

Winterthur Way – Cladding Update Meeting 16 Nov 2021

(held over Zoom)

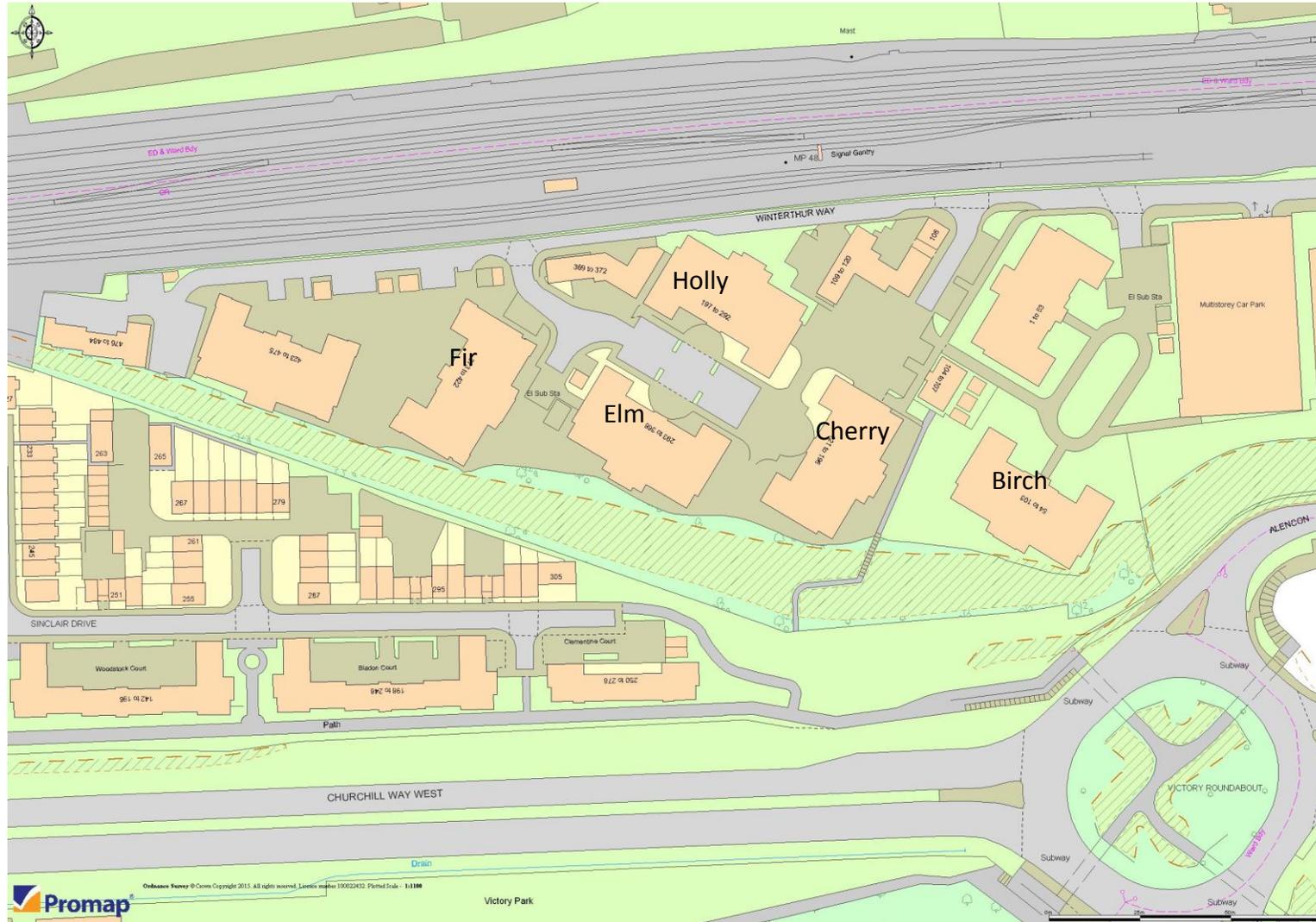
Agenda

1. Welcome – Sarah Morrisen
2. Introduction of panel
3. Chairman's message
4. Works onsite – setting the scene
5. Q & A's - received in advance
6. Q & A's – from the floor

