

**MONTHLY REPORT TO NOBEL HOUSE**

**Date: Monday 28th March 2022**

*Short summary from Aaron about what has happened this month:*

|  |  |
| --- | --- |
| Alarm System / Waking Watch | Nothing further to report. |
| Removal of the small section of flammable Aluminium Composite Material (ACM) cladding systems | We have been accepted for full funding on this ACM project. At present Capital (surveyors) are working with Lawtech (contractors on this project) to ensure that all appropriate plans are in place. They have put an order in for materials and have a planned start date of mid-May. An exact start date will be confirmed when they have confirmation of the availability of the materials needed. We are also liaising with the next-door property with regards to permissions to use their roof space for erecting scaffolding. This is all in progress. |
| Removal of the other, less-flammable, non – ACM cladding | We are at present waiting for further comments from the Government. We are aware announcements are due however we have no specific date confirmed. |
| Progress with application to the government’s Building Safety Fund | As advised above. The fund has accepted our ACM claim, which will be fully funded. |
| Update on NHBC Claim (this is insurance cover taken out when the building is built that should pay for any works required later due to failures in how it was originally built) | We have received a response from the NHBC on the 21st of March. This was sent to 4QM and the freeholders Avon. The letter advised that they will be writing to Y &Y to confirm their position in relation to the claim. We await their communication. |
| Update on Hollybrook Claim (this is the claim against the original developer) | No further activity. The government has confirmed that they will use the forthcoming Building Safety Act to make it easier to claim against the original developer, or companies linked to it even if that company has since been dissolved, but we are awaiting further detail on this. |
| ACTIONS for next month | We continue to work with Capital. Lawtech and Homes England to ensure the projects ongoing keep moving and to follow news coming from government about their proposals under the Building Safety Bill. |

*Recent questions:*

Q: Can we see a copy of the most recent FRA action plan that details work completed?

A: All action points in the FRA previously shared have been actioned.

Q: At some point we will have scaffolding, which will obviously greatly reduce, or indeed remove entirely, natural light in certain places.  Are there options for different kinds of covering for the scaffolding to alleviate this?

A: For this initial stage of works, there is very little scaffolding being erected for the ACM removal and replacement. It will not hinder any light to any flats at the block. With regards to the next stage of NON-ACM works, we are not aware at this stage of what type of materials can be used. We will however discuss this with the contractors and ensure that the works required cause as little disruption as possible.

Other activities on site.

We are looking to redecorate the lobbies on each floor outside the lift areas. This is not considered major works and will be part of the regular budget.