

Frequently Asked Questions

We understand that the situation at Leeds Dock regarding the exterior façade is a complex issue that could take some time to resolve. We have put together some FAQs which we hope will address some immediate concerns.

Q: What is happening with the building façade?

Façade Risk Assessments were completed during December 2019 with the results provided by the third party surveyors on 24th January 2020.

LIV have reviewed these results and have established that a further, more detailed analysis is required by a façade industry expert with experience on external wall systems.

Our next steps are to appoint a façade industry expert to scrutinise the assessment and provide advice on any remedial works required, as per the report's conclusions.

Q: Will the residents be evicted?

As of 20th December 2019, a Waking Watch has been put in place across the four buildings to ensure resident safety. The Waking Watch operatives have each been given a handheld device to scan barcodes on each floor while on patrols and we are regularly monitoring these routes to ensure that we meet all requirements set out by West Yorkshire Fire and Rescue.

At this time we have met the requirements to keep the buildings operational, we continue to monitor guidelines with the goal in mind of prevention of any notices being served on the buildings.

Q: Who is responsible to pay for any remedial work relating to the assessments?

A: At this time, we are in discussions with all freeholders regarding the work.

Until a time that we are able to fully understand the remedial work that is required we are unable to review any liability on the buildings. Once a remedial plan has been confirmed we will be in a position to move forward.

Q: How long will the Waking Watch be in place?

A: The Waking Watch will remain in place until it is deemed that the risk at the development has been removed and the local authority and West Yorkshire Fire and Rescue are satisfied that the building no longer requires a Waking Watch.

Q: How frequent will LIV update me?

A: We will provide regular updates as we receive these from third parties. Within the coming weeks we will be placing these updates on our website for easy access and review along with reaching out via the post with important updates.

Q: Do you have any timescales for works?

A: We are unable to establish how long this process will take to be completed, however we will advise approximate timescales when we have information and publish them on our website.

Q: Is there any government funding we can apply for?

A: Currently the government has not provided any funding in relation to wider façade issues. We are monitoring all communication from the government in relation to Façade Systems, especially those regarding funding provided by the government.

Q: What if I wanted to sell / re-mortgage my apartment?

A: We are aware of a national issue regarding the lending against leasehold flats from some financial institutions, where there are potential façade issues. If you are in the process of selling your apartment, updates of the current situation will be provided to the enquiring solicitors upon request however we are unable to comment on individual mortgage applications.

Q: Who do I contact with any concerns?

A: We have set up a dedicated email address for capturing concerns of leaseholders and will do our best to respond to these promptly, however the information we have given thus far is all we can currently provide. Please email leedsdock@liv-group.co.uk rather than emailing the Leeds Dock team directly who may not be able to provide the most up to date information.

Q: Why hasn't this assessment been completed before now?

In 2017, the Government issued guidelines to identify the presence of the flammable Aluminium Composite Material (ACM) cladding. We instructed building surveys in November 2017 in response to these guidelines and it was confirmed that no ACM was used during the build.

However, more recently, the Government issued a further set of guidelines concerning wall covering systems that do not incorporate ACM, but that may also pose a fire risk; such as wood and High Pressure Laminate (HPL) installations. As such a façade risk assessment has been completed that looks at all elements of the external wall system.