Panel in attendance (and apologies)

1. Maria Miller MP – apologies for absence
2. VHMC Directors
3. Chris Kensett FRICS, C.Build E FCABE – Ridge & Partners LLP
4. Basil Jackson BEng(hons), MSc(Eng), MSc(Fire), DMS, CEng, C Build E, MICE, MIFireE, MCABE – Vemco Consulting
5. Karl Manners – Hampshire Fire & Rescue
6. Chris Williams – Interim Regulatory Services Manager – Basingstoke & Deane Borough Council

Winterthur Way Estate plan



Setting the Scene – Winterthur Way

A	Birch	Oak	Maple	Cherry	Holly	Elm	Yew	Fir	G	Willow
11m	11m	7m	9m	20m	24m	20m	7m	11m	11m	9m
Social	50 units	4 units	13 units	76 units	96 units	76 units	4 units	50 units	Social	9 units

378 units in total of which 248 require remedial work (Cherry Holly & Elm) and another 100 might require work (Birch & Fir)

Current Situation – Nov 2021

Cherry, Holly and Elm - all over 18m tall - 248 units in total

- Linked fire system upper 2 floors Cherry, Holly and Elm. Subsequently inspected by Hampshire Fire and Rescue Service
- Homes England grant secured for recladding
- Homes England grant does not cover essential work to Balcony decks
- Contractor is signed up. Mobilised to Site Monday 15th November 2021. Start is has been delayed by 8 months. Completion forecast for October 2022.
- Pigeon proofing will be included

Birch and Fir - both under 18m tall – 100 units in total

- Fire Officer requires remedial work to some cladding panels, firestops and balcony decks before signing off EWS1 forms.
- Government has said the requirements for remedial work will be reviewed

