

P O I N T W E S T

**116 CROMWELL ROAD
LONDON SW7 4XR**

TEN YEAR MAJOR WORKS **PROGRAMME 2016**

Instructed By:

PointWest GR Limited/PointWest Management Services Limited
Point West Management Office
116 Cromwell Road
London
SW7 4XR

Prepared By:

Prime Building Consultants Limited
Prime House
1A Queen Anne Road
Maidstone
Kent ME14 1HU

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CONTENTS

		Page No
	<u>Contents</u>	2
1.0	<u>Introduction</u>	5
2.0	<u>Scope of Inspection / Limitations of Report</u>	6
2.1	<i>Internal areas</i>	6
2.2	<i>External Areas</i>	7
2.3	<i>Asbestos</i>	8
2.4	<i>Health and Safety and Fire Risk Assessments</i>	8
3.0	<u>Executive Summary and Conclusions</u>	9
3.1	<i>13th Floor Quadrangle roof</i>	9
3.2	<i>Lifts</i>	10
3.3	<i>Security and Access Equipment</i>	11
3.4	<i>Re-branding, Decorations and carpets</i>	12
3.5	<i>External Fabric Repairs and Fenestration</i>	12
3.6	<i>Girdered Site Survey</i>	13
3.7	<i>Energy Efficiency</i>	14
3.8	<i>Documentary Evidence</i>	14
4.0	<u>General Description</u>	15
4.1	<i>The Process</i>	15
4.2	<i>The Building Description</i>	16
5.0	<u>Building Condition</u>	22
5.1	<i>Generally</i>	22
5.2	<i>Main Roof A) Quadrangle</i>	25
5.3	<i>Main Roof B) Tower</i>	28
5.4	<i>External Elevations</i>	28
5.5	<i>Mansard Roofs to Quadrangle</i>	31
5.6	<i>Gutters</i>	32
5.7	<i>East Flank 1st Storey</i>	32
5.8	<i>Windows</i>	32
5.9	<i>External areas</i>	34
5.10	<i>Internal Common Parts</i>	37
5.11	<i>Mechanical and Electrical Work</i>	41

		Page No
6.0	<u>Recommended Phasing and Budget Costs</u>	44
6.1	<i>Basis of Budget Costs</i>	44
6.2	<i>Equipment Under Contract</i>	44
6.3	<i>Annual Programme</i>	46
	<i>Year 1 2016</i>	46
	<i>Year 2 2017</i>	56
	<i>Year 3 2018</i>	65
	<i>Year 4 2019</i>	73
	<i>Year 5 2020</i>	80
	<i>Year 6 2021</i>	85
	<i>Year 7 2022</i>	90
	<i>Year 8 2023</i>	96
	<i>Year 9 2024</i>	100
	<i>Year 10 2025</i>	104
6.4	<i>Clarification on Mechanical and Electrical Budget Costs</i>	108
7.0	<u>Construction</u>	112
7.1	<i>Main Structure and Exterior</i>	109
7.2	<i>Roof Coverings and Structure</i>	109
7.3	<i>External Walls</i>	111
7.4	<i>Roof Terrace & Quadrangle & Tower</i>	112
7.5	<i>Curtain Walling</i>	114
7.6	<i>External Windows and Doors</i>	114
7.7	<i>Front Canopy and Associated Terrace</i>	115
7.8	<i>Perimeter Retaining Walls</i>	115
7.9	<i>Internal Walls</i>	116
7.10	<i>Stairs</i>	116
7.11	<i>Drainage</i>	116
7.12	<i>Access Road</i>	117
7.13	<i>Internal Finishes</i>	117
7.14	<i>Main Reception – Ground Floor</i>	117
7.15	<i>Staff and Office Facilities</i>	118
7.16	<i>Common Area Finishes; 1st to 9th Floors</i>	119
7.17	<i>10th Floor Sky Reception</i>	119
7.18	<i>10th Floor Common Corridors</i>	120
7.19	<i>11th-16th Common Corridors</i>	120
7.20	<i>Stairs</i>	120
7.21	<i>Lifts</i>	121
7.22	<i>Basement Finishes</i>	121
8.0	<u>Set Of Plans</u>	122
8.1	<i>Plans and Elevation – viewing by Appointment in PW 1st Floor Management Office</i>	122

