



The Gateway

Monthly Newsletter | External Wall Systems Newsletter 2, October 2020

Welcome to The Gateway's second External Wall System newsletter!

We hope this finds you and your family safe and well. As you may recall from our August newsletter (you can find a copy by clicking [here](#)), we are sending this newsletter as part of our promise to keep you informed throughout the process of testing, surveying, and remediating the External Wall System. Read on to find out more about where we are in the process!

Firstly, we are sorry this letter is late. Our intention was to send this out in September; however, the letter got lost in the shuffle as we made a change in management at LIV. We thank you for your patience and understanding.

Going forward, Connor Scherer, who is our Senior Property Manager, will be taking over the day-to-day management of The Gateway. Under Connor's leadership, Adrian will continue to lead the onsite operations as the schemes Building Manager.

Monthly Update: September 2020

In September, we instructed a building survey which will provide further information regarding the elevations of each of the blocks and will further assist in the funding application. We know that residents are concerned about the size of the Building Safety Fund and whether there will be enough funding available to pay for all buildings that have applied, and we share in that concern. Though we cannot guarantee funding success, we can assure you that the professional project team in place, including surveyors and fire engineers, are experienced in these matters, and we believe that their work will give the best possible chance of funding success.

Further, the project team has hired a contractor to prepare an access and sequence strategy for opening up façade areas of the building to take samples where necessary of existing cladding/insulation materials.

We expect these works to commence in October 2020. These works will conclude the technical investigations of the building materials and will serve to provide further information about the building materials as well as inform the specification of the

remedial works. We will, of course, keep you informed of when these works will be taking place once the dates have been confirmed.

Live Q&A Session

We are working closely with the project team to put together a presentation to residents of The Gateway. The presentation will offer information about the technical aspects of the project and give leaseholders the opportunity to ask questions of the project team. We will update you on our next newsletter to confirm dates as these final inspections progress.

Next Steps

Currently, we are working on a roadmap to lay out what the remediation process is and where we are in it. This suggestion was put forward by residents, and we think it is an excellent idea which we will have ready for the next newsletter. In the meantime, we thought we would share the Build Safety Fund roadmap and the current timescales in place to progress the funding application.

OUR NEXT STEPS

Build Safety Fund (BSF)

Completion Target	
July 2020	Pre-Application Steps <ul style="list-style-type: none">✓ Interest In Fund Registered✓ Stage 1 Information Provided✓ Confirmation of receipt received.✓ Report contents passed to MHLGC to progress decision
November 2020	First Stage of Full Application <ul style="list-style-type: none">○ Submit Online Application○ Legal Due Diligence○ Short Form Agreement
December 2020	Second Stage of Full Application <ul style="list-style-type: none">○ Submit Tendered eligible full cost and works○ Asses eligible full works and costs○ Funding Decision○ Grant Funding Agreement
2021	<ul style="list-style-type: none">○ Monitoring○ Practical Completion of Project

Sub-letting

We are aware that some tenants are advertising their apartments on online booking platforms without the letting agent or leaseholder's knowledge, which is also not permitted. As a reminder we would like to draw your attention to the following clauses in the approved Underlease (in the sixth schedule):

- 1. Not to use or suffer to be used the Premises for any purpose whatsoever other than as a private residence for occupation by a single household and in particular not to carry on or permit or suffer to be carried on in or from the Premises and trade business or profession*

2. *Not to do or permit or suffer in or upon the Premises (or any part of parts thereof) or elsewhere on the Block or Estate any illegal or immoral act or any act or thing which may be or become a nuisance or annoyance disturbance or inconvenience injury or cause damage to the Superior Landlord the Landlord or the Company or the owners or the occupiers of any part of the Estate or of any adjoining or neighbouring premises*

29. *Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance maintained in respect of the Block or may cause an increased premium to be payable in respect thereof*

We would therefore ask all leaseholders to check that their respective agents are carrying out regular checks of the apartment to make sure it is being maintained in accordance with the lease.

Any breach such as this could cause significant issues with the procurement for future insurance policies.

When will you hear from us again?

The third Gateway newsletter will be issued by the 23rd November; however, we'll be in touch with any updates we feel are too important to wait before then, also don't forget to check the webpage for further updates: <https://www.liv-group.co.uk/blockmanagement/updates/>

If you have any questions, please reach out to us at TheGatewayEWS@LIV-group.co.uk.

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

LIV Group

[Visit our Website for Updates](#)

[View this email in your browser](#)



Copyright © 2020 LIV
All rights reserved.

Our mailing address is:
LIV, Whitehall Waterfront, 2 Riverside Way, Leeds, LS1 4EH

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).
