

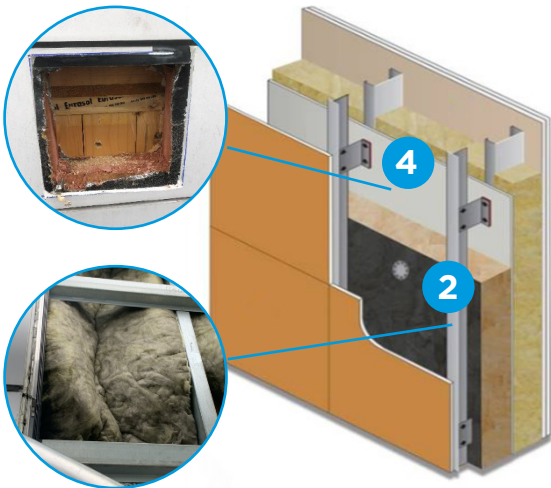
BUILDING SAFETY FUND



WHAT IS INCLUDED?

Our research shows that on average, the cost to fix the issues listed below is **£25,695 per leaseholder**, on blocks 18m+

- 1 - Cladding removal and replacement
- 2 - Insulation in the rainscreen void
- 3 - Fire and Cavity Barriers in the rainscreen void
- 4 - Removal and Replacement of combustible materials to the outer skin of the inner leaf
- 5 - Removal and replacement of flashing, copings and ancillary metalwork
- 6 - Removal and replacement of Spandrel Panels



WHAT IS NOT INCLUDED?

Our research shows that on average, the cost to fix the types of issues listed below is **£14,443 per leaseholder**, on blocks 18m+

External Wall Systems issues:

- 1 - Repairs to defective cracked or corroded concrete or steel frame of building
- 2 - Balcony decking (average cost £1,500 per apartment)
- 3 - Works to roof at interface of cladding and any damage to roof where scaffold needs to be erected off of it

Other internal or structural issues

- 4 - Defective supporting framework to windows
- 5 - Defective window and door detailing resulting in leaking windows
- 6 - Defective window and door frames
- 7 - Works to the inner leaf
 - a - If the inner leaf is formed of a metal studwork the cavity will require insulating to meet the building regulations
 - b - If the inner leaf is formed from a structurally insulated sandwich panel consisting of combustible insulation sandwiched between two sheets of plywood (extremely combustible) this would need to be replaced or encased.
- 8 - Any fire stopping to the inner leaf and floor construction
- 9 - Structural defects to inner leaf that are only exposed when cladding and insulation removed

On buildings under 18m (outside the BSF scope)

Our research shows, on average, the cost to remediate cladding issues is **£22,375 per leaseholder**, and to remediate internal and structural issues, the average cost is **£5,037 per leaseholder**