	Page No
9.0 <u>Attachments List</u>	123
9.0.1 Ten Year Major Works Programme – Main Works Summary of Costings (Prepared by Prime Building Consultants Ltd) (3 pages)	94 pages
9.0.2 Ten Year Major Works Programme 2006 (Prepared by Boyce Evans and Carpenter) (31 pages)	
9.0.3 Ten Year Major Works Programme 2006 Summary of Costings (Prepared by Boyce Evans and Carpenter) (2 Pages)	
9.0.4 Ten Year Major Works Programme 2009 UPDATED (Prepared by Boyce Evans and Carpenter [BEC]) (19 Pages)	
9.0.5 Ten Year Major Works Programme 2009 Updated Summary of Costings (5 Pages)	
Table 1: BEC Summary of Costings updated 2009 report	
Table 2: BEC Summary of Costings Updated to 2015 Costings	
9.0.6 Ten Year Major Works Programme – Mechanical, Electrical and Associated Services (Prepared by WA & A Design Group) (29 Pages) – 2009 Update	
9.0.7 Ten Year Major Works Programme - Mechanical, Electrical and Associated Services – Summary of Costings (5 Pages) (Revised by Prime Building Consultants Ltd)	
Table 1: WA&A Summary of Costings, updated 2009 report with additional current cost estimates	
Table 2: WA&A Summary of Costing Inflation Index linked to 31 st December 2015 with additional current cost estimates.	

INTRODUCTION

- 1.0.1 Instructions were received from PointWest GR Limited/PointWest Management Services Limited (PWMSL), 116 Cromwell Road, London, SW7 4XR in January 2015 to look at 10 (Ten) year major works programme issued previously and to update and prepare a new 10 (Ten) Year Major Works Programme for Point West.
- 1.0.2 Prime Building Consultants Ltd. (PBCL) had been appointed previously to advise on general repairs and maintenance for the previous 18 months at Point West.
- 1.0.3 This Report is based on PBCL's working knowledge of the building following previous and subsequent involvement carrying out inspections on a number of building elements and problems that became evident during the preparation of this Report.

2.0 SCOPE OF INSPECTION / LIMITATIONS OF REPORT

2.1. Internal Areas

- 2.1.1 As discussed with Point West Management Services Limited (PWMSL) the scope of the inspection is to provide an assessment of the structure, internal and external fabric of the building and major components in relation to the Landlords demised areas and common parts.
- 2.1.2 The extent of this Report is based on our visual inspection of the described elements. However, use of historic Reports spanning 2006 to 2009 provided by other Consultants along with Reports commissioned on elements of the building under the new Management have also been used in order to provide an up to date Ten (10) Year Major Works Programme for the building. These historic Reports (5 no.) are included as Attachments, 9.0.2 to 9.0.6.
- 2.1.3 David Lloyd Leisure Centre (DLLC) and Sainsbury's Supermarket Retail Store (Sainsbury's) do not form part of the Landlords or residential demises and these areas are excluded from the Ten (10) Year Major Works Programme. The demised areas for these premises are occupied on a Full Repairing Lease and will not be subject to the Ten (10) Year Major Works Programme (2016-2035). The works within this Ten (10) Year Major Works Programme is funded by the Residential Leaseholders through the Service Charge Payments for the maintenance of the premises. This does however, include sections of the structure that support and enclose the demised areas to the DLLC and Sainsbury's as defined under the various applicable leases.
- 2.1.4 Internal inspections were restricted to the three (3) below ground basement car parking areas (excluding demised store and plant areas), the B4 water tanks and plant rooms, the main ground floor Reception area, the Management Offices (including Staff Canteen, Staff WC's, Kitchen area and associated rooms). The upper floors comprise of corner corridors to the second (2), fourth (4), fifth (5), seventh (7) and eighth (8) floors. There are circulation corridors to the third (3), sixth (6), ninth (9) and tenth (10) floors with individual tower corridors for the eleventh (11) to the sixteenth (16) floors.

These floors also included lift lobbies, corridors and fire escape stairwells to the main circulation areas serving the upper residential parts of the premises down to the ground and first (1) floor and the underground car park areas.

