



# Wards Brewery

Monthly Newsletter | External Wall Systems

April 2022

Hello,

We hope this finds you well after the bank holiday weekend! Thank you for taking the time to read our latest newsletter – please read on to find out the latest updates on the External Wall Systems project.

## *Project Update*

We are currently experiencing a delay to Phase 2 of the project works at Wards One, which involves the remediation of cavities between the external and inner wall alongside the windows.

The original design drawings have required changes as the opening up works onsite have presented findings that are different to what was originally expected. We have discovered some areas that did not require works, whilst other areas have been found to require additional works.

Currently, we are carrying out the necessary drawing design changes for each different area. The Project Team are paying particular attention to the external windows where they meet the communal stairways and the top floor apartments where they meet the gable ends.

The current delay is predominantly due to the following:

- 1) Before the contractors can begin works to each section of the building, they need the design drawings to be provided with a scope of works related specifically to that area/section of the building.
- 2) These design drawings need to be verified by a qualified Fire Engineer prior to gaining approval and being sent to the contractors to carry out the works. (Homes England also need to be satisfied with the drawings provided as this is linked to their requirements)
- 3) The contractors then need to approach manufacturers to obtain the products needed to tackle the issues identified on site (the products need to meet the fire protection requirements).

We now expect the works to complete between Q3 – Q4 of this year and will keep you updated as the works progress.

The EWS1 survey at Wards Two has moved closer to being undertaken as we have now received all the quotes back. Once we have checked the scopes of these are all applicable, we will look to appoint a contractor to undertake the survey.

We will issue further communication when a date for the survey has been agreed and advising of any access requirements.

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,

Ryan Tones

Building Safety Officer

[Visit our Website for Updates](#)

