

Our ref: CLS/CMC/600261/0261

Leaseholder(s)
Clarence House
Leeds
LS10 1LL

20th December 2019

Dear Leaseholder(s),

Clarence House, Leeds
CLADDING SURVEY UPDATE – 20th December 2019

I am writing to update you about the ongoing building survey at your building. We originally instructed building surveys in November 2017 in response to the Government guidelines to identify the presence of the flammable Aluminium Composite Material (ACM) cladding, it was confirmed that no ACM was used during the build. More recently, the Government issued a further set of guidelines; Advice Note 14 (AN14), concerning wall covering systems that do not incorporate ACM, that may also pose a fire risk; such as wood and High-Pressure Laminate (HPL) installations. This dictated that the survey was to be undertaken at your building.

The building materials that were collected during the survey are currently being tested to establish their fire rating, and the surveyors report summarising the survey/testing is due in the first week of January.

In the meantime, we have been advised verbally it is likely that there are some elements of the building that will not meet the required standards.

The safety of residents is paramount at all times, as such precautionary protective actions will be taken until such a time that the surveyor reports can be scrutinised, and a more permanent way forward agreed. It has been agreed with West Yorkshire Fire & Rescue Services that **the following actions will be taken with immediate effect:**

- 1. The building fire policy is now FULL EVACUATION in the event of a fire alarm**
- 2. There is now a 24 hour 'waking watch' in place for the immediate future, undertaken by security guards on site. Airhorns will be sounded by the waking watch in the event of a fire. Residents should evacuate the building immediately in this event.**

We understand that the contents of this letter may raise further questions and concerns. Until such a time that the surveyor reports are completed, and have been reviewed, we are unable to provide any information about the actual risk, longer term plans and/or any financial implications that there may be. Until this time, the actions taken will ensure that any potential risks to the building and the residents have been minimised. We will be in touch in early January with an update for leaseholders and residents.

In the meantime, we can confirm that the current cost of the waking watch per each apartment, will be in the region of £10 per week.

If you have any concerns, please ensure you email LeedsDock@liv-group.co.uk, as any emails sent directly to members of the team could be missed over the festive period.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Connor Scherer', written in a cursive style.

Connor Scherer AIRPM
Property Manager