



Dear Leaseholders,

As a follow up on our earlier communications, we are writing today to offer an update on the current position with the External Wall System and the remedial works required.

As advised by the government in 2017, LIV Group instructed surveyors to complete a survey of the external façade system to rule out the presence of ACM cladding. The survey was completed during November 2017 and confirmed no ACM cladding was used within the development of Hamilton House during its construction.

During late 2019, the government finalised new advice relating to the construction of building facades or External Wall Systems. This advice reached further than simply ruling out the use of ACM and delved further into the other materials and construction methods frequently used in the development of modern buildings. This new government advice required a further investigations and surveys to be completed on the External Wall Systems, and the resulting report highlighted some deficiencies.

Works will be required to remove any risk generated by the use of these materials. To date, the following is being progressed:

- LIV Group have submitted a Register of Interest to the government's Non-ACM Building Remediation Fund. We will keep leaseholders updated on how the application to receive funds is progressing.
- LIV Group have requested Pre-Tender estimates from the freeholder's preferred surveyor. Having an indication of the scale and costs of the work will allow LIV Group to consider instructing the works prior to receiving government funding.
- LIV Group have obtained costs from 2 surveyors who will oversee the full project, including design, scope, specification, and final sign off.
- LIV Group have instructed a specialist fire engineer who will be able to determine the risk present and make useful and helpful suggestions on how to manage that risk.

Following discussions with Merseyside Fire and Rescue, they have suggested interim measures are put into place at the development as we work toward a more permanent solution. Those measures include the presence of a 24/7 waking watch and the proposal of an improved fire alarm system operating in the building.

Further, whilst any of the above interim measures are in place, the fire strategy for the building has changed from Stay Put to a Simultaneous Evacuation. In the unlikely event of a fire, the waking watch will alert all residents and assist with the evacuation of the development.

We are aware that most financial lenders are unwilling to provide mortgages on apartments within blocks where concerns with the External Wall System have been identified, which is a UK-wide issue. If you are in the process of selling your apartment, updates on progress will be provided to the enquiring solicitors upon request.

We are working diligently with the freeholder and appropriate professionals to complete the next steps of this project and will continue to offer regular updates on the situation, as available.



Starting next month, you can expect to receive monthly newsletters that will keep you up-to-date on this process, commencing from the 23rd September 2020. Of course, if we have any news before then, we'll be sure to let you know.

In the meantime, should you have any questions, concerns, or correspondence, please reach out to our Hamilton House team on HamiltonHouse@liv-group.co.uk

Kind Regards

Nosheen Dutt

Property Manager