



Newsletter

February 2017

Site Update

Door Entry System

The final specification has now been agreed and we are in the process of collating the remaining quotes. The contractors providing the quotes are working to a deadline of the 10th March 2017. Upon receipt of the quotes we will proceed with the Notice of Estimates, which is a 30 day consultation period with all leaseholders. Following this, the work will be instructed.

Car Park Crossing

Tarmac has been laid on the crossing by the car park entrance to Liberty Place. A resin bond will be applied, however due to the time required to dry (4 days), we have had to liaise with the council to re-arrange the bin collection to avoid the bin truck driving over the surface. The resin bond is due to be installed w/c 6th March 2017.



Car Park Entrance
Current Finish



Resin Bond
Final Finish



K Block - Scaffolding

K Block Water Ingress

Scaffolding has been erected on K block for the last few weeks to carry out investigations into the cause of the water ingress into the communal area of the block. We can confirm repairs have now been completed and following a water test, they have been deemed successful. Contractors will be on site w/c 6th March 2017 to redecorate the internal areas.

G block - Max Height

Following impact from a Tesco van, the max height sign has been replaced and the render repaired. The job was covered by the buildings insurance and costs will be recouped from Tesco.



Before



After

Car Park Intercom

Several reports were received over the last few weeks that residents were unable to open the gates via the intercom system from the apartment - repairs were completed on this w/c 27th February, however if you are still experiencing issues please let a member of the concierge team know.



Communication

We continue to improve our communication with residents and have this month installed snap frames into all lifts across Liberty Place. These notices will be changed on a regular basis to ensure residents are kept up to date with what's going on at Liberty Place.

Fire Alarm Testing

As well as our regular maintenance of the fire safety systems, we will be completing weekly fire alarm tests. These tests will be completed on a Friday afternoon between 14:15 and 15:15. 2 call points will be checked per week. Apologies for any disturbance this may cause.

Contact Details

In preparation of the installation of the door entry system, we need to collate contact details for all residents. This is required as the new system will call through to your landline/mobile rather than the intercom phone in the apartment. Can we ask that over the next month you provide x2 phone numbers for the apartment to a member of the concierge team so that once the works commence, we can ensure your numbers are placed on the system to ensure there are no further delays in setting the system up. Can we also ask residents provide email addresses to the concierge to allow us trial notifying residents of parcel deliveries via email.

Joining Us...



The Residents Surgery - Wed 22nd March from 5pm – 7pm

We will be holding the next Resident's Surgery on Wednesday 22nd March 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. If the above times do not suit you, please contact either Tom or Saf to schedule a private appointment.

General Points



- ❖ **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. If the apartment is let, please ensure your tenants are aware of the above.
- ❖ **Car Parking/Commercial Vehicles** - May we remind all residents that the use of the car park is for residents and their visitors and spaces should not be used for commercial vehicles. If you have visitors coming to site who require parking, please speak to a member of the concierge team who can confirm if any spaces are available.

A note from Liberty Place Management Company

We would like to confirm that Diane Benussi has stepped down as Chairman of Liberty Place Management Company. We would like to thank Diane for her contribution and wish her all the best for the future. We can confirm that following Diane's departure and following an internal board vote, Martin Holland has been appointed Chairman of Liberty Place Management Company.

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.