA£20.00/m£500.00/day 10,000.00 | 15,000.00Incl Incl 42,862.8065,000.0029,660.0061,600.00Excl 12,000.00Excl70,000.00 |
| Works | Firebreaks to openings |  |  |  |
|  | New support system and insulation |  |  |
|  | Removal of old support system and insulation |  |
|  | Cleaning facades |  |  |  |  |
|  | Curved aluminium fascia |  |  |  |
|  | Bird spikes |  |  |  |  |  |
|  | Repairs to balcony structure |  |  |  |
|  | Removal and reinstatement of fittings on cladding |
|  | Gutters and downpipes |  |  |  |
|  | MEP services work |  |  |  |  |
|  | Material price increases |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

As we reported at the EGM on 22nd February 2021, based on (1) technical response and (2) price, Stanlil Contractors are the preferred bidder. VHMC Directors approved the appointment of Stanlil, initially for the Design stage, and a Letter of Intent was issued on 4th March 2021.

**What kind of Materials will be used for the new Cladding and Decking?**

All tenderers offered a choice between an Aluminium system and a Fibre-cement system for both Cladding and Decking. There is very little difference in cost between Aluminium and Fibre-cement systems. Both systems offer long durability and can be coloured to match the existing finishes. For balcony decking Aluminium has adverse noise characteristics whereas Fibre-cement is more noise-absorbent and is preferred. The chosen deck panels for balconies will be Shera 200mm wide 25mm thick fibre-cement, through-coloured and with a dark wood-grain appearance. There will be 6mm longitudinal gaps between planks.

The option of Aluminium cladding carried a potential price increase if immediate orders could not be placed, hence a Valkan Ceramapanel composite system was selected. This comprises an insulation layer faced with an 8mm thick compressed fibre cement panel, finished in white colour.

**I have received a letter from Chaneys stating that I will have to pay £1,500 in 2021. Why is this?**

The cost of recladding will be paid for from the Government’s Building Safety Fund. As things stand at present Government will not cover the cost of the essential replacement of the timber balcony decking, which was mandated by the Hampshire Fire and Safety Officer. The Board of Directors has taken the view that whilst the scaffolding is erected to undertake the recladding, opportunity should be taken to carry out balcony deck replacement, cleaning of building facades and installation of pigeon deterrents, all of which are essential and would be more expensive if done independently. As you will have seen from Chaney’s letter of 9th April the balcony re-decking is the major part of this cost.

**I don’t have a Balcony. Why do I have to pay for replacement of Balcony Decking?**

Under the terms of the Lease, First Schedule, the balconies are defined at Clause 2.5.3 as being part of The Main Structure. They are not demised (transferred) to Leaseholders (The Tenant) as part of The Premises and they are outside the Red Line shown on The Plan.  In the Fifth Schedule at Clause 7 the Company (VHMC) is required to perform the Services (defined in Clause 1) which includes at Clause 10 Maintaining etc the Main Structure.

Hence the cost of balcony work must be equally shared between all the block Leaseholders, not just those who happen to have access to a balcony.

**I don’t think I can raise an extra £1,500 this year. Is there a payment plan?**

If any Leaseholder has genuine difficulties with this payment, you can contact help@winterthurway.co.uk and your situation will be considered, although it must be understood by everyone that no promise of concessions can be made at this stage.

**What is the programme for the work?**

Timing of the work is partially dependent upon the timing of the funding from Government. At present we estimate that the contractor will set up on site in May with work commencing soon after. The contractor’s revised programme (see <http://winterthurway.co.uk/cladding>) shows work being completed in April 2022.

**Will the contractor need access to my flat for the work?**

All of the work to cladding, balconies, cleaning and pigeon defences will be carried out from outside the building so there should be no requirement for workers to access the apartments. If a special need arises you will be notified directly.

**Will my Parking Space be affected?**

In some cases, Yes it will. Some or all of under-croft spaces in Cherry (C), Holly (D) and Elm (E) will be taken out of use for the duration of the contract and a small number of other spaces will be affected. If your allocated parking space is affected, you will be notified, and an alternative space will be allocated to you (onsite if possible). You will not incur any charge for this.

In addition, the 5 Visitor spaces outside Holly will be taken out of use and occupied by the contractor.