

Coade Court Meeting Update



Tuesday 17 May 2022

Slido questions (thus far):

When will the FRA type 4/PAS 9980 survey take place? It's our understanding you now have the required contractor

The required contractor is still going through the procurement phase. This should be concluded by the end of May.

What is the timeframe for the works to be completed?

We don't have a timeframe at the moment as the full extent of the works to be completed is not yet known.

Since the Grenfell disaster, Hyde has sent us many emails assuring us our building was safe. What has changed for these works to be needed?

Guidance and legislation have changed considerably since Grenfell, which has led to further investigations which determined that additional works are needed to bring the property in line with the new legislation.

Will our building need a waking watch?

We continue to monitor the buildings fire strategy. The possibility of a waking watch will depend on the outcome of upcoming investigations.

Has Hyde been successful to get Rydon to cover remediation costs in any building other than Coade Court?

We've had positive engagement with Rydon about remediations on properties they've developed. We're unable to specifically discuss the situation at other properties.

Every pound spent on remediation must be because risk to life is unacceptable, how will this be demonstrated/evidenced to us?

We'll be transparent and share information throughout the process to explain what works will be done and why.

What are the steps taken by Hyde to recover the costs from Rydon?

Our in-house solicitor is currently working to determine the best course of action. Once further investigations have been completed, and we understand the full extent of works that need to be completed, we'll be able to start those discussions. We've made Rydon aware of the current situation.

Can Hyde confirm the worst-case scenario? Will Hyde limit itself to the government cap on remediation charged to leaseholders from the Building Safety Bill?

We can't confirm worst-case scenarios until the investigations have taken place. Though remediation could potentially exceed the government cap, we'll explore and exhaust any other option for costs before coming to the leaseholder. As the Building Safety Act was enacted in Parliament on the 28 April 2022, we're still reviewing and looking into the implications of the Act on leaseholders.

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In the event that remediation costs are not recovered from Rydon, what payment options will be available to us to spread the cost of this additional charge?

Passing costs onto customers will be the last resort. However, if it does come to that, payment options will be made available and explained to you.

Do you anticipate this stopping us from being able to sell our properties?

As decisions about selling would be determined by the mortgage lender, we're unable to comment on this.

Why were our flats sold to us as "safe" when they were not?

Your properties passed all the relevant Building Control checks at the time of construction. We appreciate that there may still have been faults that were not identified when homes were originally handed over, and so we are doing further investigations to make sure your home remains safe, in accordance with changes to guidance and legislation.