

Hi Euan

Many thanks for your email.

In responding to your email it is perhaps important to note that the building that I live in is categorised as an orphaned building and so is considered to be a building for which the developer is no longer in existence or the developer is unlikely to have the financial resources to remediate the building.

This is likely to be relevant because there is no developer to pick up the remediation activity. Consequently, the Scottish Government will fund and organise our remediation. Given that public funds will be used to progress the remediation, all procurement of assessments, design, project management and contractors will need to follow government standard procurement rules. We suspect that this will add significantly to elapsed timescales. Developers are likely to have more streamlined processes such as preferred partners, arrangements with contractors and in-house capabilities.

I would also like to update the Committee on our insurance experience. In my evidence in January, I said that our building had not suffered a premium increase due to being part of a group of properties insured under one policy arranged by our factor. However, our factor resigned in March 2024 and terminated our insurance cover. Our new factor has sought replacement cover through a broker and the cheapest (and only) quote increased our premium from £44,000 to £153,000, an increase of over 3x the previous premium.

Here are my comments in response to the questions that you raise.

- any progress made in the remediation of your property or the property/properties you represent,

There has been no progress on our cladding remediation. However, we have been told that the Cladding Remediation Directorate (the Directorate) has had to wait for the finalisation of the Single Building Assessment (SBA) specification so that it can prepare a tender for work to refresh our existing SBA (prepared under the pilot SBA initiative) to be compliant with the new SBA specification.

We then understand that there will be several more stages leading up to the final stage of replacing our cladding. Each of these stages will have to be offered to external organisations under the Government's standard procurement procedures. These stages include the design of the required remediation, structural assessment of the design, quantification of the material required, project management, independent oversight, engagement of the contractors to replace the cladding. Each procurement process includes, drafting a tender by the directorate, issuing the tender, firms to assess and cost the work and submit and offer, the Directorate to assess the offers, appoint a firm, and prepare the contract. Then the firm prepares to undertake the work, do the work and produce the result. It is easy to see that each stage is likely to take several months at least.

- any more clarity on the timescales in which remediation might take place,

The Directorate has not offered any detailed time scales but has indicated that the replacement of the cladding is unlikely to be done before 2026. This will be 6 years after the lenders refused to lend on our properties and 9 years after Grenfell.

- any improvement in the quality of communication you have received from the Scottish Government.

There has been a significant improvement in communication. Since January 2024, we have had 2 face to face meetings with representatives of the Directorate who have been able to outline what they are doing and why and also what we can expect going forward. We have found these meetings very informative and helpful. Additionally we feel we have been able to express our desire to assist with this process as much as possible.

Written updates to be issued by the Directorate to all our owners appear to be more problematic presumably due to the formal signoff procedures that will most likely apply to external written communications.

Kind regards

Paul Turnbull