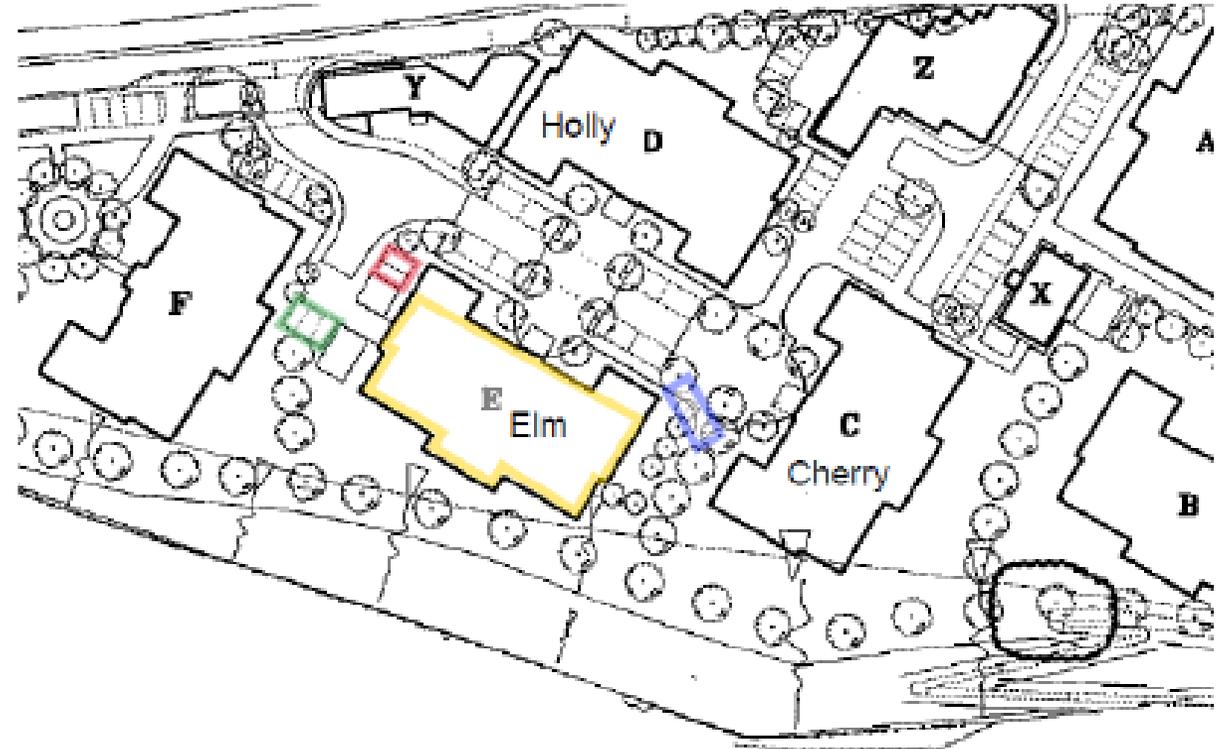
Works onsite – Key Dates

- Start of Stanlil's site setup & site compound – 15th November 2021
- Start of scaffolding erection – Elm – November 2021. Full scaffold of building with netting
- Stanlil to start actual works onsite – January 2022
- Duration of works – approx. 1 year
- Balconies – Residents will not be able to use or access the balconies for the duration of works
- All balconies will need to be cleared prior to works



Temporary Parking

- Elm undercroft – Stanlil site setup
- 5 Visitor bays front of Cherry reallocated to Elm undercroft users
- 8 temporary spaces created in front of Holly and Elm
- Parking bays 195/196/176/177 required for Scaffold Horse (cantilever for external scaffold)
- 6 numbered spaces available in the MSCP



-  Telehandler / Storage Area
-  Initial Scaffold (trailer) Set Down Area
-  Undercroft Welfare / Material Storage
-  Toilet Block

Questions – Cherry, Holly, Elm

- Is there a possibility that Government will extend grant aid to cover essential work other than cladding - eg balcony decking?
- If grant aid were to be extended, could leaseholders claim back their costs retrospectively?
- Can leaseholders be sure that cost escalation caused by contract delay will be fully met by Homes England?
- What is the Government's position on compensating those owners who cannot remortgage their properties to benefit from lower interest rates bearing in mind no mortgage company will underwrite the mortgage until the properties are made safe?

Questions – Cherry, Holly, Elm

- What is the timeline for the works?
- Can some of the cost of replacing balconies be set against future long term maintenance?

Questions – Birch and Fir

- Why was a fire inspection done on Birch & Fir when the government guidance states there is no need to do so for buildings under 18m high?
- Why does the Fire Officer require remediation works which are not required by the County Fire and Rescue Service? Are these works really essential? Who is mandating the requirements?
- Can the VEMCO Report of August 2021 be made available to Birch and Fir Leaseholders?
- Why is an EWS1 form required for buildings under 18 metres?
- What action should VHMC and Birch/Fir leaseholders take now? Will the Fir/Holly work be put on hold until Michael Gove establishes what will happen with the buildings below 18 m?

Questions – Birch and Fir

- The blocks managed by Sovereign that are of the same design as Birch and Fir have not been inspected. Does the council have an exemption or reason they are not being assessed?
- Do all leaseholders of flats in the UK under 18 meters (like this built from 2004) need to replace cavity walls & balconies at their own cost?
- Developers like Rialto (the builder here) create multiple legal entities deliberately to protect from liability. They continue to trade as Rialto Homes Ltd, Rialto Properties Ltd & Beverley Homes Ltd. Yet are somehow absolved from any legal responsibility for this estate. Could we consider changing the law to protect homeowners & leaseholders from practices such as these and pursue those responsible?

Questions – Birch and Fir

- Was EWS1 current at the time of construction, or has it been published since?
- If since, what is the OBLIGATION to comply, given that lenders do not require the certificate, and residents' safety is not at risk?
- In the event of a government loan scheme being available, with a proposed £50pm repayment liability, presumably the debt and liability would follow the leaseholder, (ie: would change hands with the lease). Is this presumption correct?