

From: BCBC Employee 1

Sent: 06 February 2025 15:39

To: WG Employee 1

Subject: RE: Arbed - Caerau Additional Funding - Information request.

Hi WG Employee 1,

Apologies, I'm meeting with our Finance team tomorrow and will be able to submit a claim after that.

- 2024-25 underspend – I've spent much of the day in Caerau and with Warmworks and our advisors reviewing progress and working through the programme. The walls where insulation has been removed have not dried out sufficiently so we can't reinstall yet which means spend is delayed and the underspend is likely to be more than the £750k indicated below. I'll be able to confirm tomorrow following my Finance meeting and further information from Warmworks.
- Additional funding requirement - £644,000.

There is not an easily definable list of items that have increased costs, rather the initial business case was written 12 months before the GOL was issued. During this time (Feb 2022 to March 2023) inflation increased significantly resulting in cost increases of more than 20% for construction projects. When accepting the grant offer letter, and subsequent meetings and written updates, we highlighted this and said we would need to reprofile the grant once we understood the accurate new scheme costs, which we now do. These variations to the grant offer will allow us to complete the work on all houses enrolled in the project in full compliance with PAS 2030 and PAS 2035 and with the necessary quality assurance in place.

Thanks

BCBC Employee 1

From: WG Employee 1

Sent: 06 February 2025 11:37

To: BCBC Employee 1

Subject: RE: Arbed - Caerau Additional Funding - Information request.

Hi BCBC Employee 1,

Can you let me know when we can expect the Grant claim please?

Also are there any updates on the additional funding query sent on the 22nd of Jan?
(email chain below)

Many thanks

WG Employee 1

From: BCBC Employee 1

Sent: 22 January 2025 12:07

To: WG Employee 1

Subject: RE: Arbed - Caerau Additional Funding - Information request.

Hi WG Employee 1,

No problem, I'll get that info back to you as soon as I can.

Thanks

BCBC Employee 1

From: WG Employee 1

Sent: 22 January 2025 07:12

To: BCBC Employee 1; BCBC Employee 2

Subject: Arbed - Caerau Additional Funding - Information request.

Good Morning,

Hope you are both well.

Following our last meeting I would just like to enquire about any additional funding required to complete the remedial works at Caerau.

Previously you told us the likely underspend for this financial year were roughly £750k. However to complete the works to PAS2035 standards you would require an additional £400-600k (+ the rollover of the £750k)

Would it be possible to confirm the estimated total underspend for this financial year please?

Also could you provide us with a breakdown of any additional costs requested and what these amounts would be used for?

(For example .. Asbestos Testing £11,250, Additional electrics regarding ventilation installation £38,350)

It is important to note that at this time we cannot guarantee the amount of additional funding available, however we would like to get an idea for an estimated costs that you might require to assist you with completion of the Caerau remedial works.

Please let me know if you have any questions.

Many thanks

WG Employee 1