2.1.5 **All figures quoted in this report exclude VAT (unless otherwise stated)** which should be added at the prevailing rate at the time the works are carried out (currently 20%).

2.2 External Areas

2.2.1 With regards to the exterior of the building limited access was available to below ground floors, however, there are certain sections of the below ground element of this building that are inaccessible due to the London Underground Tube Line running along the North-East side of the building exposing parts of the sub structure. All elevations of the building are described following visual inspections from the ground floor, largely viewed from the access road running around the perimeter of the site with access to the first floor level Sainsbury's car park to the South-West side of the building along with access above the canopy structure to the entrance of the building on the South corner.

2.2.2 Access has been provided to the quadrangle roof of the main section of the building at thirteenth floor level. Also access to the upper roofs to the Tower via the Penthouse Apartment from the sixteenth floor to the eighteenth floor has been provided.

2.2.3 Access to the external terraced areas within the internal light well has been gained via individual residential Apartments and via smoke vent cupboards at various points on each floor to allow inspections of some of the elevations at high level.

2.3 Asbestos

2.3.1 We understand that the last Asbestos Report was undertaken in 2006 and a limited action plan Report was prepared in 2010. It is advised that any major form of work that is undertaken that an individual Asbestos Survey is undertaken as part of the works along with the overall building Asbestos Survey that should be undertaken as part of the Managements duties.

2.4 Health and Safety and Fire Risk Assessments

2.4.1 Previous Health and Safety Fire Risk Assessment and Workplace Fire Risk Assessment Reports prior to and including 2013 have been reviewed. One significant issue that has been raised is concerning the building and the need for the circulation corridors to be compartmented with fire doors due to their excessive length. It is understood that the Management are investigating this matter as the building would have been passed and fit for habitation by the relevant Authorities on completion. It is likely that a comprehensive Fire Strategy Analysis was submitted to the Local Authority using automatic smoke vents can be used to offset the need for automatic self-closing fire doors across corridors. Confirmation is required that this is, in fact, correct.

2.4.2 Other minor items within these Reports have largely been completed or are programmed for 2016. Only where excessive costs are anticipated do they feature within the costings within this Ten (10) Year Major Works Programme. It is also understood that updated Health and Safety Fire Risk Assessment and Workplace Fire Risk Assessment Reports have been commissioned, due to be submitted to PWMSL in August/September 2016, and these may highlight further issues.

3.0 EXECUTIVE SUMMARY and CONCLUSIONS

3.0.1 The purpose of the Ten (10) Year Major Works Programme is to identify future major maintenance items of the building to allow the costs to be pre planned and allocated in the Service Charge.

3.0.2 The total cost of the proposed Capital Expenditure over the next ten (10) years amounts to £7,022,655.00 plus VAT (Total £8,427,186.00 incl. VAT at current prevailing rate). This includes all aspects of necessary work to maintain the building structure / envelope, improvements and associated mechanical and electrical works, but excludes any Professional Fees of between 10-12%.

3.0.3 There are currently seven (7) main areas of concern that require Capital Expenditure over the next ten years that can be summarised as follows:

3.1.0 13th Floor Quadrangle Roof

3.1.1 Records indicate that quadrangle roof was recovered in 2004 and that it quickly became apparent that there were serious failures in the new roof covering. The cost of repairing the roof is currently being pursued against the Insuring Company and possibly the Contractor and Contract Consultant which may defray some of the costs of the work. See page 24, sections 5.2 and page 112 section 7.2. Also page 42, paragraphs 5.10.21 and 5.10.22

2018 Budget cost £1,220,000.00

3.2.0 Lifts

3.2.1 All lifts break down occasionally, either mechanically or through misuse. However due to the age of the existing lift installation many of the component parts are no longer readily available 'off the shelf' and replacement parts have to be made to order. (Misuse covers items such as *dropping mobile telephones through the narrow gap between the lift car and floor thresholds, and propping open the lift car doors*) The non availability of 'off the shelf' parts and components extends the period that the lifts are out of commission as many parts now have to be made bespoke using the original parts as a pattern, which is, by definition, expensive. To reduce down time and lift repair and maintenance costs the lift cars and controls need an extensive overhaul and refurbishment incorporating current technology in a phased operation. See page 39 page 37, paragraphs 5.10.3 to 5.10.16 and page 112, section 7.21

