



Hamilton House

Monthly Newsletter | External Wall Systems Newsletter 1, September 2020

Welcome to our first official, monthly newsletter!

We hope this finds you and yours safe, well, and enjoying the early days of autumn!

As promised in our letter to you last month (if you haven't read this letter yet, you can find a copy of it [here](#)), here is our first official External Wall System newsletter! We want to use these newsletters as an opportunity to explain more about where we are in the process, what the next steps are, and when you can expect to hear from us next.

Firstly, we would like to reassure Leaseholders that we are looking into all options with regards to the cost of the required remediation works. We have registered for the Government's Building Safety funding which would potentially cover elements of costs for any required remedial works. We understand at this time there is not much clarity on what is and isn't covered by the fund; however, once we have an appointed caseworker from MHCLG, we will be looking to gather further clarity for leaseholders.

The project so far - previous tasks

LIV Group initially completed cladding reports in November 2017 in response to the Government guidelines to identify the presence of Aluminium Composite Material (ACM) cladding. These reports were widely accepted by financial lenders as acceptable and have been utilised in the sale of most apartments in blocks within the LIV Portfolio. In December 2018, the Government issued Advice Note 14 (AN14) concerning wall covering systems that do not incorporate ACM, such as wood and High Pressure Laminate (HPL) installations.

Further work is being conducted by third-party Fire Engineers following the completion of the intrusive surveyor reports. We are in the process of moving forward at the request of the freeholder in obtaining these reports.

We can confirm that LIV Group has already registered its interest in the government fund on behalf of Hamilton House Leaseholders. Although we have not yet completed the final remediation reports, we are able to present the factual findings of the surveyor's reports to progress our application for funding. We are due to hear back in the coming days and will keep leaseholders updated as our application progresses.

Where are we?

September 2020 - Site Update

As you are already aware, at the request of the Freeholder and in line with Ministry of Housing Communities and Local Government's (MHCLG) recommendations, we have carried out a survey into External Façade at Hamilton House. The report found that the building is not in compliance with the most recent Government guidelines.

We have instructed a Fire Engineer from third party, Façade Remedial Consultants, to complete a final remediation report on Hamilton House which should be ready in the next couple weeks. I would like to reassure Leaseholders that we are looking into all options with regards to the cost for the required remediation works. We have registered for the government funding which would potentially cover elements of costs for any required remedial works; However, we are still waiting for the outcome.

What can I expect next?

Section 20

Under Section 20 of the Landlord and Tenant Act 1985, there is a legal obligation on a Landlord (Freeholder or RMC, as we would know them) to consult Leaseholders when it is proposed to carry out works or enter into a long-term agreement (i.e. over 365 days) for services provided that exceed prescribed limits.

Such works are either termed "qualifying works" for maintenance / building works or "qualifying long term agreements" for any service contracts that are set to last longer than 12 months.

As per Section 20 of the Landlord and Tenant Act, we are obligated to complete a formal consultation with Leaseholders whenever there is the possibility that certain items or services will exceed the cost of £250 to any one Leaseholder. We will be sending all leaseholders a Notice of Intention, which is the first formal stage of the consultation. To be clear, this is not a demand payment of additional funds. Rather, it is merely the legal mechanism to protect all parties in the expenditure of significant Service Charge funds.

Q&A

In this section, we will provide some of the questions we have received from leaseholders over the last month.

Q: What are we working on now?

A: Currently, we are waiting for the Fire Engineer report, which will be able to verify the risks that may be present. Included in this will be recommendations for remediating any issues found.

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

A: The Waking Watch will remain in place until the Merseyside Fire and Rescue are satisfied that the risk has been mitigated and the building no longer requires a Waking Watch.

Q: How frequently will LIV update me?

A: We will be sending monthly newsletters to keep you informed as well as bulletins when we receive important updates from third parties. We will be placing all communications on our website for easy access and review and reaching out via the post with important updates.

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

A: The Building Safety Fund has been applied for, and we are awaiting further confirmation of the next steps in the application process. We are doing everything possible to ensure that the relevant remedial works are covered by this funding and working within the government timescales.

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 where there are potential façade issues from some financial institutions. 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: Whom do I contact with any concerns?

A: Please know that through our monthly newsletters and bulletins, we are sharing all the information we have with you. However, if you have further questions or concerns, please feel free to reach out to us via email on HamiltonHouse@liv-group.co.uk. This is a dedicated email address for capturing concerns of leaseholders, and we will do our best to respond to these promptly.

Thank you for taking the time to read September's newsletter,

LIV Group

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