

<<Leaseholder>>

9/4/21

Replacement Cladding on Blocks C (Cherry – flats 121 – 196), D (Holly – flats 197 - 292) and E (Elm – flats 293 - 368)

Further to our letter and Notice of Intention dated 29th July 2020, we write with the enclosed s.20 Notice of Estimates to carry out replacement cladding works to Blocks C (Cherry), D (Holly) and E (Elm). The notice is required under the Landlord & Tenant Act 1985 and details the 3 selected quotes to carry out works for the removal and replacement of the cladding on the upper two floors of the affected blocks. Ridge & Partners LLP have carried out a detailed tender analysis of all qualifying contractors and following their advice and being the lowest qualifying quote, it is the intention of VHMC to proceed with and instruct Stanlil Contractors Ltd to carry out the cladding replacement works. See <http://winterthurway.co.uk/cladding> for a copy of the tender analysis.

To expedite the works and ensure we meet the government required timescales VHMC directors approved the appointment of Stanlil, initially for the Design stage, and a Letter of Intent was issued on 4th March 2021. During the Design stage the material options for the new cladding and the replacement decking to the balconies will be reviewed with the Fire Officer and a preferred solution will be decided. Primarily this involves examining options between aluminium and fibre cement cladding and decking and optimising costs. The Design stage should be complete by the end of April and work should commence in site in June 2021 for completion in May 2022.

The Recladding work will require each block to be fully scaffolded from ground to roof. Opportunity will be taken to perform additional work from the scaffold namely cleaning of the building facades, selective pigeon deterrents and repairs to hoppers and downpipes. The replacement of balcony decking will also be undertaken from the scaffolding. It is important for Leaseholders to recognise that whilst the Government's Building Safety Fund will cover the cost of the cladding work (including the scaffolding) the costs of balcony re-decking, will not be covered under the fund (see later) and will be at leaseholders' expense.

At present the estimated costs – inclusive of fees and VAT, are:

- Total project cost for 3 Blocks = £2,693,062
- of which we estimate the Building Safety Fund will cover £2,401,408

The balance of approx. £372,000 (inc. contingency) will need to be covered by the 248 Leaseholders in Cherry, Holly and Elm, the breakdown of which is as follows;

- Replacement of Balcony Decking - £190,228
- Façade Cleaning - £51,435
- Pigeon Deterrents - £35,592
- Downpipe/Hopper repair/replacements - £14,400
- Contingency- £80,000. This is to cover unexpected arising costs and will be refunded if not used.

This works out at approximately £1,500 for each leaseholder. Leaseholders' attention is drawn to the fact that the current Reserve Funds for each block will not be sufficient to cover these costs and therefore the Board are issuing demands to leaseholders as follows;

- 1. Due on or before 1st July 2021 - £1,000**
- 2. Due on or before 1st October 2021 - £500**

Demands will be issued w/c 12th April.

Waking Watch and Linked Fire Alarm System

As reported at the EGM, Hampshire Fire Service has required a linked fire alarm system to be installed on the top two floors until the cladding is replaced and VHMC/Chaney's have received confirmation from Homes England that the cost of this will be covered by the Building Safety Fund. However, until the alarm is installed (expected to be late April 2021) a 24 hour Waking Watch is required which is costing £2,600 per week spread across the 3 blocks. This cost is expected to fall on Leaseholders and will be drawn from the Reserve Fund.

We understand that you may have questions regarding these matters, if so please email help@winterthurway.co.uk. We are arranging a Zoom meeting to discuss the cladding project w/c 26th April, a representative from Ridge, the Project Managers, will be on hand to answer any technical questions on the work as well as the lead Directors and ourselves. We will issue the details of the meeting w/c 19th April.

Cladding on Birch and Fir Blocks

The Fire Engineer has carried out inspections and investigations into the existing cladding on Birch and Fir (which is not of the same type as that on the 3 large blocks) and his report is awaited.

Balcony Decking Costs

The Board have written to Maria Miller the local MP for Basingstoke to lobby the government to include these costs in the Building Safety Fund. The Board ask that you use the template letter here : <http://winterthurway.co.uk/balconies/> to petition your local MP on the matter. While this will not change the requirement right now for the funding to get this done, it might subsequently mean we can recover the sums if there is a policy change.

Yours sincerely,



Andrew Copley
On behalf of the Board
Victory Hill Management Co. Ltd