**Nobel House Residents Update 22.12.20**

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

We were all pleased to hear that there has been an extension to the Building Safety Fund which may give us a better chance of getting funding.  Y&Y and Raven jointly met with the consultants this week and they have confirmed that they should be able to get all documentation completed for full submission to the Building Safety Fund in March at the latest.

Y&Y may need to seek dispensation from the normal Section 20 leaseholder consultation route to meet the timeframe to access the government funding. They will be seeking advice on this and advising back to us.

We are arranging a meeting for early January 2021 between residents, Y&Y and Raven and will confirm the date for this as soon as possible.

Responses from Y&Y (in red) to your questions:

**Q: Why do Y&Y believe we will be eligible for the Government funding since the JWA report identified ACM cladding, but the Government Building Safety Fund is for non-ACM cladding systems? Is this to cover the missing fire breaks and cavity insulation in the non-ACM parts of the building?**

A: We are not sure that we are going to be accepted however we see no reason not to be covered. This would cover all non-ACM issues and we hope that if potentially there is ACM, it will also be covered under the project however there are no guarantees at this stage. We are aware the timeline for the funding has been extended and this is good news.

**Q: Why did the survey commissioned in 2018 following the Grenfell disaster not reveal the ACM cladding at the time? Could residents please be provided with a copy of this report, to supplement the JWA report from August 2020?**

A: The report that took place looked at the main makeup of the cladding at the site. Samples were taken and sent off for testing which came back as non-ACM. See report below which was emailed on 14.8.17. We also have reports from our Fire Risk Assessor as below.

**Q: In light of the new JWA report, have Y&Y made, or will they be making, an application to the ACM Cladding Remediation Fund, in addition to the Building Safety Fund which is for the non-ACM systems in the building?**

A: The reason for the second report which we are looking to carry out, is that the JWA report was not detailed enough to make the full claim with. Therefore, we will only be able to look into options once this has been provided.

**Q: Why did Y&Y/Avon decide to buy the freehold of Nobel House from the original developers in 2014 without carrying out detailed surveys, especially regarding building and fire safety regulations? This is in regard of the revelation that JWA has found a lack of fire stops and cavity barriers behind the cladding, a building regulation that has been mandatory for many years.**

A: Y & Y manage the block on behalf of the Freeholders and 4QM. We have no information as to why the freeholders took the decision to purchase the block and under what terms, however I do know that if building regulations were signed off, there would have been no reason to query any further.

**Q: Has the Trespa cladding that covers most of our building been tested for compliance to fire safety regulations. There are several versions of Trespa cladding, is ours the fire-resistant type?**

A: As per response in point one. The cladding is non-ACM and is compliant as per our knowledge so far.

**Q: Why doesn't Avon/Y&Y apply to NHBC for fire safety faults when our buildmark policy covers this until 2023? Y&Y recently updated that they did not believe NHBC would cover cladding issues created by recent legislation, but our understanding is that while this may be true, NHBC will cover the lack of fire stops and cavity barriers identified by JWA as they have been regulated for the last 30+ years.**

A: We will relook at the possibility of going through the NHBC for this issue if required following the new assessment being carried out. At present and as advised previously, the report was not detailed enough to make the full claim with.

**Q: Do Avon/Y&Y have specifications or detailed plans for Nobel House? Could these documents be shared with owners?**

A: Y & Y do have Operation and Maintenance manuals. These documents are so large that they are unable to be sent by email.