

11th October 2023

Jet Centro, Sheffield – Building Remediation Update

Dear Residents & Leaseholders,

I am writing to provide you with an update on the cladding remediation project at Jet Centro.

As you are aware, a PAS 9980 Fire Risk Appraisal of External Wall Construction (FRAEW) was undertaken at the development in August 2023. Unfortunately, there is a delay on the report being issued, but we have been advised that this should be with us in the coming days.

Once we have received the report, we will then be able to submit this to the Building Safety Fund to continue our application. The report will also allow us to begin creating the necessary tender documents, such as the full scope of works, so that we can invite contractors to begin tendering for the project.

The project team have begun to work on formulating an expected programme and I have included a copy of this for your viewing.

I would like to stress that at this stage, these dates are only estimations, and are subject to change. At present, we anticipate that the onsite works from mobilization to handover, are likely to take circa 8 months to complete. Presently, we are aiming for the project to be completed in May 2025.

This news will understandably be difficult for some Leaseholders and Residents, as we anticipate the project to continue for at least another 20 months. I hope that by sharing this programme, you can understand more fully as to why this is.

These works will ensure that the building safety is increased to a satisfactory level, along with a sufficient EWS1 form for leaseholders. This should hopefully make the remortgaging, selling / purchasing or properties at Jet Centro, simpler in the future.

I would like to stress again that this programme is subject to change, and this timeline could be reduced or potentially increased.

Once we have a received a copy of the PAS 9980 FRAEW report, we will of course update you with its findings and our progress with the Building Safety Fund.

Should you have any questions, please contact the Building Safety Team - buildingsafety@liv-group.co.uk

Thank you.

Yours sincerely,



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Building Safety Manager

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ID	Task Name	Duration	Start	Finish	Predecessor
1	PROJECT PROGRAMME	472 days	Thu 03/08/23	Fri 23/05/25	
2	RIBA 0-3 Pre-Contract	157 days	Thu 03/08/23	Fri 08/03/24	
3	Engage FRC to Project	0 days	Thu 03/08/23	Thu 03/08/23	
4	FRAEW - PAS9980 Report Production	42 days	Thu 03/08/23	Fri 29/09/23	
5	Produce RIBA 0-2 Documents	15 days	Mon 11/09/23	Fri 29/09/23	
6	Concept Design Site Visit	5 days	Mon 09/10/23	Fri 13/10/23	
7	Pre-Construction Information	15 days	Mon 16/10/23	Fri 03/11/23	6
8	Procurement: Tender Pack Preparation	20 days	Mon 06/11/23	Fri 01/12/23	7
9	FRAEW - PAS9980 Report Issue	0 days	Mon 02/10/23	Mon 02/10/23	4
10	FRAEW - PAS9980 DLJHC Review Period	12 wks	Mon 02/10/23	Fri 22/12/23	9
11	Tender Period	35 days	Mon 04/12/23	Fri 19/01/24	8
12	Statutory Approval: Planning	65 days	Mon 04/12/23	Fri 01/03/24	8
13	Tender Analysis	5 days	Mon 22/01/24	Fri 26/01/24	11
14	Tender Queries	5 days	Mon 29/01/24	Fri 02/02/24	13
15	Tender Report	5 days	Mon 05/02/24	Fri 09/02/24	14
16	Final Tender Negotiations	5 days	Mon 12/02/24	Fri 16/02/24	15
17	PCSA Contract Formation and Execution	15 days	Mon 19/02/24	Fri 08/03/24	16
18	RIBA 4-6 - Post Contract	320 days	Mon 04/03/24	Fri 23/05/25	17,2
19	RIBA Stage 4 Detailed Design	40 days	Mon 11/03/24	Fri 03/05/24	17
20	Building Safety Regulator Approval	15 days	Mon 06/05/24	Fri 24/05/24	19
21	Finalising and agreeing project costs	30 days	Mon 29/04/24	Fri 07/06/24	19
22	Draft and agree ICT Contract	15 days	Mon 10/06/24	Fri 28/06/24	21
23	Full Works and Cost submission	10 days	Mon 10/06/24	Fri 21/06/24	21
24	FAB Approval	15 days	Mon 24/06/24	Fri 12/07/24	23
25	Draft GFA and Warranty Review	30 days	Mon 15/07/24	Fri 23/08/24	24
26	Sign GFA and Warranties	20 days	Mon 26/08/24	Fri 20/09/24	25
27	Sign ICT Contract	5 days	Mon 23/09/24	Fri 27/09/24	26
28	Project Mobilisation	20 days	Mon 30/09/24	Fri 25/10/24	27
29	Construction Phase H&S Plan Approval	10 days	Mon 07/10/24	Fri 18/10/24	28
30	Start on Site	1 day	Mon 28/10/24	Mon 28/10/24	28
31	RIBA Stage 5 Construction Phase	150 days	Mon 28/10/24	Fri 23/05/25	
32	RIBA Stage 6 Handover	0 days	Fri 23/05/25	Fri 23/05/25	
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Legend:

- Task: Solid blue bar
- Split: Dotted blue bar
- Milestone: Diamond symbol
- Summary: Thick blue bar
- Project Summary: Thin blue bar
- Inactive Task: Dashed blue bar
- Inactive Milestone: Dashed diamond
- Inactive Summary: Dashed thick blue bar
- Manual Task: Solid green bar
- Duration-only: Hollow green bar
- Manual Summary Rollup: Hollow green bar with brackets
- Manual Summary: Solid green bar with brackets
- Start-only: Hollow blue bar
- Finish-only: Hollow blue bar
- External Tasks: Solid grey bar
- External Milestone: Diamond symbol
- Deadline: Green arrow
- Progress: Blue bar with arrow
- Manual Progress: Green bar

Project: FRC1224 Jet Centro
 Note: Post Contract Phase for guidance purposes only
 Calendar Week Working Days

Version: V1

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