

15 June, 2021



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Subject: Habitat Cladding Update 4

Dear Habitat Leaseholders

Sorry for the delay in updating everyone. We have now received the 10 May MAF Fire Risk Assessment Report dated 8th of June. This report can be found on the Habitat web site. Your opinions and recommendations in helping select MAF, were very helpful.

Three areas of remedial work are listed below. More information can be found in the Executive Summary (pg. 8 of the report).

1. The cladding removed from the spandrel panels.
2. The void space filled with Rockwool.
3. The wood planks on decks replaced with non-flammable planks.

When MAF confirms the above 3 items have been completed, they will issue an EWS1 for The Habitat. This can mostly be based on photographic evidence, ensuring the remedial action has been done.

This report has now been sent to the British Safety Fund (BSF) regarding their question on the brick work. Since MAF's report confirms no remedial work is needed, the Government can decide what amount of money they will contribute. This decision is expected in the next 4 to 8 weeks. Your letters to your MP's will hopefully help aid their process.

We have received 3 bids for Stage II of the Section 20 "works" explained above. Cost are below 350,000 Pounds including VAT. Great news! (A lot less than FRC's projected costs!) This includes 17,500 Pounds for Copsewood Fire Protection Limited to manage the project and review the tender "works" bid. Copsewood is not only very familiar with The Habitat, having just completed testing of all the fire alarms in the flats, but has a very good working relationship with MAF.

Using MAF has saved at least 50% of what FRC would have cost!! The MAF EWS alone only requires half of what FRC proposed. More was saved using Copsewood oversight with MAF agreeing to rely on primarily photographic evidence. This reduction is due to MAF's not having to travel to the Habitat and other associated costs. Having a functional sprinkler system in all the flats helped eliminate the remedial repair for the brick work. This is thanks to you and Copsewood.



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Please review and comment on the Stage II Section 20 for the “works”.

Before August, the BSF will have decided what grant money will be awarded Habitat. Between the bid for the “works” and the BSF grant money, a clearer amount of money needed will be understood.

As negotiated earlier with AXA insurance, with cladding issue resolved the insurance premium for Habitat will go down to normal and we should see a 40 to 50% rebate on our current increased premium due to the flammable cladding being removed.

An update Q&A list is now on the Habitat Web Site. There were several good points raised shortly after the 26 March cut-off date. These were felt relevant, so they were added to the QA list.

Thank you all for your patience. 2020-2021 has been an exceedingly difficult time, trying to meet the new fire risk criteria, while keeping the costs to down. Think this has been achieved!

Most importantly, Habitat will be safe, and again allow unencumbered refinancing, and selling of Habitat’s flats.

Take Care

*Art Dembsky*

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