

09<sup>th</sup> October 2023

**Hamilton House, Liverpool – Cladding Remediation Update**

Dear Leaseholders & Residents,

Following our submission of the PAS 9980 Fire Risk Appraisal of External Wall Construction (FRAEW) to the Building Safety Fund, we have now received an outcome on our application.

The initial outcome under the Consolidate Advice Note (CAN) approach, failed to secure the required funding for the Grantie Tile System and the Timber Decking & Walkways. Despite our appeal, we were unable to get these approved. As such, if we had proceeded with just the approved works, the building risk would not have been brought down to a sufficient level.

I'm pleased to share that all recommendations set out in the report have been approved by the Building Safety Fund. This will now allow us to undertake fully, all the required works to the building in-line with the PAS 9980 guidance and applicability under the Building Safety Fund.

This new PAS approach and outcome now supersede the CAN outcome, which is no longer applicable.

These works, once complete, will bring the risk of fire spread down to a sufficient level, and will allow for a satisfactory EWS1 form to be issued – something many of you are requesting.

Below is an overview of the outcome.

Wall Type	Decision	Recommendation
Black Granite Tiles	Eligible	The affected panels on the external wall system should be removed and replaced with a system tested to BS 8414 using products with a Euroclass A2 rating or better, including the installation of appropriate cavity/fire barriers to the manufacturer's recommendations.
Render on EPS	Eligible	The affected panels on the external wall system should be removed and replaced with a system tested to BS 8414 using products with a Euroclass A2 rating or better, in cavity/fire barriers to the manufacturer's recommendations.
Aluminium Sandwich Panels (roof terrace)	Eligible	The affected wall system should be removed and replaced with a system tested to BS 8414 using products with a Euroclass A2 rating or better, including the installation of appropriate cavity/fire barriers to the manufacturer's recommendations.
Spandrel Panels (Curtain Walling)	Eligible	The affected Spandrel panels on the external wall system should be removed and replaced with a cladding system tested to BS 8414 using products with a Euroclass A2 rating or better, including the installation of appropriate cavity/fire barriers to the manufacturer's recommendations.

<b>Cantilevered Balconies</b>	Eligible	The timber decking should be removed and replaced with a decking system tested to BS 8414 using products with a Euroclass A2 rating or better, including the installation of appropriate cavity/fire barriers ( <i>within the adjacent walls</i> ) to the manufacturer's recommendations.  <b>Additionally, the use of barbecues should be immediately prohibited on all balconies.</b>
<b>Terrace Walkways &amp; Terraces</b>	Eligible	The timber decking, fascias and soffits should be removed and replaced with a decking system tested to BS 8414 using products with a Euroclass A2 rating or better.
<b>Podium Terrace Walkways</b>	Eligible	The timber decking, fascias and soffits should be removed and replaced with a decking system tested to BS 8414 using products with a Euroclass A2 rating or better.
<b>Smooth Terracotta Tiles</b>	Not Eligible	The FRAEW recommends no action is required for this area.

Smooth Terracotta Tiles – The reason that the FRAEW recommends that no action is required for this area is because the report takes a holistic view on the building in relation to the spread of fire.

Along with other measures in the building (such as the alarm system, Fire Doors, etc) and the works that are set to be carried out, this area poses a risk low enough that remediation is not required.

In the background, the Project Team have been working on a revised tender in anticipation of the outcome from the BSF.

The 2<sup>nd</sup> of October was the deadline for all tenders to be returned by those who have been invited to bid on the project.

The Project Team are currently reviewing and appraising the returned documents. Our aim is to submit Full Works and Costs to the Building Safety Fund on the 13<sup>th</sup> of October with the goal of Hamilton House being included in the Funding Approval Board meeting on the 15<sup>th</sup> of November.

Following this, we should hopefully have approval for the costs submitted or may need to satisfy any queries that are raised.

At this present moment, we anticipate a start on site in early Q2 of 2024. Please note, this is subject to the above being achieved and as us being able to progress at speed with an appointed contractor.

We will of course keep you informed of the progress that we make and as we continue to reach key milestones.

As always, should you have any questions, please contact the Building Safety Team at [buildingsafety@liv-group.co.uk](mailto:buildingsafety@liv-group.co.uk)

Thank you.

Yours sincerely,



**Ryan Tones**  
**Building Safety Manager**