



Newsletter

June 2017 Review

Site Update

Fire Safety at Liberty Place

Following the tragic events at Grenfell Tower, it is understandable residents have had queries relating to the Fire Safety Systems and Procedures at Liberty Place. You should have all received correspondence following the tragic event which highlighted the systems that are installed at Liberty Place, as well as what residents should do in the event of a fire. If you did not receive this letter, please contact us on 0121 630 2330 and we will re-issue the correspondence.

If you have any particular concerns regarding fire safety or the procedures in place, please contact Tom on 07764 346439.

Door Entry System

We received confirmation this week from Watch Systems that all parts required for the install have been manufactured, with the install due to begin within the coming weeks. We will shortly be writing to all residents to confirm the timescale for the install along with an FAQ on how the new system will work. If you have yet to provide us with your contact numbers, can we ask that these are provided as soon as possible to a member of the concierge team.

General Housekeeping

Over the last few weeks we have seen an increase in large bulky items being left in the bin stores, including kitchen units and mattresses. Although there are bin stores available at Liberty Place, these are to be used for household waste and recycling only. Collection of bulky items can be made via the council by visiting www.birmingham.gov.uk. We are more than happy to store items once collection has been arranged, but ask residents to refrain from leaving large bulky items in the bin stores. Can we also remind residents that all rubbish should be placed in one of the bins available, and not left on the floor of the bin store as this is not only a fire risk but can also encourage vermin.



Bulky Items



Items left in Bin Store

Car Park

Can we ask that residents please be mindful of their speed when using the car park at Liberty Place. Over the last few weeks there have been a couple of close calls due to excessive speed being used in the car park, specifically when entering the car park and when going down to the lower level of the car park.

Can we also ask residents that they are mindful of other resident's vehicles. We have been made aware of some damage caused to vehicles (scratches/dents) which is believed to be from people opening car doors against the neighbouring vehicle and squeezing between vehicles when on foot.

Emergency Lighting

June saw the completion of the 6 monthly test of the Emergency Lighting System. We have recently instructed BSS to carry out the Emergency Light Testing and following completion of the test they have been instructed to complete the remedial works which will be completed over the next 2 weeks. There will be disruption to the lighting systems when they are working in your block, however we will ensure that this is kept to a minimum and appreciate your co-operation while this work is completed.



Items in communal areas

Items in Communal Areas

Can we take the opportunity to remind residents that items should not be stored or left outside your apartment in the communal area due to the H&S risk this can pose. If you have a large item that requires storage please speak to a member of the concierge team who will be more than happy to assist.

If you have a doormat outside your apartment, please ensure that it sits flush to the floor as they have potential to pose a trip hazard in an event when a quick exit from the building is required.

Your Feedback

Your feedback is important and we'd love to get your thoughts and feedback on Liberty Place. If you can spare a few minutes, please visit www.surveymonkey.co.uk/r/buildingcommunitiesatlibertyplace to fill out a short questionnaire.

If you are unable to access the above, paper copies are available for completion from the concierge desk.

Joining Us...



The Residents Surgery - Wed 26th July from 5pm – 7pm

We will be holding the next Resident's Surgery on Wednesday 5th July 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

- ❖ **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** - Please note that under the terms of the lease washing cannot be put out on the balconies. Please ensure that under no circumstances should washing be placed on the balconies.
- ❖ **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.