

JET CENTRO

MONTHLY UPDATE

JUNE 2023 | GENERAL AND CLADDING PROJECT

Welcome to our monthly newsletter in the new format! As we mentioned last time, we have expanded our monthly updates to you, so this newsletter now covers all areas of the development beyond the Cladding Remediation Project. Going forward, we will use this newsletter to give you monthly updates on the development and the Cladding Remediation Project.

YOUR LIV MANAGEMENT TEAM

General Enquiries

BuildingMaintenances@liv-group.co.uk

Accounts Queries

AccountsEnquiries@liv-group.co.uk

Property Manager

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Property Co-Ordinator

Georgina Anderson

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Building Safety

BuildingSafety@liv-group.co.uk

Out-of-Hours Communal Emergency Number

0113 244 2444 or 0113 467 5451



CLADDING REMEDIATION PROJECT

We are pleased to share that we have completed our Stage 1 eligibility submission, and we are currently awaiting the outcome of this from the Building Safety Fund.

To support our application, we have recently undertaken a PAS 9980 survey on the building and hope to have the completed report in 6-8 weeks.

PAS 9980 is a code of practice for fire risk appraisal of external wall construction and cladding of existing blocks of flats. This code of practice creates a risk-based approach, which enables

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the reviewer to understand some quantification of tenable risk that acknowledges that defects occur during construction.

Should you wish to read further about PAS 9980, you can do so here: [Annex A: Technical guidance for applicants of building safety funding applying for funding via PAS 9980:2022 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/annex-a-technical-guidance-for-applicants-of-building-safety-funding-applying-for-funding-via-pas-9980-2022)

GENERAL HOUSEKEEPING



LIV Group would like to remind all leaseholders & residents of the following points. Please note that adherence to these guidelines will not only aid but also enhance the existing neighbourly environment between all leaseholders and residents.

- Please be conscious of security when entering and leaving the building, ensuring that communal doors are closed.
- The dropping & dumping of litter/ cigarette ends is strictly prohibited and will result in additional charges being applied to future budgets should LIV have to instruct its removal.
- Smoking is prohibited in all internal communal areas.
- Bicycles, prams, doormats, and any other similar items are not to be stored in common stairwells or outside apartment doors, as it may invalidate your block building's insurance policy.
- No fixtures (i.e., such as satellite dishes, key safes, etc.) are to be attached to internal stairwells or external walls.
- For Sale signs should not be attached to the fabric of the building.
- At no time should there be any washing hanging in common areas or in windows, etc.
- Don't forget animals are not permitted within the building, including the communal areas and inside the apartments.



CURRENT MAINTENANCE ISSUES

Following on from our last newsletter, no recent leaks have been reported, which is great news! As per the last newsletter, if you can please be vigilant and report any signs of a leak in your flat or the communal areas so it can be rectified to avoid further disruption.

BUDGET & ACCOUNTS UPDATE

The budget for 2023/24 has been released. As you will be aware, there has been a significant increase this year due to the premiums for the building insurance increasing. The numerous soil stack leaks resulted in a number of claims being opened. Taking into account the rise in inflation and the current cost of living crisis, we have worked diligently to set the remaining budget, including a reduction under the maintenance heading. We hope that all residents of Jet Centro continue to take care of their development and report any issues promptly to prevent more severe issues arising.



Please note you can view any relevant letters and information via the ENGAGE portal, which also provides you an opportunity to pay service charges for your convenience.

Service charge funds are the only income received to manage the building services and maintenance, so please make sure your service charge is paid on time. Any shortfall due to lateness or non-payment impacts services and maintenance, so we thank you in advance for your prompt payments.

AIRBNB AND SHORT TERM LETS



Following on from the last newsletter, we were notified that a number of key safes had been attached to the external walls of Jet Centro. As stated within your Lease, leaseholders are not permitted to have any items attached to communal walls. Leaseholders are also not permitted to rent their apartments as an AirBnB. Therefore, the leaseholders who have attached key safes to the external walls, please have these removed by Friday 23rd June. If key safes are still attached to the wall, LIV will arrange to have these removed and discarded. The cost of removal and discard will be invoiced back to the leaseholder of the flats, as we have confirmation of who has put these up. For future reference,

please refrain from attaching any items to the communal areas as this is a breach of your lease and could potentially result in a financial penalty:-

AirBnB-type lets put your building's insurance at risk as insurers do not provide cover for what they may deem as serviced apartments. Such lets are detrimental to the building security and the safety of residents and result in additional service charges through wear and tear, damage etc.



LIV GROUP, WHO WE ARE...

**LIV is a leading residential block management company, delivering services nationwide.
Longstanding members of ARMA and ARMA-Q accredited**

We support thousands of Leaseholders in properties from smaller suburban blocks to flagship city centre buildings.

We are trusted by Developers, Freeholders and Resident Management Company Directors and deliver the highest level of service to our buildings and the people who live in them. We have an experienced and capable team providing block management services throughout the UK and our Property Managers all study for their Institute of Residential Property Management qualifications.

Each building has a dedicated Property Manager supported by an office-based Coordinator so you can always speak to someone who knows you and your development. Our Directors and senior team are experts in the field of residential property and will provide you with strategic advice for your investment, but they are also pragmatic and provide a hands-on approach.

Thank you for taking the time to read this month's newsletter.

LIV GROUP