**Nobel House Residents Update 05.01.21**

Below is the weekly update on progress on the Nobel House cladding issue, including responses in red to specific questions that residents posed in recent days.

**Q: After the unsatisfactory report from Warrington Fire in October, which has caused months of delay to the process so far, what checks and balances have been put in place to ensure that the new consultants will provide a complete and satisfactory service? Has a Statement of Works been agreed in advance, and if so, what does it cover?**

A: Aaron at Y&Y has advised that they are yet to appoint a consultant but we do expect that due diligence is to be carried out before the formal appointment of any consultant. The consultants that have been reviewing the documentation and giving advice on the past reports and way forward, were unable to draw up a proposal earlier due to getting all the submissions done for clients who were able to submit for the 31st Dec Building Safety Fund deadline. These are now complete, so they have just sent a formal proposal with timeline and costs this weekend which Aaron at Y&Y is reviewing. Y&Y are also looking into other firms to ensure best value.

**Q: Are Raven willing to cover valuations for sales that have fallen through when they next go onto the market? I suspect they had an inclination of the cladding issues when we decided to go on the market and we weren’t warned at all.**

A: No, as with all purchases and sales Raven are neither regulated nor qualified to give advice or make recommendations. Raven was aware of the issues from 19/08, the same day as 4QM posted the issue on the residents’ Facebook group.

**Q: I also personally have reservations about Y&Y potentially bypassing the Section 20 leaseholder consultation route. I completely agree that we need to seek government funding as quickly as possible as this is in everyone’s best interests, but I’m concerned about the subsequent implications for leaseholders if funding is not successfully achieved. There have been reports in the media of some applications receiving either partial funding or even no funding at all, so if we skip the Section 20 and then don’t receive funding, this could put us in a difficult position. However, at this point I’ll wait to see what Y&Y report on this issue before asking any specific questions.**

A: Aaron at Y&Y has clarified that once they have the full report back on the building cladding status, should works be required – which is most likely - they will serve the Section 20 right away in order to follow the process as early as they possibly can in case we do not receive the grant funding.