



ONE WARRINGTON GARDENS MANAGEMENT COMPANY LIMITED
Building Update Winter 2024

Dear Leaseholders,

16th December 2024

We would like to wish you the best for the festive season and take the opportunity to provide you with a general update with regards to ongoing matters at One Warrington Gardens.

In addition to the essential maintenance of items and equipment that keep the building running – such as: lift maintenance, the AOV system, car park ductwork, water pumps, garage gates, and building fire alarm etc, we would like to highlight the following items that are currently being processed and in consideration.

Cladding – as you are aware the cladding remuneration consultant employed to manage the cladding funding has been sending weekly updates. We can advise that we have the deposit and will be looking to move onto the tender stage very soon. The updates from the consultant will continue to be sent to keep you informed of any developments.

West Lift – it was necessary to place the lift upgrade on hold temporarily whilst attention and funding was directed to the employment of the waking watch and other required building fire safety elements.

L5 fire alarm system – the installation of the necessary L5 fire alarm system has successfully been completed with the alarm commissioned and fully functioning from the beginning of December. As a result, the costly waking watch is no longer a requirement.

Fire Risk Assessment & tall building registration – One Warrington Gardens has been registered as part of the Building Safety Act 2018: Section 77. In addition to most of the common parts doors, all flats will be impacted, as flat doors are required to meet government regulations. We will provide further information and any associated costs in the New Year.

Numerous other mandatory modifications have been carried out and you will have seen the addition of a 'Fire Information Box' in the reception. This is a large fireproof container which provides firefighters with detailed floor plans, and any relevant firefighting equipment and information etc. The same details must be provided to the Fire Brigade online.

Rufus – we are pleased to welcome Rufus to One Warrington Gardens. After a period of temporary employment, Rufus has agreed to join on a permanent basis and will be continuing to cover the daily morning shift: Monday to Friday (inc) from 7:30am – 1:00pm.

Yours faithfully,

The Directors One Warrington Gardens Management Company Limited