

Winterthur Way – Cladding Q&A's from Meeting of 5th May 2021

- Will the pigeon proofing stop the pigeons defecating on my balcony? Is the pigeon proofing only going to be carried out on the top levels?
The work will be carried out on the most affected areas and the extent of work will be subject to available funds. The areas are being assessed.
- Do you consider the balcony works to be part of the main structure or part of the individual properties? Should there be a reduction for properties which do not have balconies?
The balcony structure and the covering are part of the Main Structure and therefore the burden falls on each Leaseholder. See also a fuller answer on the FAQ sheet.
- As the balcony works are a recommendation, are they required to be completed?
The balcony works are required by the Fire Officer and have to be completed.
- Please could you confirm the costs for the works as we have received two figures.
A breakdown of the costs will be available on the website.
- Why have the accounts not been available to leaseholders?
The accounts are now available to leaseholders and have been added to the website.
- There are issues with the guttering on my property which causes leaks. Is the guttering going to part of the extra works?
Any problems with the gutters can be reviewed once the scaffolding has been erected.
- Why does the second demand depend on the government funding?
Two reasons: (1) we do not yet know exactly how much of the cost will be eligible for government funding and (2) it will partly depend on our cashflow. 80% of the funding is provided up front, the remaining 20% is provided at the end of the project once the works have been checked. However the Contractor has to be paid monthly.
- Is there a chance that the extra works will cost more than £1500?
Unfortunately Yes there is a chance, as with all projects, costs can escalate. On the other hand, if the extra works cost less, leaseholders will have a credit remaining in the Reserve Fund.
- What will the restrictions be once the scaffolding is erected? As the works are being completed in phases, are the balconies able to be used if the scaffolding is erected on one building or if the workmen are working on some of the balconies?
There will be protective netting and leaseholders will be informed of where the works will be taking place along with when their balconies will be out of bounds. Ridge are working with StanLil regarding planning the works and each of the blocks will be fully surrounded. If works are being carried out on a higher level, it is unlikely that the lower level balconies will be able to be used. Further information will be issued to leaseholders closer to the time.
- How long will the scaffolding in place?
The first block will be started in July subject to funding and will take at least 3 weeks for the scaffolding to be erected for each block. Each block is likely to take 3-4 months.
- What is the likelihood of the funding not being approved and what happens if the funding is not approved?

Based on other developments there have been no issues of the funding being approved for the cladding only. It is worth leaseholders lobby their MPs asking them to approve the funding for Winterthur Way.

- Have the EWS1 forms been completed and does the grant cover the buildings under 18 meters?
There are EWS1 forms which have been completed for the larger blocks. Birch & Fir (both under 18 meters) are currently being investigated.
- There are problems with residents feeding pigeons which will invite pigeons to come back to the property, is there some way that this can be stopped?
The Estate Rules prohibit feeding of birds and there is an ongoing programme of enforcement.
- The end date of the works was previously stated to be December 2020; however, the end date has now been changed to May 2021, is this correct?
This is due to an element of time needed for Homes England to approve the funding and the works being delayed allowing the contractor to be paid for the works.
- Does it take a long time to obtain the required safety certificates?
The fire certificates will be received once the works have been completed by the fire engineer who is overseeing the works and therefore, they should be received quite quickly.
- Was there a fund in place in order to cover the costs for waking watch?
The funds which are available from the government do not cover costs of the waking watch service but they do pay for the installation of the smoke alarms which have now been completed. The funds have now been received.
- Will the EWS1 certificates be completed once each block is completed or will it have to wait until all the blocks are completed?
The certificates will hopefully be available once each block has been completed.
- Have you confirmed that StanLil have been appointed?
Yes, confirmation has been sent out.
- It has been mentioned that cash flow and the reserve fund have been discussed at length by the board and there are minutes stating that, however there are no minutes on the website. Can you commit to showing leaseholders the cash flow for the reserve fund showing it covering the waking watch?
Analysis of the expenditure from the Reserve Fund is provided to Leaseholders in the Annual Accounts. The current figures provided to Leaseholders regarding the funds from the government are estimates only. The cost figures from StanLil have not changed from the tender, but Allowable Costs of the elements of works are under review by Homes England.
- It would appear that the leaseholders at Crown Heights did not have to pay for their waking watch, why do we have to pay?
AC mentioned that he was not aware of the situation with Crown Heights and that there is no alternative to pay for waking watch and that leaseholders are required to cover the costs.
- We have received a demand for £1000, does this need to be paid now?
The £1000 is required to be paid by July 1st 2021.