



Wards Brewery

External Wall Systems Update May 2021

I hope this finds you safe and well after the bank holiday weekend!

I am writing today to provide a substantial update on the External Wall System at Wards Brewery.

Following surveys on the building, unsafe building materials were identified, and we immediately began and progressed projects to remove and replace these. There are two projects ongoing, including:

- 1) The ACM (aluminium composite material) cladding
- 2) The non-ACM cladding.

The ACM cladding funding was secured many months ago, and the project is now well progressed. The non-ACM cladding funding application is part way through review process, and we are awaiting confirmation of the funding amount.

Project 1

The removal of ACM cladding was completed between November 2020 and January 2021, and we expect the full project to be completed around the end of May. We understand that some leaseholders felt that there was a period of inactivity. Please know that the delay in activity was due to a few minor issues with the original remediation design which needed reworking. In short, the replacement system that was originally designed was not suitable, and a new system has been designed and is now being fitted.

Please know that this project has been completed without any cost to Leaseholders.

Project 2

This project is in relation to concerns uncovered around the opaque glazed areas of the façade. As we understand it, this is a relatively minor project. It is also our understanding that this project will be technically eligible to receive government funding. We are partway through the application and have adhered to all the submission deadlines.

A project team is in place and a contractor has been selected to undertake the works. As soon as we receive confirmation of funding, the work on site will begin, which is expected to take 16 weeks to complete.

Once these two projects are completed, it will enable us to issue EWS1 forms for the development. You'll hear from us again in due course, but – as always – if you have any queries or concerns before then, please reach out to our team on

BuildingSafety@liv-group.co.uk.

Thank you,

Connor Scherer
Building Safety Manager

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