



## La Salle

### Monthly Newsletter | External Wall Systems December 2021

Hello,

We hope you are enjoying the festive period and are staying safe. We wanted to ensure we sent a newsletter this week, to keep out monthly newsletters updated. Please see below the latest update for your development.

#### *Building Safety Fund*

We can confirm the full application has been submitted, and we are now awaiting the outcome of the cost assessments being conducted by the Building Safety Fund.

It was recently announced that the Grant Funding Agreement negotiations had concluded, and the government was due to complete a revised version of the Grant Fund Agreement. We will be sharing more news on this in January, but this is a very positive step for the development.

#### *Evacuation Management Strategy*

As we explained in last month's letter, we expected that we would have to implement a one man operative to be based across the wider estate at all times. This was to assist in the event of an evacuation within the timeframe expected of us under the relevant guidance.

We currently utilise the previous Waking Watch company for this service, however, in an effort to reduce costs, we have been in negotiations with the wider estate security team to understand if they could help assist us in this regard. We are pleased to say that negotiations, while not concluded, are at a positive stage with a service likely to start in early January.

This means that despite our previous newsletter, we will not be looking to raise any additional charges for any security or waking watch service as part of this year's budget.

We hope this will give you some ease on any forthcoming payments due.

#### *Previous Waking Watch*

Recently, we wrote to confirm that we were concluding our reconciliation of the Waking Watch Charges, which was due to conclude by the end of December.

We want to start to say that we know that not knowing the full extent of any balance owed caused a great deal of stress and worry to leaseholders. I want to personally apologise for this. This was certainly not our intention; rather, we wanted to remain transparent and give as much notice as possible.

Our team are very near to confirming this and we will be looking to share the outcome in January 2022. We stand by the promise of offering payment plans but would also encourage leaseholders to settle the balance in full if possible.

To give some background on the position as it stands, the variance is expected to be an average of £100 per flat. We understand that any additional cost can cause issues, and we want to assure you we are working to triple-check our calculations to ensure they are correct. The reason for this variance is as follows:

- The Waking Watch was initially paid for using Sinking Fund loans, which now need to be repaid.
- The Waking Watch had increases as per the minimum wage requirements mid-year.
- There were unbudgeted costs such as welfare requirements for the operatives.

We hope this explains the current position with the upcoming charges. A full, detailed letter will be sent to you in the post, outlining the expenditure, the amount collected, your contribution and highlighting the key areas of variance.

#### *Contact Changes*

As 2022 starts, we wish to update you on key contact details for any query at your development:

Leeds Dock – All Queries – LeedsDock@liv-group.co.uk  
Accounts Enquiries – Account Queries - AccountsEnquiries@liv-group.co.uk  
Building Safety – Cladding / Building Safety – BuildingSafety@liv-group.co.uk

Please contact these teams directly, instead of individual members of the LIV team who may not be available or may change as we restructure the management team at your development over the next few months.

Thank you for taking the time to review our latest newsletter. As always, you can find copies of this and all previous newsletters [here](#).

You'll hear from us again next month, and if we have any big news to share before then, we will reach out. As always our team are on-hand to answer any questions at [BuildingSafety@liv-group.co.uk](mailto:BuildingSafety@liv-group.co.uk)

Thank you,

LIV Group

[Visit our Website for Updates](#)

[Click here to view a full copy of this email](#)

Copyright © 2021 LIV

All rights reserved.

%SENDER-INFO%

[Click here to unsubscribe](#)