**Nobel House Residents Update 23.03.21**

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

**Questions for Y&Y**

**Q1: Do you have a Fire Safety Policy (NOT the Fire Risk Assessment)? All residents and owners should have sight of the Fire Safety Policy, can you please send this policy to 4QM and Raven so that people can have easy access?**

A: Currently there is a ‘Stay Put’ policy in place which is available by the entrance and also on every floor. However, following the recent FRA and the advanced information available to us as a result of the Capital survey of the external cladding we are currently reviewing this policy.

**Q2 Insufficient from previous week. It might "depend on the lease agreements in place" ... WHAT ARE THE LEASE AGREEMENTS IN PLACE?! Y&Y/Avon must have information on the lease agreements. Please can they check these agreements and answer the questions as to whether the trade leaseholders pay a service charge as well and are therefore liable for extra charges (should there be any) with regard to the current fire safety works.**

A: The commercial units do also pay a service charge and are also liable for a percentage of any cost of remedial work.

**Q3. "We are in discussions with MHCLG" ... please tell us more about what these discussions involve because we are still waiting to hear about our BSF application. The last update from Y&Y was that they'd heard nothing from MHCLG. What have they now heard? Please can Y&Y submit evidence of their discussions with the MHCLG, OR if they can’t do this describe in full where exactly they are in the process of ascertaining whether their initial registration has resulted in a letter of invitation to apply for BSF support.**

A: To reassure residents we can confirm that numerous emails chasing MHCLG with regard to Nobel House have been sent, as yet we have only received the one response, which was received early in March. We understand the request to see copies of actual emails, but we won’t be able to share individual emails, partly because we chase MHCLG on behalf of our residents so frequently and because often when we contact MHCLG it isn’t solely about Nobel House. We don’t want residents to see this as a cause for concern, we anticipate that once we have the appropriate evidence to make a claim, we will be able to make a claim against the Building Safety Fund.

**Q4. Why is the Capital fee an estimated figure? This sum £42,000 is contradicted in Q22 where the figure is £45,000. Why? Why is the fee an estimated figure?**

A: The final fee for the investigation work undertaken by Capital is £42,248.25 + VAT. The next phase of work that we are going to ask Capital to undertake at Nobel House will form part of our Building Safety Fund claim which does allow for project management costs of up to 10% of the total project costs.

**Q5. With regard to sending the O&M manuals. There are many documented ways of sending large files. This should not be taking Y&Y a long time.**

A: The file is too big to send via Dropbox or WeTransfer, we are going to send it on a USB to Raven to share.

**Q6: When the building was originally tested for ACM following the Grenfell tragedy in 2017, no ACM was found. Now in 2020 the JWA survey suggests that ACM has been on the building all along. This would imply the testing done in 2017 was far from satisfactory; it seems not all the different types of panels on the building were tested. The question is: why was the ACM not discovered in the 2017 testing? Who was contracted to do the testing, who chose which panels to test, and why were not all of the different types of panels on the building tested?**

A: When the O&M manuals were provided there was no mention of ACM, the only evidence of ACM was found from a visual inspection by JWA in August 2020. There was no reason to believe that ACM was present before this time. This visual inspection did not identify whether the ACM seen was flammable, this will be established by further testing work by Capital.