

2ND August 2022

Dear Leaseholder,

This information is primarily for all Leaseholders affected by the financial impact of the fire safety and cladding replacement works on Elm, Cherry and Holly blocks.

We have received some potentially very positive news from Homes England.

Please understand this following update is based on information we have very recently received from Homes England. More information will need to follow. We will share such updates with you as and when we can.

You may be aware that the Government has been attempting to transfer the financial responsibility of the fire safety and cladding replacement costs onto the original developers of all affected apartment blocks. They have called this the 'Developer's Pledge', where they have been trying to communicate with as many developers as possible. To get those developers to commit to being responsible for the funds relating to any onsite fire safety and cladding replacement works.

We have received notice from Homes England that the original developer of Winterthur Way has signed up to this pledge. We are informed that this means the developer has accepted responsibility for paying all funding amounts for works relating to fire safety and cladding replacement at Winterthur Way.

You will notice that I have continued to use the term 'fire safety works and replacement of cladding' multiple times in this message. It is because the funds eligible via Homes England are very particular. We expect there will be specific terms telling us which items the developer will be responsible for as well. This means we cannot yet fully confirm exactly what items of work they will pay for. On the plus side, we are being given the understanding that the developer will be responsible for more items that Homes England were. This is good news.

What does this mean for you? From what information we have received so far, we believe it means that you will not have to pay money toward works that relate to fire safety improvements and the replacement of cladding; as well as the balcony deck replacement works. We also understand that the developer is due to reimburse all costs already paid. Once these points have been clarified and

we are in receipt any reimbursement funds, we can then return funds to those of you who have already paid them. As and when possible, we will action this as quickly as possible.

Regarding timing, it is not yet clear on how quickly this transfer of responsibility to the developer will take. We are also unclear on how long it will take until we can expect to receive any reimbursement amounts. These are all questions we are asking and we'll keep you updated hen we know.

Kind regards,

Victory Hill Management Company