



Manor Mills

Monthly Newsletter | External Wall Systems
January 2022

Hello,

I hope this finds you well in the new year!

Please see below the latest update for your development in relation to the Building Safety Fund.

NHBC Claim

As you know, we have always maintained that we would negotiate to what we feel is the very best offer for leaseholders and then present this to you to review and decide whether to accept or reject. It was our intention to share any offer we received at a town hall meeting in January. I can confirm that the NHBC have made an initial formal offer to us; however, it falls somewhat short of what we have discussed in great detail.

The NHBC feel that their offer is fair because they have had an expert review the materials and costs per each material and made their own recommendations on each line item we proposed. To give greater detail, our tender comes in around c.£12m, the NHBC feel the works could be achieved for c.£8.5m. Our project team strongly disagree with this approach, and I will give greater detail below as to our next steps.

As part of our tender, the contractor we moved forward with believes it is more economical to replace all materials with brand new materials. The key reasons given to us are that there is a greater risk that re-using materials will not repair the water ingress, along with operational issues such as a requirement for more labour hours and off-site storage.

We strongly feel that the savings the NHBC feel will be made will be cancelled out by these operational additional expenses. We have asked our contractor to review and re-tender this based on the NHBC feedback so that we can present a real-world example as to what the changes to the tender price will be.

To move forward initially, an independent façade expert has agreed to review both our proposal and the NHBC suggestions and then provide a report with expert feedback on the feasibility, operational difficulties, and long term issues related to this. This report has been commissioned and is due to us in the coming weeks.

Clearly, we feel that the offer presented is not in the very best interest of the Leaseholders. As such, we feel that negotiations with the NHBC need to continue before we present leaseholders a final offer.

Building Safety Fund

We still await the final assessment from the Building Safety Fund on Manor Mills. This is expected to be due to us imminently. Once this assessment is returned to us, we will provide a further update.

We hope the Building Safety Fund will accept the appointed expert's opinion that the building meets the governments' eligibility criteria and this will be an alternative funding solution to any shortfall in funding from the NHBC offer.

Due to the NHBC update, we have shared, it is also our suggestion that no offer be accepted without the input of the Government and the Building Safety Fund legal team. We feel that the government should encourage the NHBC to put right the issues at Manor Mills directly, rather than relying on the Government to cover any shortfall as well as to ensure the movement agree that we have satisfied their legal liability checks which form part of the fund.

Key Contact Details

Manor Mills – All Queries – ManorMills@liv-group.co.uk

Accounts Enquiries – Account Queries - AccountsEnquiries@liv-group.co.uk

Building Safety – Cladding / Building Safety – BuildingSafety@liv-group.co.uk

While this update may feel like the process is stagnating, please know that there are lots of meetings, works, and plans going on behind the scenes to protect leaseholders from the burden of any additional cost at Manor Mills due to the Fire Safety and Water Ingress defects. LIV continue to push our appointed experts, the Building Safety Fund and the NHBC forward with momentum.

While we will not hold the Townhall session as planned during January, we keep our promise that should any key update come up in the next few weeks we will keep you updated immediately.

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

Thank you,

Connor Scherer

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