

YOUR RESIDENT INFORMATION PACK



Venture Court

Contents

1. Introduction

2. Contents

3. Introduction

4. Lender Assistance

5. Scope of external works

6. Scope of internal works

7. Scope of structural works

8. Next steps on remediation

9. Contact details

10. Glossary - General guide to scope of works

Introduction

Welcome to your Resident Information Pack.

Bellway has been collaborating closely with The Ministry of Housing, Communities and Local Government (MHCLG) and is dedicated to keeping Residents and Leaseholders informed on the progress of remedial works to their building. This Residents Information Pack has been created in line with the Joint Plan with Government.

Within this pack, we have compiled the essential information on the scope of remedial works and next steps, including how Residents can contact us with questions and a letter of comfort based on an agreed template that Leaseholders can use to assure mortgage providers that their building will be remediated by Bellway. We have also included a glossary to define the technical wording used in the scope of works.

We hope you find the contents of this pack beneficial and that you have a clear understanding of what to anticipate in the forthcoming remediation process.

Lender Assistance

If you are a current Leaseholder looking to sell or remortgage a flat, we can provide you with a letter of comfort, based on an agreed template that we have developed with MHCLG.

This letter is designed to provide assurance to Leaseholders, Buyers and their Lenders, that necessary remediation works will be undertaken by the developer to address life critical fire safety defects, caused by the design, construction or refurbishment of the building, particularly in the context of the sale or re-mortgage of a building at no cost to the leaseholder.

If you are in the process of selling or remortgaging your flat and require a letter of comfort, a copy of the letter has been passed to your Managing Agent, but can also be downloaded from the portal.



Scope of External Works

The following provides the scope of remedial works required to the external facade at Venture Court.

Wall Type	Remediation Work Required	Blocks
Cement Board	Install cavity barriers to compartment lines	Laid horizontally between windows
Render	Remove and replace insulation with non - combustible alternative	
Cladding	Remove and replace with non - combustible alternative	Mainly top floor apartments
Balcony decking	Remove and replace with non combustible alternative	

Scope of Internal Works

The following provides the scope of remedial works required to the internal areas at Venture Court.

Internal Area	Remedial Works required
Apartment	Remedial works to flat entrance doors
Communal Areas	Remedial works to fire doors
	Fire stopping to penetrations in compartmentation
	Fire stopping to heads of compartment walls.

Scope of Structural works

No remedial works required.

Next Steps on Remediation

Using the Roadmap to Remediation on the portal, we are currently at stage 8.

The following provides an update on the next steps:

Stage 8 - Works Access Licence

The Works Access Licence agreement has been agreed by all parties.

Stage 9 - Contractor appointment

Bellway have commenced the procurement process to secure a Contractor to undertake the remedial works. We will update you once we have made an appointment.

All further updates to the Remediation Roadmap will be issued via the portal.

Contact details

We will continue to provide new updates about your development via the portal. If you have any questions relating to the remediation of your development, please contact Bellway using the our dedicated Building Safety Helpline **buildingsafety@bellway.co.uk**

Glossary - General Guide to Scope of Works

External Facade:

The external walls of high-rise buildings may be made up of a number of materials in combination and may be a cavity wall, rain screen cladding system or an external wall insulation.

- **Cavity wall** - A wall formed from two thicknesses of brickwork or blockwork with a space between them.
- **Rain screen cladding system** - An exterior wall with a protective outer layer separated from the building's structure by a ventilated air gap.
- **Cladding** - Material applied over another to provide a skin or layer used to provide a degree of thermal insulation, weather resistance, and to improve the appearance of buildings.

a. Types of materials used in external walls:

- **High pressure laminates** - High pressure laminates (HPL) are panels made from a combination of wood or paper fiber soaked in resin and compressed under high heat and pressure.
- **Aluminium Composite Materials (ACM)**- Aluminium Composite Materials are usually made of two thin sheets of metal with a filler material between them.
- **Metal Composite Materials**- Any metal cladding panel with a filler material that is not made of aluminium. These may be made of zinc or copper for example.
- **Metal Sheet Panels**- Panels made purely of metal with no filler. These may be aluminum, Zinc or Copper.
- **Glass** - Building material composed of glass panels used to cover exterior or interior walls of structure.
- **Brickwork** - Brick (Traditional brickwork) or brick-like material such as brick slips applied to a buildings exterior to provide an aesthetic finish.
- **Brick slips** - Faces of a brick which have been cut and then attached to a building to create the appearance of a brick finish.
- **Block work** - Large concrete or cement blocks to build walls and other structures.
- **Render Systems** - Render is an external cement like finish to a building. This may be smooth or textured.

