

Victory Hill Management Company Leaseholder Cladding Update Meeting

Date	27 th April 2021	Time	6.30pm	Venue	Zoom Meeting
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Present	In attendance	Absent / Apologies
<ul style="list-style-type: none"> • <u>The Directors</u> • Martin Edge • Stewart Smart • Jaz Parmar • Peter Bray-Spicer • Matt Garvey • Oliver Kirkham • Serif Omar • Simon Hirst • Various Leaseholders 	<ul style="list-style-type: none"> • Sarah Morrisen (Chaney's) • Andrew Copley (Chaney's) 	<ul style="list-style-type: none"> • Wayne Buckley • Edward Loughrey • Sarah Martin (Chaney's)

1. Introduction
<ul style="list-style-type: none"> • AC explained the reason for the meeting and went through the agenda.

2. History- Why Cladding Replacement?
<ul style="list-style-type: none"> • AC explained the reason for the cladding replacement. Following the events at Grenfell, the Government brought out guidance stating that buildings over 18 metres in height were to undergo fire safety checks to determine the type of materials used in their construction. At Winterthur Way the blocks that fell under these criteria were Cherry (C), Holly (D) and Elm (E) and were subsequently inspected by Vemco Fire Consultants. Following on from the inspections, the cladding on the top 2 floors of the 3 blocks was deemed as non-compliant and required replacing. Following on from this, Ridge and Partners were appointed to oversee the cladding replacement works, tenders and specifications were drawn up. Following the tender process, a contractor (Stanlil) has now been appointed. The submission, along with the costings has been sent to Homes England for approval to receive Government funding.

3. Other Essential Works- Balconies, Cleaning & Pigeons
<ul style="list-style-type: none"> • Along with the cladding removal, The VHMC Board of Directors have agreed to carry out other essential works, replacement of the wood material on the balconies with a non-combustible material, external cleaning to the façade of the building and pigeon proofing. These works are not covered by Government funding and will incur an additional charge to Leaseholders of the affected blocks. Letters regarding this have already been sent to Leaseholders.

4. Programme
<ul style="list-style-type: none"> • The programme of works was shown to Leaseholders. • Subject to funding from Homes England we expect works to start in late May early June. The works will continue into May the following year. The works will be phased. The onsite team and Contractors will liaise with Leaseholders and Residents throughout the process.

5. Costs

- There are some elements of the works which are non-qualifying, these are required to be funded by Leaseholders. This includes the balcony works, pigeon proofing and external cleaning. One invoice has been issued for £1000 which should be paid on or before the 1st July. A second planned demand of £500 is due to be sent around October (which could be subject to change depending on the amount received from the Government). Updates on the progress will be posted on the Winterthur Way website – <http://winterthurway.co.uk/cladding/>

6. Any other Business

- ME advised that if any Leaseholders have any further queries, there is a Q&A document on the Winterthur Way website or Leaseholders can email help@winterthurway.com
- Birch & Fir update- Chaney's are still awaiting the report of the cladding on these buildings and are currently chasing the reports from Vemco. To note, both buildings are under 18 metres in height.