2017 Budget Cost £540,000.00

2018 Budget Cost £242,000.00

2010 Budget Cost £242,000.00

Total Budget Cost £1,024,000.00

3.3.0 Security and Access Equipment

3.3.1 The intercom equipment at each end of the wiring infrastructure is failing and replacement intercom models are no longer available from the manufacturer. Repairs are being undertaken where possible, however it has been recommended that the system needs updating from an analogue to a modern digital system. See page 44, paragraph 5.11.3

3.3.2 The CCTV system is dated and cannot be extended any further without affecting performance. The equipment is failing more and more frequently and has insufficient storage capacity for record purposes. A new digital network platform for the system is required and a fibre optic back bone for the building is recommended instead of individual cables. See page 44, paragraph 5.11.3

2017/8 Budget Cost (Intercom) £135,000.00

2017/8 Budget Cost (Security and access control) £135,000.00

2017/8 Budget Cost (CCTV upgrade / extension) £200,000.00

Total Budget Cost £470,000.00

3.4.0 Re-branding, Decorations and Carpets

3.4.1 The main reception area, sky reception and common area / external décor design is nearly 20 years old and now appears tired and dated. Re-branding the building will update the building and improve its appearance and status.

Please be reminded this cost includes the cyclical redecoration cycle costs that occur in years 7 and 8 (2022 and 2023)

2016 Budget Cost (Rebranding) £50,000.00 page 36, para 5.10.1

2016 Budget Cost (Sky reception re-modelling) £50,000.00

2017 Budget Cost (Ground floor reception re-modelling) £250,000.00 page 36, para 5.10.1

2017 Budget Cost (Lift Lobbies) £75,000.00 page 38, para 5.10.3 and page 123, para 7.21

2017 Budget Cost (Signage) £75,000.00

Years 2017 – 2020 and 2025 Budget Cost (Basement cleaning and decoration inclusive) £185,000.00 page 40, para 5.10.17

2016 / 2022 /2023 Budget Cost (Decorations ground - 9) £180,000.00, page 37, paras 5.10.4 & 5.10.6

2016 / 2022 / 2025 Budget Cost (Decorations 10-16) £45,000.00, page 37, paras 5.10.5 & 5.10.6

2017 Budget Cost (Re-carpeting ground - 9) £110,000.00, page 38, para 5.10.7

2017 Budget Cost (Re-carpeting 10 - 16) £40,000.00, page 38, para 5.10.7

Total Budget Cost £1,060,000.00

3.5.0 External Fabric Repairs and Fenestration

3.5.1 The windows were installed circa 1998 (although some evidence indicates that they could have been installed as far back as 1988). Manufactured to standards prevalent at the time, the aluminium framed windows have a poor thermal performance with an expected design life span of approximately 25 years. A number of windows have started to fail and need replacement and repairs. Replacing windows and curtain walling to current standards will improve thermal efficiency and lower heating costs within individual apartments, however this will prove extremely costly. Assessment and overhaul of the windows is proposed in order to extend and maximise their life. At the same time the expansion joints to the brickwork may require replacement and repairs and maintenance are required to the brickwork and copings. It therefore makes sense to carry out all three operations while scaffold to the block is erected. See pages 35, sections 5.8, page 113, 7.3, page 116, 7.5 and 7.6

2018-2022 Budget Costs (Glazing repairs) £600,000.00

2018-2022 Budget Costs (Elevation repairs) £750,000.00

Total Budget Costs External Fabric Repairs £1,350,000.00

3.6.0 Girdered Site Survey

3.6.2 As part of the Lease conditions it is necessary to carry out a Girdered Site Survey every 4 years to the LUL Raft Deck, (on which part of Point West is built) and to carry out repairs if found to be necessary. This work is notoriously difficult to predict and cost as the work has to be carried out at night, in restricted hours, between 1.00am and 4.00am. A specialist consultant has been engaged to carry out this condition survey and budget costs have been provided based on upon a previous repair cost carried out prior to 2000 in order for funds to be allocated within this Report. See page 35, paragraph 5.93

