



Wards Brewery

External Wall System

Quarterly Newsletter, December 2020

Dear Leaseholder,

We hope this email finds you safe and well!

As you may know, Wards Brewery was recently awarded a grant from Ministry of Housing, Communities & Local Government for completion of works at Wards Brewery to remove the ACM cladding from the building. Thankfully, no interim measures were required to complete this work due to the limited amount of ACM cladding on the building, being purely a cosmetic feature and as such, being applied to the external masonry structure.

Following a full tender, we are now in a position to start the works!

Read on to find out more about what you can expect to see over the next few weeks on site:

Scaffold

As you may have noticed, the scaffolding works began this week! Due to the extent of the cladding works, the scaffold will be put up in stages around the development. There will be scaffold supports within the car park and close to access points, but all routes will be kept clear. No works will commence before 8am.

Cladding

The cladding removal will be well underway prior to Christmas. As a summary, much of the old cladding will be removed as will the timber fixing frame it was attached to. A metal frame will be attached to the masonry of the blocks and a visually similar cladding will then be installed. Due to the nature of the install, the building will remain wind and watertight during the works.

Welfare Area

There will be a small welfare area set up for the contractors at the turning circle within the car park.

Block Internal Access

We expect there to be few reasons for contractors to access inside the blocks, but there will be times, for example, when accessing central courtyards, that you will note additional footfall within these routes.

Further Site Specific Updates

The contractors who are completing the cladding and scaffold works will be posting works updates on a notice board situated within the concierge office. Any formal updates will continue to be issued by LIV Group.

We would like to thank all those leaseholders who completed their State Aid Declarations which enabled us to complete the application and gain this funding. Finally, we want to offer our apologies for any temporary disruption caused during these essential works. The contractors, surveyors and LIV have attempted to minimise any disruption and we thank you for your patience during this time.

Thank you

The LIV Group,
Management Team

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