

Winterthur Way Cladding Update for Cherry, Holly and Elm

During May our contractor has progressed on Elm block with the remedial fire protection works to the structure and the services behind the cladding line and on the roof. The trial section of new cladding was completed and approved by the Fire Officer on 25th May.

Re-decking of the balconies is now completed.

Scaffolding of the second block – Cherry - commenced in mid-May. We have agreed a variation to the sequence of scaffolding that will make the revised programme of work more achievable. The updated programme is summarised below (unchanged from the April update).

Approved Works Program April 2022 (Rev 8)	Start	Finish
Site Setup	Nov 21	-
Elm	Nov 21	Aug 22
Cherry	May 22	Nov 22
Holly	July 22	Jan 23
Clear Site	-	Feb 23

As reported in April, we have agreed with Stanlil that for Cherry and Holly the temporary safety barriers installed on doors and windows (to prevent access to the scaffold) will be steel mesh rather than plywood.

During the course of the recladding work on Elm a number of flats have suffered ingress of rainwater. The causes of these leaks and the responsibility for remedy are subject of ongoing discussions with Ridge and Stanlil, although we have put in hand remedial works in all of the affected flats. We are determined that Cherry and Holly residents should not suffer the same inconvenience and to this end Chaney's and Ridge will be closely monitoring all of the contractor's activities.

We are planning to hold another General Meeting (by Zoom) in the 3rd quarter of 2022 for leaseholders and residents affected by the re-cladding work. One aspect for discussion will be funding. The funding situation remains unclear to everyone. Until the Government announces new legislation, or there is a change in the obligations of the original developers, Homes England (HE) will only fund the "eligible" elements of the work – that is the re-cladding. All other work has to be funded by leaseholders. The original estimate of the "non-eligible" costs was approx. £1,500 per leaseholder. As we have stated in previous

updates, this estimate may increase. Forecast total project costs have risen significantly because of:

- Costs of delay to commencement caused by delayed receipt of Homes England funding
- Further costs of delay caused by the need to carry out additional unforeseen work behind the cladding line
- The costs of the additional work itself

At the moment we have no indication from HE of the proportion of these costs that will be deemed "eligible". Our dialogue with HE continues.

Meantime, we have issued a second demand to leaseholders bringing the total contribution to £1,500.

We will continue to update as information becomes available.