

From: Clermont Management Limited as managing agent for The Habitat Management RTM Ltd. (Company number 7242492) ("the Company")
C/o Clermont Management Limited
Cawley House
149-155 Canal Street
Nottingham, NG1 7HR

Dated: 20 July 2021

To: THE LEASEHOLD OWNERS, THE HABITAT, WOOLPACK LANE, NOTTINGHAM
NG1 1GJ

Re: **The Habitat, Woolpack Lane, Nottingham NG1 1GJ**

Thanks to those who sent comments and observations regarding the cladding replacement works. All of you who assisted with your questions to me and writing to your MP's throughout this cladding replacement effort, your help is greatly appreciated and assisted in forming the solution.

1. Further to the notice of intention to carry out the works issued on 28 April, 2021 and follow up letter dated 15 June, 2021 I can confirm we are proceeding to instruct Denots to carry out the relevant cladding replacement work, (Denots being the lowest price) Expect an invoice in September with the final costs. Hopefully, we will have heard back from British Safety Fund (BSF) on its contribution to the works which should help offset this final cost. We are expecting Denots to start work in October 2021.
2. To keep the "works" money "ring fenced" a separate bank account will be set up. Please do not send money to the Habitat account. The details of the new account will be set out in the invoice.
3. As to your input, we have undertaken an insolvency search against Denots and a bankruptcy search against its director and the results have all come back all clear. They have been in business for over 20 years and have a good reputation for their work. In addition, money paid to them for the works will be weighted toward the end, with as much as possible contingent on an EWS1 being obtained in respect of the Habitat before a final payment is made.
4. We had also enquired about the interest of the leaseholders in holding an AGM. As there were only 5 leaseholders who expressed an interest, we are not proposing to call an AGM. We are, however, proposing to hold a video meeting/presentation early next year for those interested to go over the cladding works project.
5. In the meantime, if we have any updates from the BSF then we shall let you know.

Signed: *Art Dembsky*
Art Dembsky - Director
Clermont Management Limited (as managing agent for The Habitat RTM Limited)