



Newsletter

April 2017

Site Update

Door Entry System

We are happy to confirm that instruction has now been issued to Watch Systems to proceed with the installation of the replacement door entry system. The lead time for the parts required is 6 weeks with the install due to take approximately 2 weeks, so we are hopeful the system will be up and running by end of June. We are in the process of putting together an FAQ for the new system and will be circulating this in the coming weeks. In the meantime, can we ask that anybody who has not provided their preferred contact numbers to be linked to the system, provide these ASAP by either emailing conciierge@libertyplace.org.uk, or by calling 0121 643 6793.

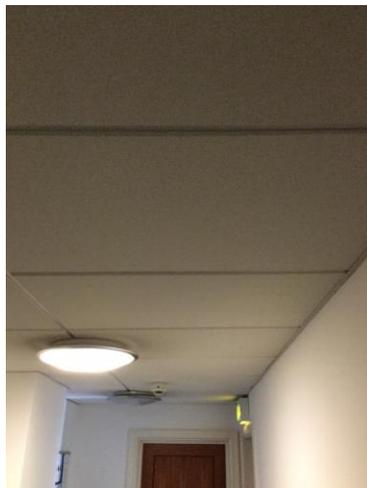
General & Fire Risk Assessments

Upon IPM taking management of Liberty Place in April 2016, we completed general and fire risk assessments for the development, with the scores coming in at 68% for the GRA and 52% for the FRA.

We are delighted to confirm that following completion of this year's GRA/FRA, the scores came in at 97%, highlighting the great work done by Saf and his team in ensuring the site is compliant with all H&S guidelines.



Ceiling Tiles - Before



Ceiling Tiles - After

Ceiling Tiles

We can confirm that all damaged ceiling tiles across the development have now been replaced. Unfortunately there were delays in getting this work completed due to difficulties in sourcing the correct ceiling tiles, however a similar match was eventually sourced which was then used to replace a full floor, and the tiles from that floor used to replace those that were broken/badly stained.

Cladding Repairs

Following Storm Doris, there was damage caused to one of the cladding panels on C block (canal side). The work was covered by the buildings insurance, however when contractors were completing the repairs, it was noted that all of the panels on C block were only secured by two bolts on either side. With this noted, all cladding panels on the block were addressed and secured with the correct amount of bolts. All other blocks were checked as a result of this, and it was found that all other blocks were fitted to the standard expected, with just C block needing attention.



Before



After



Before

After

D Block - Water Ingress

Over the last few months we have dealt with a couple of isolated leaks into apartments, where water was coming in around the bay windows. Temporary repairs were carried out, however with the repairs for the cladding on C block concluding sooner than expected, we made use of the contractors and carried a permanent fix to ensure no apartments suffer from ingress via the bay windows in the future.



Canal River Trust

We continue to work closely with the Canal River Trust and were happy to confirm that both volunteer events to date have had representatives from Liberty Place. The latest project was planting a selection of fruit trees along the stretch opposite King Edwards Wharf. Keep your eye out for future events as we will be looking for volunteers throughout the year as part of our ongoing push to improve and 'beautify' the surrounding areas.

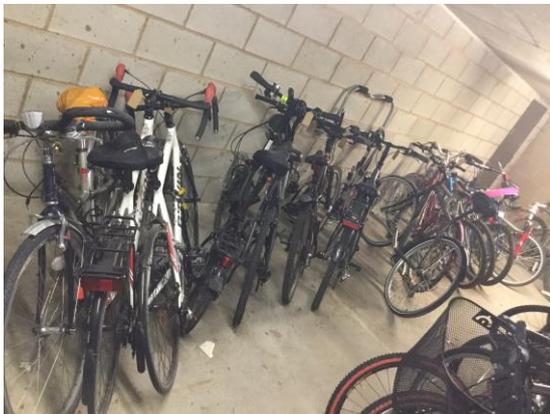


Joining Us...



The Residents Surgery - Wed 24th May from 5pm – 7pm

We will be holding the next Resident's Surgery on Wednesday 24th May 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.



Do you own have a bicycle at Liberty Place?

If the answers yes and you wish to keep your bicycle, please remember to remove the brown tag before the 19th May. Any bicycles that still have tags on this date will be removed and given to charity to free up space for other residents.

General Points

- ❖ **Working Group** - Following previous correspondence regarding the formation of working group, we are delighted to confirm that we have had a few people come forward and I'll be looking to arrange a meeting with the working group later this month. If you are interested in joining the working group please let Tom know by emailing thomastracy@libertyplace.org.uk.
- ❖ **Washing on balconies** - With the warmer weather slowly returning may we take the opportunity to remind residents that drying washing on the balconies is in fact a breach of the lease, so we can ask that all residents refrain from placing any washing on their balcony.
- ❖ **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.

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.