



Hamilton House

External Wall System

Waking Watch Bulletin

Dear Leaseholder,

We hope this communication finds you safe and well! I am sure you are wondering why you have got a second update from us in such a short space of time. But, after we sent the newsletter, we heard from several residents and leaseholders asking for clarification on the decision to remove the waking watch. As a result, we decided to provide further and better information with regards to the waking watch, so here it is!

Why was the waking watch instructed?

When the Building Surveyor completed the initial onsite investigations, they identified several defects that required further study, consideration and review by additional experts. At that time, we consulted with Merseyside Fire Service, who we are obligated to update. We provided a best and worst-case scenario given the limited information provided at that point. At the time, all parties involved felt it was best to act out of an abundance of caution and move forward with a waking watch until a clearer picture of the situation could be reviewed, and the report concluded.

What has changed?

The appointed fire engineer was able to take the contents of the survey and conducted a more detailed analysis, he compared this data held in the original build documents, reviewed the fire strategy and completed an assessment as to how the building would react during a fire. This assessment determined that while the defects in the building do require remediation, they do not provide a risk to resident safety.

How sure are you that the waking watch could be stopped?

Like you, we wanted to be absolutely sure the fire engineer's recommendations are accurate. Our senior team, who are working on similar projects, met with

the Fire Engineer and Merseyside Fire Officers. We probed the fire engineer to understand why such safety measures were not required. Following this meeting, the fire officers in attendance along with the senior team at LIV agreed that the fire engineer had considered the elements we would expect to make such a decision and ultimately agreed with the fire engineer's recommendation.

Does this mean that works are not required?

Unfortunately, no. The fire engineer still recommends works to the building, which means our Building Safety Fund application is continuing to move forward, and the project team remains committed to completing the remediation required in order to gain an EWS1.

We hope this gives you a clearer picture for the thought process behind this decision and clarifies that LIV – along with the freeholder – are following the recommendations of a qualified fire engineer. If you have any queries or concerns about the project or the safety of the building, please reach out to our team on HamiltonHouse@liv-group.co.uk

Thank you,

LIV Group

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