



Clarence House

Monthly Newsletter | External Wall Systems

January 2021

We hope this newsletter finds you and yours safe and well in the first part of the New Year! Firstly, please accept my apologies in the tardiness of this newsletter. We will be back on track in February!

Monthly Update: January 2021

As you know, despite our best efforts, early last month we had to share the news that the Government have unfortunately rejected the initial application to the Building Safety Fund. However, we haven't given up hope, and neither should you. We are actively appealing the decision with the support of the appointed expert fire engineer.

The Ministry have acknowledged the appeal and stated they believe grounds for appeal are fair. As such, they have now agreed to re-evaluate the building and provide us a final answer in due course.

What Next

Our project team have always believed and continue to believe that Clarence House should be granted funding. As such, we strongly object to the government's decision and remain committed to proving that the building is eligible for funding from the BSF. It is for this reason that we are appealing the current decision.

Q&A Session

Last month, we hosted a live Q&A session with our team and our local MP, Hilary Benn. For those who were not able to attend, we wanted to share the answers to some of the questions we heard from leaseholders that day

What is the problem material for Clarence House?

The brickwork system raising the first 5 floors is the area of concern. The materials behind it – along with inadequate firestops – do not meet the regulations.

In a worst case scenario, how much could we be charged?

Unfortunately, with the government expected to make an announcement in the coming weeks and the building still being under an appeal for funding, it is impossible to say at this time. As soon as we have concrete answers, we will share them with you.

Are LIV looking into the Waking Watch Relief Fund?

Yes, we are already looking into this fund and have registered interest. Over the next week, we will be looking to move this forward and will keep you updated every step of the way.

How long does the appeal process take?

We're expecting an answer in the next 2 weeks.

What happens if the appeal is rejected?

The freeholder has asked LIV to prepare scenario planning, establishing all the possible next steps and looking at the potential impact for all parties. Once we know the true position of the building, we will be in a position to plan.

When will you update me next?

You'll hear from us again in our February Newsletter which we will send in the week commencing 22 February 2021. However, if we receive the appeal decision before this date, we will let you know immediately.

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

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