

Newsletter

January 2017



Your Site Team Update

Site Manager

We are delighted to confirm that following his successful application, Saf has been made Site Manager at Liberty Place. Throughout the recruitment process we met a lot of great candidates, however through his vast knowledge of the development and impressive interview, it was an easy decision to award Saf the role.

The role of Site Manager will give Saf access to the management systems to ensure issues are dealt with in a prompt and efficient manner. Saf will also be responsible for the management of the concierge team, which following Courtney's appointment, is stronger than ever. I hope you will all congratulate and support Saf in his appointment. He can't wait to get stuck into the new role.

Saf can be contacted on 0121 6436793 or at SafartHussain@libertyplace.org.uk.



Associate Director - Midlands

We have the pleasure in welcoming Jonathan Bloor to the team as Associate Director - Midlands of IPM. The role was previously filled by Jess Parmar, who still remains part of the team but will be taking on the role of Head of Brands & Standards and Customer Experience within IPM with particular focus on our Birmingham City Centre Portfolio.

Jonathan's career to date has been in the hospitality and property service industries. His last role before joining IPM was Operations Director, managing a select London based portfolio of Corporate Housing, Service Apartments and Hotels. Jonathan has worked for companies such as Go Native, University of Oxford and the Royal Shakespeare Company. Providing exemplary customer service has been and will always be his primary driver and he's very much looking forward to working with you all at Liberty Place.

Jonathan can be contacted on 07815 002 794 or at JonathanBloor@libertyplace.org.uk.



Senior Property Services Advisor

Following an internal promotion within IPM, Jessica Ryde has moved on from her role as Senior Property Services Advisor and we would like to confirm Lauren Sampson's appointment as Senior Property Services Advisor with IPM. Lauren has been working within the team for 12 months and we would like to congratulate her on her promotion.

Lauren's role includes supporting the wider team, assisting the Development Manager in the arrangement of re-active maintenance repairs, managing communal insurance claims as well as dealing with any leaseholder queries as part of our Customer Support Team.

Lauren can be contacted on 0121 630 2330 or at LaurenSampson@libertyplace.org.uk.



Site Update

Door Entry System

We are now in the process of collating the final specification and quotes for the replacement of the Door Entry System. It has been decided that we will be proceeding with a wireless system which will reduce both the time required to complete the project as well as the overall cost. The system itself will work by calling your landline/mobile when a friend or family member require access meaning access can be provided from the comfort of your sofa, whilst you're at work or even on holiday.

As the work is subject to a Section 20 Consultation the next stage will be to issue the Notice of Estimates, which will occur once all quotes have been collated. This will be subject to a 30 day consultation period with the hope that the work can be instructed following the consultation period.

Relaying of Walkway & Waterproofing F block

I'm delighted to confirm that the ground work to relay the concrete walkway and the damp/weatherproofing to block F has been completed. The work itself was finished on the 16th December 2016. In regards to the weather-proofing to block F, a controlled water test was undertaken to allow us to confirm the work as successful.



Completed Walkway



Waterproofing to Block F



Anticipated finish of Pedestrian Crossing



Next Steps

We can confirm the next stage of works are due to begin on the 6th February and will include the below work:

- Re-fixing and re-dressing of the lead work to the base of apartment building G.
- Formation of the car park entrance pedestrian crossing.
- Installation of the new Aco drainage gully to the base of the car park ramp.
- Installation of the new gutter section to the under-side of the walkway adjacent to apartment building F.

It is anticipated that the above work will last 5 days. The photographs to the left show the anticipated finish of the pedestrian crossing in the car park entrance.

Other News

Joining Us...



The Residents Surgery Wed 22nd February from 5pm – 7pm

We will be holding the next Resident's Surgery on Wednesday 22nd February between 5pm – 7pm. Leaseholders and Tenants are welcome from Liberty Place. Should you wish to discuss anything Tom and Saf will be available on this day to hear your views and provide you with an update.

General Points



- ❖ **Pets** - May we take this opportunity to remind all residents that the lease stipulates that **consent is required** to keep a pet at Liberty Place - if you do have consent please ensure that you do not let your dog foul within the communal grounds or car park as this is unpleasant for both residents and staff.
- ❖ **Sub-letting/short term lets** - Please note that under **no circumstances** should apartments be let out on a short term basis (via airbnb, bookings.com etc). This not only compromises the security of the building, but leaves apartments and communal areas at risk of vandalism and anti-social behaviour.

Feedback/Suggestions

We are happy to welcome any feedback or suggestions you may have for Liberty Place - please feel free to contact your Property Services Manager, Thomas Tracy, at ThomasTracy@libertyplace.org.uk or on 07764 346439.

For further updates on Liberty Place, please visit the website www.libertyplace.org.uk.