

The Gateway

Monthly Newsletter | External Wall Systems

August 2020

Welcome to The Gateway's First External Wall System Newsletter!

We hope this finds you and your family safe and well! After last month's letter, we received a handful of questions from our leaseholders, so we wanted to use our first official newsletter as an opportunity to explain more about where we are in the process, what the next steps are, and when you'll hear from us next. Please read on to find out more about our proposed communication process, where we are, what comes next, and when you can expect to hear from us going forward.

Our Communication Promises:

Emails

- We will send a monthly newsletter email updating you on the progress we have made in the previous month.
- When we have important updates to share, we will send email bulletins in between our monthly newsletters to keep you informed.

Letters

- We will continue to provide written correspondence where required, but we are recommending all leaseholders join the email newsletter mailing list, as it will be the fastest, most efficient way to stay updated.
- All our formal posted letters will continue to be published on <https://www.liv-group.co.uk/blockmanagement/updates/> for you to access at any time.

Q&A Sessions

- We are working with the third party surveyors to set up a presentation via digital platform to leaseholders to present some of the findings along with any other information we currently have on the next steps. The session will be streamed to a secure link where leaseholders will be able to watch. Leaseholders will have the opportunity to send in questions they'd like to see addressed. We will share details as and when we have them.



Monthly Update: August 2020

Report Analysis

The information received in the Stage 1 Fire Engineer report has been compiled by the appointed Fire Engineer into an External Wall Construction Assessment. This report provides recommendations for remedial actions; however, there will be further investigative works required in order to confirm the findings in the Fire Engineer report.

Fire Safety

The building has a temporary change to the fire evacuation policy. This is following recommendations from the Fire Engineer and West Yorkshire Fire & Rescue Service. Effective immediately, the fire policy has changed from 'Stay Put' to Simultaneous Evacuation. Revised fire evacuation notices are now showing in all four lobby areas of the development. Design Fire Consultants and LIV will be meeting with West Yorkshire Fire & Rescue Service (WYFRS) soon to further discuss the report. Resident safety is paramount, and WYFRS has been and will continue to be consulted at every step of this project to ensure that any risks are minimised by the implementation of suitable measures.

Q&A: August 2020

In this section we will address some of the questions we've received from leaseholders to keep you all up to date.

Who are the parties involved at The Gateway?

The Management Company is The Gateway (Leeds) Management Ltd

The Managing Agent is LIV Group

The Fire Engineer is Design Fire Consultants

The Fire Authority is West Yorkshire Fire & Rescue Service

Leaseholders

The Ministry of Housing, Communities & Local Government (MHCLG) oversee the Building Safety Fund (BSF)

Can you tell us what the possible problem is?

In 2017, the Government issued guidelines to identify Aluminium Composite Materials (ACM) cladding. In January 2020, further guidelines regarding the use of non-ACM cladding were issued. Following the most recent changes in government advice, the Management Company instructed a review of the external wall materials at The Gateway. This review was carried out by Design Fire Consultants who are the appointed Fire Engineer. This review has now concluded and identified several building materials that require further investigation and remediation.

Do the remedial works apply to all blocks on The Gateway site?

The fire engineer reports concluded that further intrusive investigation works are required at The Gateway development. These tests will need to be carried out on all blocks. This will determine exactly which buildings and which materials are required to be removed and replaced.



How long will this take to remedy? What is the path to remedy?

We won't know until we have more information about exactly what remedial works are necessary. Once the remediation project is scoped out, we will be able to provide you with a path to remedy.

As part of the Building Safety Funding application process, it is expected that works should commence before the end of March 2021. This monthly newsletter will provide progression updates and will ensure that you are kept up to date throughout the remediation works project.

I have not been able to get a mortgage due to unavailability of this EWS1 form – what is an EWS1 form?

The External Wall System (EWS) form certifies that the external wall cladding on a building has been assessed by someone who is qualified to do so. The EWS process was introduced by RICS in December 2019 and created as a valuation process endorsed by RICS, UK Finance, Building Societies Association, IRPM, and ARMA and set out to assist people buying, selling and remortgaging in buildings over 18m. This process is supported by MHCLG. The process concludes in a 'signed' EWS1 form confirms that there are no combustible materials or recommends that remedial works be carried out.

When will the EWS1 form be issued?

The EWS form will be issued on completion of the further, more intrusive investigations.

Can separate EWS sign-off be provided for those blocks not requiring further investigation?

The EWS form is valid for an entire building, not for an individual block. The EWS form is valid for 5 years.

Is our building currently safe to live in?

Following the release of fire engineer report, temporary changes from a 'stay put' to a 'simultaneous evacuation' have been implemented. The current onsite team presence has increased by one additional operative during the hours of 19.00 – 07.00. Design Fire Consultants and LIV are shortly meeting with the WYFRS to discuss the findings of this report and will agree to immediate, interim, and remediation measures. We will let you know the outcome of this meeting.

When is the next investigative stage due to be completed and by what date will leaseholders be informed of the results?

As yet, we do not have a confirmed start date for the next stage of the EWS process; however, all parties involved are keen to move the project forward. We have registered with the Building Safety Fund and received notification from them that our notice of interest has been received.

Our next monthly newsletter will go out in September, but please keep an eye on your inbox for any bulletins in the meantime. If you have any queries about the contents, please contact the Gateway Team on TheGatewayEWS@liv-group.co.uk

Yours Sincerely,
The LIV Group