2018 Budget Cost (Girdered Site Survey remedial works) £350,000.00

3.7.0 Energy Efficiency

- 3.7.1 In the current climate of rising energy costs it is important to improve the energy efficiency of the building. Rectifying faulty windows and better roof insulation (included in the re-roofing works) will help cut down heat loss and save energy. Modernising the lift controls will cut energy usage. A planned operation replacing the existing high energy use fittings with modern LED's and controls is proposed which will improve lighting levels and reduce lighting energy costs up to 80%, particularly in internal corridors and escape stairwells, especially when PIR's and motion detectors are included to switch lights on only when they are required rather than being left on 24 hours a day. See page 43, para 5.11.2

Example

The investigation into changing the down lighters on the 10th floor to fire rated LED's has shown that the entire cost of replacing the existing lights will be paid back on saved electrical costs within 8 months without affecting current operating hours or reducing the illumination levels.

2016-2009 Budget Cost (Energy saving items) £200,000.00

3.8.0 Documentary Evidence

- 3.8.1 Documentary evidence explaining how the budget figures were arrived at is being held in a folder in the PWMSL Management Office. Any Leaseholder who wishes to look at this evidence (during normal working hours) in detail can do so by prior arrangement with the Management Office on 0207 7370 3112.

4.0 GENERAL DESCRIPTION

4.1 The Process

- 4.1.1 PBCL made several visits to Point West, carrying out a visual inspection of the building and retained documentary evidence of the building and services.
- 4.1.2 Each building element was examined in detail, the physical presence, condition and the documentary records of maintenance and repair, the service contracts and reports.
- 4.1.3 Where there was an existing maintenance contract in place discussions were held with the supplier regarding the current condition, expected life span and proposed remedial work to rectify and defects.
- 4.1.4 Where there was no contract or documentary evidence defects were identified and budget costs and or quotations for the various element of the building were obtained from specialist suppliers, contractors or consultants
- 4.1.5 Where there was no documentary evidence and it was not possible to obtain costs for the remedial work costs were worked out by calculation using previous projects of similar size and complexity to obtain comparative costs.
- 4.1.6 Due regard was given to the current age and condition of the existing building elements and services and typical life expectancy of the various elements was obtained to establish when proactive maintenance and replacement should be considered.
- 4.1.7 Previous 10 year Majors works plans were examined and used as background information to update previous identified defects and repairs and replacement works carried out to date.
- 4.1.8 It is the sum of the evidence arising from the above which forms the basis of this forward capital expenditure plan for the next 10 years,

4.2 The Building – Description

- 4.2.1 The property known as 116 Cromwell Road comprises a former BEA Terminal Building for Heathrow Airport built in the late 1960's.
- 4.2.2 Following its previous office and airport reception use the building has now been extended and converted into a mixed use development comprising retail, leisure and residential accommodation.
- 4.2.3 The residential element of the building comprise 399 exclusive Apartments with Ancillary accommodation to support the use of the building including 2 reception areas, staff facilities, stores, waste collection and disposal points, and management offices (not an all inclusive list). The current condition of the building is described in page 22, section 5.0,
- 4.2.4 It is understood that conversion works originally started circa 1980 but ceased for several years due to the original Developers insolvency. It is understood that works recommenced in 1996 / 1997 and were fully completed in 2001/2002.
- 4.2.5 The original main part of the building,(the Quadrangle and Tower) is generally built off of the ground. The Quadrangle consists of a ground floor and twelve (12) upper floors with the later addition of a thirteenth (13th) storey to eighteenth (18th) and to the corner Apartments No's 1015, 1020, 1031 and 1203 a fourteenth (14th) floor sunroom.
- 4.2.6 The Apartments largely commence at second (2) floor level and enclose a large central light well which overlooks the glazed roof above the DLLC at first (1) floor level.
- 4.2.7 The tenth (10) floor and above Apartments to this part of the building were completed during the final stages of the conversion some 18 years ago. with 3 further additions to the first (1) floor, Apartments; No's 101, 102 and 103 on the north side of the building adjacent the Management Offices and stores.

