



# Leeds Dock

## Monthly Newsletter | External Wall Systems Newsletter 4, September 2020

We hope this finds you and your family safe and well as the summer winds down and autumn officially begins!

As promised in our previous newsletter (if you haven't already, please take a moment to review our previous newsletters, which you can find [here](#)), we held a live session with the fire engineer late last month.

In this month's newsletter, you'll find a link to watch the session if you missed it, answers to the questions we didn't get to, and the latest information on where we stand in the process.

### LIV Presentation and Q&A Session

Thank you to everyone who joined our session! We certainly got through as much information and answered as many questions as we could in the time we had, and we hope you found it valuable. The session enabled leaseholders to hear directly from both us and the fire engineer as well as ask questions regarding your building.

This was our first time hosting a session like this in this format, and we hope to host more sessions like this in the future, so we would love your feedback! Click [here](#) to complete a questionnaire on what we did well, what we may have missed, and what you'd like to see more of in future sessions.

If you missed the session, don't worry – you can watch it here:

*Cartier & Clarence House – Live Session – August 2020*

*Mackenzie House & La Salle House – Live Session – August 2020*

### Monthly Update

This month, we went from a position of having our final reports to being able to begin progressing remediation plans. We have worked hard to gather a fair and competitive

Progressing construction phase. We have finished that to gather a final and complete quote to appoint all the required professionals to the project.

We have presented these quotes to the freeholders, and due-diligence has been completed, with CBRE now been appointed to Project Manage. We can now begin the design, tendering and cost analysis of the project.

## Q&A

Due to the time constraint, we couldn't answer all your questions during the live session, but as promised, below you'll find answers to the questions we missed as well as a recap of a few answers we felt warranted a written response:

**Q: When will you have the final tender price?**

A: We are working hard to get to confirm a final cost for these works. The Principal Designer and Project Managers are now appointed, following which we are currently designing the specification. Along with our appointed third party experts, we are working to have all the information, including a final tender price, in line with the December 2020 target.

**Q: Will we need to move out during the duration of the works?**

A: At this time, the final specification and design haven't been completed; however, we envision it is very unlikely you will need to move out while the works are being completed.

**Q: What are LIV doing to help move the Building Safety Fund (BSF) Application along?**

A: A focus of our project is to work on the BSF application. We are working behind the scenes to be prepared for every aspect of the guidance and will work tirelessly to hit any deadline set forth by the Government.

**Q: If some costs are not covered by the BSF, who pays?**

A: At this time, it is not possible to say. Once we have the finalised costings, a case handler appointed by the BSF and will review this with the freeholder, and we will clarify the position. Until final tenders are received, we are unable to confirm the liability of any costs that may not be covered by the BSF.

**Q: This situation is causing me health problems, what support do LIV offer?**

A: We completely understand and sympathise. This situation is not one any leaseholder wants to be in and we share in your concern. We recently did a mental health bulletin with lots of advice [here](#), so if you're struggling, please do visit this and contact the professional organizations who are there to help you.

**Q: How involved is the Freeholder in this project?**

A: The freeholders have been updated every step of the way and have the final sign off on any decision that affects this project.

**Q: When is the next live Q&A session?**

A: We don't have a date just yet, but once we feel we have lots to talk about, we will set one up!

**Q: How does this affect day to day running of the development?**

A: Thankfully it doesn't! Our team are working to not only keep the developments running but also improve the developments. We are continuing with lots of budgeted projects, including a new job system and the redecoration of communal areas, along with changing of our service providers in lifts, window cleaning and cleaners in order to enable a much better onsite experience.

**Q: For how long will the waking watch be in place?**

A: The waking watch will remain in place until is the local fire brigade and the fire engineers deem the risk to residents has lessened to the point where a waking watch is no longer necessary.

We hope this newsletter has answered your questions! You'll hear from us again with our next newsletter the week of the 23<sup>rd</sup> October 2020. As always, if we have anything to share before then, we will do so via bulletin. In the meantime if you have any queries or concerns, please reach out to [LeedsDock@liv-group.co.uk](mailto:LeedsDock@liv-group.co.uk)

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

LIV Group

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