**Nobel House Residents Q&As 04.11.21**

Below are the weekly questions on the Nobel House cladding issue, including responses to specific questions that residents posed.

**Questions for Y&Y**

Q1: Regarding the formal acceptance of claim been made by government in respect of the ACM fund, which is currently being assessed by Cushman and Wakfield and the legal team for Homes England. What date have they given you for a firm answer on this? Have you got evidence in writing (in case of fire and subsequent enquiries) of your efforts to speed them up? Have you specifically pointed out to them that MHCLG themselves have expressed serious safety concerns about a delay to the ACM works? If not, could you please pass this on?

A: The MHCLG division for accepting the funding sit every fortnight. We are hoping that this will go though in the next sitting which is first week of November. The likely start date is end of January on site. This all depends on materials being readily available.  All parties are aware of the safety issues and therefore the reason the WW and now the L5 alarm system has been put in place.

Q2: Can you provide more clarity on the reason behind the delay to work starting to remove the cladding already while we wait for the Government to confirm funding? What communication has been held on this matter on what dates? Have they specifically said that you cannot proceed without the funding confirmation or is it that Y&Y has decided not to forward-fund this? If you were to press ahead with works before the government funding comes through, you had confirmed in the past that you could take out a loan from Avon to do so. Have the funders said they won’t fund if the work has been completed already?

A: We are working for pre-tender support. This means that we will likely start before the main funds are in. Given we have most of the requirements in place for the fund to assess and accept we do not believe this to be a long-drawn-out process. We took the view that it is best to get confirmation that funding will be in place to allow the works to progress to ensure that leaseholders do not need to pay out for more costs at this stage. We will still likely need to take a loan which we obviously would try not to do as it will incur interest etc however the pre-tender costs will only be a fraction of the costs for the works 10-15%. Again, as we have gone far in to the process already, it may very well all be in place before January. We have the start date of end of Jan and if this is still not complete. We will proceed with the process and not hold off any further.

Q3. Have you asked the Government specifically to agree to cover costs duplicated by treating ACM and Non ACM separately? The only reason we may incur duplicate costs on scaffold etc for the removal of ACM and non-ACM cladding, is because of the Government’s delay in making the new fund available. Even once the fund is announced there will almost certainly be long delays before release of funds as it took 6m+ last time.  
  
A: These are essentially 2 separate funds. We have sent over to them all the reports for noth ACM and NON ACM. We also have a 5 month on site period for the ACM which means we may be able to lead into the Non ACM works however the costs paid out for the ACM and NON ACM do not correspond, each job will be looked at independently.

Q4: What date has NHBC agreed to give you a response by about the claim? Have you asked for this specifically and if so what do they say? Do they have all the information they need now?

A: The firm Capital are working through the information for NHBC. The NHBC responded to some queries they had to allow them to complete the required information on the 21st of this month. We therefore will give Capital another few days to allow them time to complete the task.