



Mackenzie House

Monthly Newsletter | External Wall Systems March 2021

We hope this finds you safe and well in the early days of spring!

Thank you for taking the time to read our latest newsletter.

Building Safety Fund Update

We have some frustrating and disappointing news to share, but first, we'd like to provide a little context. In early January, we were provided with an email by the Ministry for Housing, Local Government and Communities (MHLGC) confirming that the building had passed technical eligibility. In turn, we shared this news with the leaseholders and were grateful that the building had been given the eligibility we felt it deserved.

On the 5th of February 2021, the Ministry re-sent the same email. We immediately flagged this and let them know this had happened, and they told us that several parties had not received their eligibility email, so they had re-run the entire batch. We accepted this answer.

However, during a review of all technical acceptance emails for all our schemes in early March, we noticed that there had in fact been a change of the wording in the second email for Mackenzie House. Confused, we went back to MHLGC, who confirmed that the second email was in fact correct.

This ultimately and unfortunately means that we do not have full acceptance; rather, we only have on the Render and Timber systems. In light of this, we have launched an urgent appeal to MHLGC as feel this is wrong. We have provided a technical appeal on the systems rejected and are now awaiting the outcome of this appeal.

Building Safety @ LIV Group

As you know, we take our responsibilities very seriously in relation to the safety of buildings. We have been monitoring the Building Safety Bill, which is expected to pass Parliament later this year. We understand much of the information in this Bill will change as it makes its way through government; however, one thing that is not expected to change is increased responsibility on the building owner and its agent, in your case LIV Group.

As such, we have begun the process of building our own Building Safety Team with the appointment of a Building Safety Manager. Connor Scherer, who has worked within LIV for many years, will transition into this role over the coming weeks.

In his new role, Connor will oversee all Building Safety matters throughout our portfolio and work alongside the facilities management department to ensure that we are compliant with the latest legislation.

If you have any queries or concerns regarding safety in your building, please email BuildingSafety@liv-group.co.uk where our team will be able to address such issues.

Project Update

As you may be aware, we have taken this opportunity to re-tender the project with a new Project Manager, RBA Ltd. RBA has been able to procure options for five new main contractors who now hold an interest to tender.

It is even more important now than ever that we re-tender the project to enable us to get the deal that is the best value for the project.

The project team are already fully engaged in re-tendering the project, and they have already put substantial work into the design of the scope. There is a requirement to complete some inspections in order to enable the designer to fully understand the workings of the building.

Waking Watch Relief Fund Update

We have submitted a full application to the Waking Watch Relief Fund that is been administered by Leeds City Council. The work to install such a system will be substantial, but the financial benefits of having no waking watch outweigh the complex installation process.

We will keep you updated on the progress in the coming weeks of the outcome of this application.

When will you update me next?

Thank you again for taking the time to review our latest newsletter. You can expect to hear from us again in the week commencing 19th April, but – as always – if we have any significant news to share before then, we will do so via bulletin.

In the meantime, if you have any questions, please contact the team at BuildingSafety@liv-group.co.uk.

Thank you,

LIV Group

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