

OCTAVIA



September 2026

Bourbon Lane FAQs

An update on our successful application to the Government's Cladding Safety Scheme

Why is it only 1 - 18 Normandy Place having replacement cladding?

We have prioritised 1-18 because it is a taller building than the other blocks and poses a greater risk to residents.

How was the choice made for the new cladding material?

We have been working with an architect, a planning consultant, and have had guidance from the Urban Design Officer at Hammersmith & Fulham Council about what the replacement material should look like. We also considered weight and thermal properties which led us to the aluminum system.

Why have Guildmore been chosen as the contractor?

A competitive tender exercise took place at the end of 2025, and after reviewing the submissions, we appointed Guildmore Ltd based on their previous experience on similar projects and their commitment on resident engagement through the project.

What if I don't like the look of the new materials?

We have chosen the material and colour as the best option for the building. The range was limited as there was lots to consider. The replacement material will make the building look much the same as it did when it was first built.

I am a shared owner of 1 - 18 Normandy Place, will I have to pay for the works?

No, qualifying leaseholders do not have to pay for the removal or replacement of unsafe cladding under government funding like the Cladding Safety Scheme (CSS) under the protection of the Building Safety Act 2022.

When will I be able to sell or buy further shares?

Once the work has been completed it will be signed off by a fire engineer and certification will be available for your lender. We will do our best to provide the certification as soon as possible.

Why did the government only provide funding for higher rise blocks?

The government originally only funded cladding repairs for buildings over 18 metres tall because evidence after the Grenfell tragedy showed that taller buildings posed the greatest risk to residents. With limited funding available, it focused on the buildings considered most dangerous. As more funding became available and understanding of building risks improved, the government extended support to some smaller, mid-rise buildings through the Cladding Safety Scheme.

Why can't you tell us what will happen with the other lower blocks?

We are currently focusing on the taller blocks that we own. As soon as we know more about the lower blocks, we will be in touch.

Why hasn't there been a Section 20 Consultation with customers at 1 – 18 Normandy Place?

As there are no costs to shared owners for this work 1 – 18 Normandy Place with grant funding confirmed, there is not a requirement to complete a Section 20 Consultation.

What are the timescales for the remediation programme?

We will submit the planning application this autumn 2026 and, subject to planning approval, we aim to start work on 1-18 Normandy Place in early 2027. We expect the work to take 12 months to complete. Scaffolding will be in place throughout this time.

We will keep you updated about our plans for the other blocks once we have the details confirmed.

How long will the cladding last?

The cladding will come with a 25 year warranty.

What are the maintenance requirements and costs?

We will keep you updated once we have the full details for the maintenance requirements. The maintenance of the cladding will be paid for in the same way as all other costs relating to maintaining the building.