- **Stone panels/stone** - Any stone or panels made of stone.
- **Tiling Systems** - Any tiling systems (for example terracotta tiling).
- **Timber/wood** - Timber or wood, including any wood cladding systems
- **Cavity barriers** - A passive fire protection system used in external facades to stop the spread of fire and smoke. Cavity barriers are often made of mineral fibre or intumescent materials, expand when exposed to high temperatures to seal off these voids and maintain the buildings compartmentation.

b. Types of insulations used with cladding materials:

- **Mineral Wool**- A form of insulation made from molten rock (like Basalt), and used for thermal and acoustic insulation.
- **Rock wool** - is a high performance thermal and acoustic insulation material made from natural volcanic rock or similar minerals.
- **Polyurethane Rigid Foam (PUR) & Polyisocyanurate foam (PIR)** - PUR & PIR foam insulation is made by mixing chemicals with a blowing agent to form a material with individual air bubbles.
- **Phenolic foam** - is a rigid, closed-cell, thermosetting plastic insulation made from a phenol-formaldehyde resin and a foaming agent.
- **Expanded Polystyrene (EPS) & Extruded Polystyrene (XPS)** - Polystyrene based insulation.
- **Glass wool** - A form of insulation made from glass wool (usually made from glass fibers from recycled glass)
- **Wood fibre** - Insulation manufactured using wood. Can be used in walls, floors and roofs for both thermal and acoustic insulation.

c. Types of Balcony Decking

- **Timber/ Wood**
- **Composite** - Composite decking is crafted from a blend of materials including Wood Fibers, Recycled Plastics, Binding Agents and Additives:
- **Aluminium**
- **Paving Slabs/ Tiles**

The presence of combustible materials used for the external wall build-ups may not provide for a tolerable risk rating under PAS 9980 and mitigation or actions will therefore be required such as:

- Replacing combustible cladding
- Enhancing fire-stopping systems
- Installing additional fire safety measures

Internal Areas:

Internal areas of a residential buildings are divided into compartments. Fire compartmentation is a fundamental fire safety strategy employed in building design and construction and refers to the practice of dividing a structure into separate compartments (i.e. apartments, communal corridors, lift lobbies, escape stairs, etc) through the use of fire-resistant barriers (e.g. walls, floors, doors and ceilings) engineered to withstand flames, smoke and heat.

The main objective of fire compartmentation is to prevent the rapid escalation of fire, allow occupants more time to evacuate safely and supports effective firefighting measures by containing the risk to individual zones.

Breaches in compartmentation may not provide for a tolerable risk rating under BS9792:2025 and mitigation or actions will therefore be required such as:

- Enhancing fire stopping systems
- Installing additional fire safety systems

d. Types of fire safety systems

- **Dry Risers** - vertical pipe system that runs up through the communal areas of a building. It allows the fire service to pump water up to different floors without running fire hoses up stairwells - saving time and improving safety during a fire.
- **Automatic Opening Vents (AOV's)** - AOV's are designed to automatically open vents, windows and/or roof lights to expel smoke and heat in the event of a fire. This facilitates safer evacuation and aid firefighting operations.
- **Mechanical Smoke Ventilation Systems (MSVS)** - MSVS are engineered to actively extract smoke from buildings during fire incidents using powered fans. MSVS facilitate the safe egress of occupants during a fire and improves visibility for fire fighting personnel.

Building Structure:

Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the load-bearing capacity of the building will continue to function until all occupants have escaped, or been assisted to escape, from the building and any fire containment measures have been initiated. Breaches in the fire protection to the structure may require mitigation or actions.