



Manor Mills

Monthly Newsletter | External Wall Systems January 2021

We hope this newsletter finds you and yours safe and well and that you have had a positive start to 2021. As always, we have sent this newsletter to your email, but you will receive a copy in the post as well this month, as we wanted to ensure that we didn't miss anyone with this update.

We have been working very hard over the last few weeks to finalise the next steps with the NHBC on the two claims we have ongoing at this time. These claims have now been merged into one settlement claim.

We now need to confirm a settlement figure with the NHBC. To that end, we have appointed a Project Management company to put together a project team to complete the work required to remediate the building of both its Water Ingress and Fire Safety issues. Our team is working extremely hard in the background to get a fully tendered price to finalise the settlement, at which point works can start.

The good news is that the NHBC have accepted liability and will be covering the majority of the costs. There is some discussion about one material that they do not cover, as the material was allowed to be in the original construction at the time of build; however, due to the works required, this material would have to be replaced in order to meet up to date building regulations. We do not have a cost at this time for this one material; however, our project team expects to get an estimate on this in the near future.

We want to share more information on the project, its timeline and the level of work involved as well as provide a 2021 forecast and budget update. Following this we will be giving leaseholders the opportunity to join us for a live, online Question and Answer session. Please plan to join us on the 27th January 2021 at 18:00 for this online meeting.

You can find more information on this Q&A session, including how to join by visiting our website at:

<https://www.liv-group.co.uk/blockmanagement/manor-mills/>

We hope you've found this update informative! As always, if you have any queries or concerns, please direct them to ManorMills@liv-group.co.uk.

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

LIV Group

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