



Newsletter

Site Update

Redecorations

For those of you living on site, you will have noticed the redecorations are in full flow. Firstly, we would like to thank all residents for their co-operation so far. The great British weather has not failed in its disruptive nature, so as a result the schedule has been subject to change at the last minute, but we appreciate all residents understanding and hope that the works have not been too disruptive. All internal cleaning and jet washing is scheduled to be completed by the 16th August, and the painting teams are currently working on the internal courtyard. Please keep your eyes out for notices in your block with regards to the schedule going forward.



Leaks

Over recent months we have seen an increase in apartment to apartment leaks which have been caused by one common problem, the toilet cistern inlet valve. Due to the age of the development we are seeing a number of these valves failing which can ultimately result in leaks into neighbouring apartments.

In order to access the cistern, the shelf behind the toilet needs to be lifted and the inlet valve will feed into the cistern.

This ultimately falls under the responsibility of the leaseholder, so can we ask that residents check the area to ensure there are no leaks. These leaks can start off slow with damage occurring over a long period of time, so are not always noticed. By carrying out a quick check of the area, it can avoid costly repairs later down the line. If you have any concerns or need assistance, please speak with a member of the concierge team.

Boiler Replacements

As the development ages, there is an increasing need to replace boilers within the apartments. Although there are no issues with this work going ahead, we wanted to remind leaseholders/residents of what should be installed.

Due to the design of Liberty Place, any boiler replacement must be an open vented system. Although this is the more expensive option, it is important that these boiler systems are used, as if an unvented system is installed, this will discharge hot water directly into the soil stack which in turn can cause damage and breach the soil stack. This can result in leaks effecting the communal areas as well as other apartments, with the leaseholder being responsible for any damage caused.



There are several contractors who are familiar with the set up and requirements at Liberty Place, and if there is a requirement to replace your boiler and you need assistance identifying a contractor, please speak with a member of the concierge team.

Book Shelf

Following the last newsletter, we let residents know about the communal book shelf in the Concierge Office and we are happy to report that it's been a great success.

As you can see, we now have a full bookshelf and residents are free to take a book away to read as well as donate and books they no longer want.

Happy Reading!

Bin Clean

Following feedback from residents, we acknowledged that even when empty the bins and bin stores don't provide the most pleasant of aromas, and this mainly a result of the 'excess waste' left over in the bins - as a result we have ordered a clean of all bins across the development. The recycling bins were completed last week and the household waste bins are scheduled for next week. We hope that the bin stores will smell 'a little' better.

Residents Feedback

As ever, we are always looking for feedback from residents.

If you have a few minutes, please visit the below link to let us know how we're doing...

<https://www.surveymonkey.co.uk/r/buildingcommunitiesatlibertyplace>