

Our Ref: TSS/MZM/600212/0212

The Gateway
Leeds

29th July 2020

Dear Leaseholder,

We hope this finds you and your family healthy, well, and enjoying the summer! We wanted to reach out to you at this time about the Fire Safety of the External Wall Systems at The Gateway.

Fire Safety/External Wall Systems

Immediately following the Grenfell Tower tragedy in 2017, The Gateway was checked in line with the Government guidelines at the time. A survey was undertaken to ensure that the combustible Aluminium Composite Material (ACM) responsible for the Grenfell fire was not present, and this was confirmed to be the case.

The UK Government issued a further Advice Note 14 (AN14) in relation to the fire safety of external wall cladding systems of residential buildings over 18m in height that **do not** incorporate ACM. This Advice Note requires building owners to verify the safety of their buildings by undertaking further surveys, which has caused issues in the sale and re-mortgage of leasehold flats in affected buildings on a national scale. Once the required surveys have been completed, an External Wall Safety (EWS1) form can be issued as evidence of the buildings safety credentials.

What is the Fire Safety/External Wall Systems update at The Gateway?

Since last year, there has been a lot of work going on behind the scenes to complete surveys, involving a number of building specialists appointed by the Management Company covering the entire building. Given the size and complexity of The Gateway, these surveys have only very recently been concluded and the findings reported.

On behalf of the Management Company, we can confirm that there are sections of the building where potential risks have been identified. The next step (Stage 2) is to undertake further intrusive investigations and material testing across those areas of the building. This step will provide verification of the extent of the issues and, most importantly, details of what needs to be done to remedy the problems found. At the time of writing, the extent of the remedial work is not yet known, which means that an EWS1 form cannot yet be provided.

Who will fund the possible works?

Funding such projects has been a national problem. As you may be aware, in response, the Government has allocated a Building Safety fund of around £1 billion to fund the removal of Non- ACM cladding on private sector residential blocks. The fund is available for the benefit of leaseholders in residential buildings such as The Gateway where leaseholders may otherwise have had to pay for removal and replacement costs in full.



In light of the recent survey results, and the following discussions with the Management Company and the appointed Fire Engineer, we have registered for the Building Safety Fund with the intention of making a claim for funds dependent upon the Stage 2 findings. This registration was completed before the Government's deadline of the 31st July.

The first stage of the funding application is to provide evidence of the specific technical building issues that have been uncovered through the surveys. The Intrusive Survey will provide the information needed, and this is where the project team's focus lies currently.

We know that there are considerable concerns about the funding for this project. Please know that there is a professional project team in place, including surveyors and fire engineers, that are very experienced in these matters, and we have every confidence that their work will give the best possible chance of funding success with the intention of mitigating the majority – if not all – financial burdens on the Leaseholders.

What is being done about fire safety in the meantime?

Resident safety is paramount. With the appointed Fire Engineer, we will be presenting the surveys to West Yorkshire Fire & Rescue (WYFR) to discuss the findings of the survey. Any advice or guidance received from the Fire Authorities to further protect residents will be immediately implemented. The Fire Authorities will be consulted at every step of this project to ensure that any risks are minimised by the implementation of suitable interim measures.

What happens next?

As stated above, the project team is focussed on obtaining the information required for the Building Safety Fund, and we expect to hear from the Ministry of Housing Communities & Local Government (MHCLG) after of the registration deadline of the 31st July 2020 about progressing the application.

We, LIV Group, are the managing agent, acting under instruction of the Management Company. We will be the point of contact for Leaseholders and will also be issuing regular communications in relation to the project progress via a new monthly e-newsletter. The next newsletter will be issued WC 31st August 2020.

If you would like to receive these email updates, please provide your email address to TheGatewayEWS@liv-group.co.uk. The next newsletter will be sent WC 31st August 2020.

We will also populate a page on our website with these communications, which can be found at <https://www.liv-group.co.uk/blockmanagement/updates/>

If you have any queries in the meantime, please do not hesitate to contact us at TheGatewayEWS@liv-group.co.uk

Yours sincerely,



Tara Swordy
Property Manager