- 4.2.8 At the South East corner of the Quadrangle building there is a Tower extending up to the eighteenth (18) floor level. This corner and Tower incorporates mezzanine floors to the fourth (4), seventh (7) and tenth (10) floor levels providing additional accommodation. The top three (3) floors, the sixteenth (16), seventeenth (17) and eighteenth (18) form the penthouse Apartment 1601 with the eighteenth (18) storey incorporating a lift motor room and roof terrace.
- 4.2.9 The three (3) main lower basement levels provide allocated parking for the Apartments. Access to this parking is from the Cromwell Road via a private access road immediately in front of the main Reception on the South side of the building. From the area in front of the main Reception, ramps provide access down to the first basement level with two (2) further internal ramps providing access to the two (2) lower basement floors.
- 4.2.10 These basements are accessed via lifts (West and East corners) and stairwells in all corners, however, stairwells also provide emergency access directly out at ground and first (1) floor level, in part, through access corridors to each corner of the building.
- 4.2.11 There is a fourth (4) basement level which contains the fresh water supply tanks and pumps to distribute the water supply throughout the building. Basement level four (4) also contains part of the DLLC demise comprising the swimming pool, sauna, steam room and changing rooms.
- 4.2.12 On each of the three (3) basement levels there are also Electrical sub-stations controlled by UK Power Networks, Electrical Intake rooms for the building, a standby generator room, Air handling ventilation plant rooms, telecommunications rooms and the like, all with restricted access.
- 4.2.13 There are two (2) main access points to the ground floor of the building, the main Reception area on the South side of the building and the Loading Bay area to the North side of the building. The other areas to the ground floor comprise entrances to the DLLC along with demised areas to Sainsbury's itself. DLLC extends over six (6) floors, part of the four (4) basement levels, ground and first (1) floor. Sainsbury's extends over two (2) levels at

ground and first (1) floor levels, incorporating surface car parking at both levels.

- 4.2.14 At the second (2) floor level on the front South side of the building an overhanging canopy structure projects over the main residential entrance and vehicular forecourt. The DLLC demise also extends over the South-East corner of the canopy structure and includes plant rooms and plant enclosures.
- 4.2.15 There is a large roof terrace above the West part of the canopy structure. There is also a large roof terrace serving the second (2) storey flats on the South side of the Building with the terraced area narrowing and continuing behind the DLLC premises across the base of the Tower to the East side of the building.
- 4.2.16 Access to the residential Apartments to the upper parts of the building are via the main Reception and three (3) lifts in the East tower section rising to the sixteenth (16) floor (with restricted access to the tenth (10) floor and above). There is one (1) lift in the North and South corners, with two (2) lifts in the West corner providing access to all residential floors and the Loading/Delivery Bay, again with restricted access to the tenth (10) floor. The South lift services levels two (2) to ten (10) and the North lift levels one (1) to ten (10).
- 4.2.17 Lifts in the East Tower lobby extend down to the second basement level (B2) with one lift in the East corner extending down to basement level three (B3). The East tower lift does not stop at the first floor, given that most of the first floor in the South corner is demised to DLLC. The West lifts also extend into the basement, only one of which serves basement level three (B3). No lifts extend down into Basement Level four (B4).
- 4.2.18 In each corner of the building adjacent to the lifts is an independent escape stairwell from the tenth (10) floor down to either first (1) or ground floor exit points, with the East corner extending up to the fifteenth (15) floor that is accessible to all residents.

- 4.2.19 There is an independent smaller internal escape stairwell from the Penthouse Apartment that exits into the East stairwell at fifteenth (15) floor level to provide a means of escape from the Penthouse Apartment. This stairwell also gives access to the plant / lift motor rooms on the eighteenth (18) floor. There is also access to the lift motor room via a further staircase leading on from the top landing of the West stairwell, however, this door is kept locked and is only accessible for service personnel.
- 4.2.20 Due to the layout of the building and as a result of the internal light well, corridors are provided to the third (3), sixth (6), ninth (9) and tenth (10) levels that run around the Quadrangle building providing access to each individual Apartment. These floors are accessed by the North, South, East and West corner lifts and stairwells.
- 4.2.21 To the second (2), fourth (4), fifth (5), seventh (7) and eighth (8) floor Apartments there are internal corner corridors again accessed by the North, South, East and West lifts and stairs. However, these do not run round the building like that of the third (3), sixth (6), ninth (9) and tenth (10) floors. The reason for the individual corner access to these floors is as a result of the Apartments to the third (3rd), sixth (6th) and ninth (9th) floors spanning over two (2) floors via their own internal staircases. There are three (3) Apartments, the Management Offices, staff facilities and associated rooms at first (1) floor level serviced by the North and East lifts.
- 4.2.22 The corridor on the fourth (4th) and seventh (7th) and tenth (10th) floor in the East Tower lift lobby area are structured to provide split level mezzanine access within the Tower itself.
- 4.2.23 Within each corner of the building there are refuse chutes that extend from the sixteenth (16th) down to ground floor in the East corner Tower and from the tenth (10th) floor down to the ground floor in the North, South and West corners. This provides communal waste disposal for all Apartments and discharge into paladin waste bins and is disposed of as part of the Management duties.

