



Silk Mill, Sheffield

Monthly Newsletter | External Wall Systems March 2021

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

In an effort to provide consistency across all the buildings we manage, we've decided to ensure that our communication with our leaseholders matches the level of work we are providing behind the scenes on the safety of the Building. As such, we'll be sending monthly newsletters regarding the progress we're making with the External Wall System. Read on to find out more about where we stand and learn about our communication promise to you.

Project & Funding Update

Thankfully, Silk Mill is in a strong position for funding, as technical approval was given to the cladding system at the building. The building is now progressing through its application process. Shortly, we will be sending you a letter to your correspondence address about how to complete the state aid process, which is a vital part of us achieving the second sign off for funding at Silk Mill.

We are working vigorously in the background on getting the building out to tender so that the works will commence before September 2021.

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.

Insurance @ Silk Mill

We wanted to update you on your insurance at Silk Mill. We are aware that the freeholder has sent you an updated premium which has substantially increased in price because of the External Wall System issues at the development.

We understand the impact of such a substantial increase. Unfortunately, LIV are not involved in the procurement of insurance at your development, but the freeholder has informed us of the substantial work put into getting Silk Mill a policy this year. We know how frustrating and expensive this is in an already difficult time, but we can confirm that we have seen similar situations across our portfolio.

Project & Funding Update

To ensure that we are providing clear and transparent communication, we have created our communication promises for the remainder of this project:

Emails

- We will send a monthly newsletter email updating you on the progress we have made in the previous month.
- When we have important updates to share, we will send email bulletins in between our monthly newsletters to keep you informed.

Letters

- We will continue to provide written correspondence where required, but we are recommending all leaseholders join the email newsletter mailing list, as it will be the fastest, most efficient way to stay updated.

- All our formal posted letters will continue to be published on

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

for you to access at any time.

When will you update me next?

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

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

Thank you,

LIV Group

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