

Packington Meeting Update



Tuesday 3 May 2022

Slido questions (so far):

Rydon hasn't signed the government pledge to pay for remediation - how does this impact remediation agreements for Packington? (The whole development).

It doesn't change anything at the moment. The Government went to a group of the biggest developers to seek a contribution from them. Rydon is not in that group, but this does not mean they will not contribute.

Please give details of discussions with building control. It is not acceptable for Hyde to simply say that this is Rydon's responsibility.

It's our responsibility to make sure that the works proposed are suitable. It's Rydon's responsibility to liaise with building control to determine that works meet building control requirements. If Hyde was to agree anything with building control, this does not mean Rydon would agree to it.

Have you made progress on Phases 3, 5 and 6? If yes please explain the progress made, if not please explain why.

Rydon have given a scope of work to us for the final three phases (3,5 & 6). We've given this to our consultant to confirm if they're comfortable with this. We've been promised a clear decision from them by 8 May. We'll then review the feedback and provide a further update on it via our solicitors. We'll provide an update to customers on this by close of business on 13 May 2022.

As co-developer of the Packington estate through its joint venture Packington LLP, where do you understand Hyde to fit in the "waterfall" system to cover costs?

We dispute that we're a co-developer, but we'll continue to work hard to resolve the issues identified. We remain committed to resolving these issues with the developer and will comply with all legislation regarding recharge.

The Building Safety Act was approved on 28 April 2022. We'll work through what this means for us and customers over the upcoming weeks.

Could you commit to have a meeting with us once a month even if you don't have any major update? The lack of communications for the past 2 months has been shocking.

Unfortunately, we're not able to meet with customers until we have substantial information to share. We continue to provide updates on our website, and we remain committed to updating you as works commence.

We are still waiting for standstill letters from both Hyde and Rydon, in order to avoid legal measures at this stage.

All the standstill arrangements that may be needed are being consistently monitored by our legal team and requests will be made to Rydon if appropriate. We know all the dates that a standstill agreement is required. If we can't reach an agreement, we'll issue the standstill agreement.

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When do you expect works for Phase 1 to start? What about other phases? What's the timeframe for the full development to be fully remediated?

Rydon is refusing to commit to completing the works until they are aware of any potential building control requirements. Phase 1 building control application was submitted on 4 April 2022 and advice from Islington Building Control team is anticipated around the beginning of June. If works approved by building control are as detailed, then Rydon has agreed to mobilise works in a matter of weeks. If additional works (betterment works) are requested, they have advised that they may pass to their insurers. This will cause a delay and may require Hyde to commence legal action against them.

When building control says the works are appropriate, they can mobilise immediately. If Building Control says additional works are required, Rydon will then reconsider their position.

Please explain why an application to Building Control wasn't made back in December? It seems dubious that Rydon would have just discovered this requirement.

It was felt at this time that the work would not require building control approval. They had previously contacted building control to find out if it was required, but the best way to get this reply was via a formal building control submission which they then submitted in April 2022.

Do we need to expect a waking watch bill or are you making progress with Rydon accepting to cover the incurred costs for the useless waking watch you imposed?

There has been no acceptance to date by Rydon on the costs of the waking watch. We will raise this issue again once works have started. No charges will be passed on to customers until we have explored recovery from Rydon or via any other means. As we have previously said, we don't want a discussion around waking watch costs to stop the works from starting.

Will buildings be wrapped in nettings or monarflex sheets? How will the noise issue be managed?

We don't anticipate the buildings being wrapped, however this may change during the course of the works. If customers have a view on what they would prefer, then we can ask Rydon to accommodate this. We have used netting on other schemes where we have carried out works. In terms of noise, we appreciate that there'll be excessive noise at times. However, we'll aim to let you know when drilling will be taking place.

Please confirm that following approval of the BSB in House of Commons, Rydon & Hyde are liable for non cladding costs with leaseholders only liable up to the cap?

The Building Safety Act was only enacted in Parliament on 28 April 2022. Hyde and other landlords are looking into the implications of the Act and the impact this has for leaseholders.

Why hasn't Phase 1 started? Hyde appears to be taking a back seat in all of the developments (or lack of). Can Hyde be more proactive and "get the job done"?

We can't start phase 1 until Rydon has received confirmation from Building Control. We're pushing Rydon on providing updates to us on Phase 1 discussions with building control.

Has Rydon submitted an application to Building Control now or not?

Rydon has confirmed they have submitted the building control application for Phase one.