



## The Gateway

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 our monthly newsletters updated. Please see below the latest update for your development.

### Building Safety Fund

We have prepared and submitted a full application to the Building Safety Fund for the Render on the North, South and East blocks; however, we will not enter this contract until the Building Safety Fund responds to our request for confirmation that completing these works will not prevent us from returning and appealing the Zinc decision on the blocks.

Once we have this in writing, we will share with you a full update on the project, timescales and funding outcome as we progress. As previously mentioned, this will be a significant chunk of the work completed and moves The Gateway closer to the goal of a satisfactory EWS1 form.

In other news, it was recently announced that the Grant Funding Agreement negotiations had concluded, and the government was due to complete on a revised version of the Grant Fund Agreement.

### Other Options

The team continue to evaluate other options available; however, due to the current shortage of suppliers and experts, it is becoming more difficult than first thought to create different avenues for progression. The client is committed to standing by leaseholders and not moving forward with any works until the full outcome of any investigations or changes in government policy is understood.

We hope to have more news to share in January 2022 on a further appeal to the Building Safety Fund.

### Ibis Hotel Works

We have recently been working with the owners of the Ibis Hotel, which is based on the wider estate in relation to work on the building envelope of the Ibis Hotel. These works are scheduled to start on Monday, 4th January 2022.

Our Building Manager, Adrian, has been working closely with the Ibis Project Management Team to ensure minimal disruption to Gateway residents at all times.

The main focus of the refurbishment works will be to the front elevation (facing Crown Point Road) and the side elevation (around the ground floor commercial units side entrance doors).

The scope of works also includes areas where the hotel joins the North block at the front and rear elevations but does not encroach onto any areas of the residential demise. The project is expected to take 16 weeks; however, various provisions have been put into place to ensure that the impact to residents is minimised, including:

- Works to take place Monday to Friday only.
- Work on site will not start before 8.30 am and stop at 5.30 pm.
- Deliveries to be scheduled with Gateway Management Team
- Any equipment, such as the onsite generator, are to be located within zones agreed by the Gateway Management team to minimise noise.

The Main Contractor has been given permission by the Superior Landlord to set up their welfare and materials stored on the podium area at the side of the hotel to minimise the impact and use of the wider estate.

Our team want to assure residents that Health & Safety is a priority, and as such no pedestrian access will be allowed past this corner for the duration of the works. This means that if you are walking to The Management Suite or shop, you will need to walk around the back of the North block and past the East block main entrance. We apologise for any inconvenience.

### Contact Changes

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

Gateway Building Manager – Resident Queries – [gatewaybuilding.manager@liv-group.co.uk](mailto:gatewaybuilding.manager@liv-group.co.uk)  
Accounts Enquiries – Account Queries - [AccountsEnquiries@liv-group.co.uk](mailto:AccountsEnquiries@liv-group.co.uk)  
Building Safety – Cladding / Building Safety – [BuildingSafety@liv-group.co.uk](mailto: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 and for your support throughout 2021. As always, you can find copies of this and all previous newsletters [here](#).

I hope this fully updates you on the current situation. As always, our team are on-hand to answer any questions at [BuildingSafety@liv-group.co.uk](mailto:BuildingSafety@liv-group.co.uk)

Thanks,

Connor Scherer

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