**Nobel House Residents Q&As 21.06.21**

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

**Questions for Y&Y**

Q1: Please can Y&Y provide dates, evidence AND cost for ALL fire safety equipment inspections and servicing in the last three years, including Sprinklers, Fire Extinguishers, common alarm system, and any other relevant fire safety checks.

A: This is all attached.

PLEASE NOTE: nothing was attached and we have requested that Y&Y forward the attachments.

Q2: Have the building insurers been fully informed of the report findings, risks and costs? And has the full report been sent to them? What was their feedback?

A:  We have informed the insurers who are aware of the current situation.

Q3 We are trying to estimate how much the works and surveys etc might cost per flat on average across all the flats. While I appreciate that it will vary by individual, please could you confirm the approximate average split that will affect residents in the flats, taking account of the contribution that the commercial units (Coop, Sports Direct etc) pay?

A: This is not possible as it will depend on the percentage each leaseholder pays. It will be as per your service charge apportion. This is worked out on an individual leasehold basis.

Q4: Our estimate from known costs of survey, mitigation and remediation is below – is this likely to be accurate?

* Original Capital survey = £55,588 (+VAT)
* Cladding and other remedial works: Consultants, not just Capital, £0.6m (+VAT); Contractor £5.86m (+VAT).
* Waking watch £5,720.40 per week, started 12.4.21, due to complete 30.6.21, so we expect ~12 weeks = £69k (+ VAT)
* Fire alarm  £156k (+ VAT)

The total cost is therefore (55,588+600,000+5,860,000+68,000+156,000)\*1.2 = £8,088,300

Split between 126 flats (what liability for the commercial units?) = £64,000

Plus contingency for over-runs/other findings once they open up the building = say **up to £70,000 per flat**.

A: Your estimates are correct however it is not split equally per unit and that would depend on your apportionment. Our application to the Waking Watch Fund has been accepted. The NHBC are also looking in to our claim to make good on items that should have been in place since development. We are also persuing all avenues to ensure that we can have the best chance of accessing the BSF fund and for them to accept our claim. We therefore hope to have a majority of the costs covered by the various funds however this is not garenteed.

**Additional request that was made by 4QM to Y&Y, with a summary of responses from Y&Y:**

Evidence needed of action taken and responses

Hi Aaron

4QM, Raven and the Nobel House Action Group had a meeting last night to discuss all the issues regarding building safety remediation.

You will appreciate the number of people who are seriously worried and stressed about what is happening, or not happening, with the BSF and NHBC claims.

There is serious concern that we don't seem to have any evidence on a number of issues. As 4QM is your client with an ARMA agreement and represents most of the leaseholders we have a responsibility of care to them and must now insist we are furnished with actual evidence of all the items below urgently so we can put their concerns at rest.

**We realise providing this evidence and information adds to your busy workload but, as you have said this is the only such issue under your personal control, we must insist that it is given top priority and we have the evidence we request by the end of this week**.

* **NHBC**
	1. **What evidence has been provided to NHBC**for our claim?  (a copy of your emails, messages or letters with any attachments)

Please see all correspondence with the NHBC. We have had responses as per the attached.

1. **Proof that it has been sent** (a copy of your email and replies with any attachments should suffice)
2. Confirmation of timescales for claim (Has this been requested? **Please forward any and all correspondence from NHBC to 4QM.**
3. **BSF**
	1. **Specific (not generic) proof of an expression of interest being made to the BSF for registration** before the deadline in July 2020.
	We realise you have already expressed your belief that registration was requested and that you are in dispute with the BSF who say a request was never made. However, the BSF state they have logs showing all requests (even incomplete or failed attempts) and have computer logs showing evidence that no request was ever received or even attempted.
	2. **We need actual evidence from yourselves.**

GLA – We have already provided you with all the relevant information, however, please see again to ensure this is clear. We are also in discussions with Mr Blunt’s office who we hope will be able to put pressure on the fund for us.

1. **Capital**
	1. **Confirmation of final cost of first phase of Capital work** (preparing the BSF application and associated works)

Capital are hoping to have 95% done as per their email attached and per the instruction taken from 4QM.

1. **Confirmation of the date of extension agreed w**ith Capital to complete this phase
I will ask Capital for their advice on this point.
2. The date on the contract must be changed to take into consideration the extension they have requested which must still allow time for BSF application to be made.
3. **Is the split between what’s covered by NHBC/BSF being covered in their work? When will we know the split?**

This would really depend on the BSF advising what they will cover. This will also depend on what the NHBC will cover. At this point there has been no confirmation from either party however we are aware that the BSF will not cover anything other than cladding to the façade and insulation. I have asked Capital to breakdown the costs for us and will advise once received.

1. **What is Y&Y’s intention for billing leaseholders?**

We are going to be sending out interim charges early next week. This is for the WW in place and for the works by Capital to date. In the future, if we are accepted by the BSF and or NHBC we will look to obtain these funds directly from the various parties however this would depend on where we are at the time. Any funds that we charge for and can recoup will obviously be sent back to leaseholders.

**How are Y&Y working to release funds to pay Capital for phase one**as we know they will refuse to release or submit documents until they receive the funds?

As per above. Interim invoicing will be sent out next week

**4. 4QM**

1. **Please raise the amount of Directors Indemnity from £1m to £10m immediately** (Please advise as soon as cover is confirmed)

4QM – we have asked the insurers to do so.
Several people wish to join the 4QM board as directors but are unwilling to do so at present as they feel they may be held personally liable for any liability that may be directed towards 4QM for the huge sums at risk here.

**Please respond with actual evidence to all the requests above by the end of this week latest.**