- 4.2.24 As with the refuse chutes, there are Wet Riser cupboards, again running from the Penthouse Apartment on the sixteenth (16th) to eighteenth (18th) floor, down to the ground floor in the East corner Tower and from the tenth (10th) floor down to the ground floor in the North, South and West corners to assist the Fire Brigade in the event of a fire. Wet Risers are further situated throughout the B1-B4 Basement floors lift lobbies to further assist the Fire Brigade along with hose reels within the basement car park areas. Fire extinguishers are distributed throughout the building accordingly.
- 4.2.25 There are approximately two hundred (200) electrical distribution cupboards throughout the residential common areas housing electrical meters / equipment for the individual flats. There are also over sixty (60) electrical and service cupboards that provide access to mains cabling, satellite cabling / equipment and BT cabling / equipment. All these electrical and service cupboards are kept locked and can only be accessed via the Management personnel.
- 4.2.26 There are House Keeping cupboards located on the ground, first (1st), third (3rd), sixth (6th) and ninth (9th).
- 4.2.27 Throughout each floor there are, in most cases, corridor cupboards (Smoke Vents) with stable like doors (split in two) that provide smoke ventilation exit points within the allocated areas. The lower half of these doors provide the maintenance access, however, in the event of a fire, Automatic Opening mechanisms to the upper half of the door provides a discharge route for smoke within this corridor. The smoke is further discharged out of the building via to an Automatic Opening Window at the other end of the Smoke Vent cupboard.
- 4.2.28 In some cases on the second (2nd), fourth (4th), fifth (5th), seventh (7th) and eighth (8th) floors these smoke vents are not present due to the layout of the corridor and Apartments not providing access to an external wall. However, it is evident that, with the use of 'egg crate' perforated ceiling tiles, smoke discharge is via the ceiling and through an external fire curtain located on the sides of the building.

- 4.2.29 At tenth (10th) floor level there is a further Reception area the 'Sky Lobby' to the East corner. This has been incorporated as part of the more prestigious tenth (10th) floor and above Sky Penthouse Apartments that span over three (3) floors with the corner Apartments having the thirteenth (13) floor rooftop views. Access to the tenth (10) floor is again via all of the corner lifts, however this has a security 'fob' access to restrict access. The tenth (10) floor can be, however, accessed by the escape stairs connecting each floor.
- 4.2.30 The eleventh (11) to fifteenth (15) floor and above in the Tower are restricted by 'fob' access via only the three (3) East lifts in the tower section of the building. The tenth (10) floor Apartments around the quadrangle are accessed via the tenth floor and have their own internal staircases serving three (3) floors. Access to the penthouse Apartment on sixteenth (16), seventeenth (17) and eighteenth (18) floor is restricted fob and key only access to the sixteenth (16) floor lobby. The penthouse has its own internal staircase.
- 4.2.31 As mentioned previously access to the building is from Cromwell Road via the access road leading to the Main Reception entrance. It is this road that also provides access to the three (3) lower car park levels. There is pedestrian access in front of the ground floor Main Reception area continuing along the South face of the building towards the entrance to Sainsbury's on the West elevation of the building. There is further vehicular access from the Cromwell Road via the access road leading to the Sainsbury's under-croft car park and first floor car park. This also provides a one way carriage drive road access around the rear of Point West, part of which is covered by the overhanging section of the building providing a loading bay access to Sainsbury's. The main entrance to DLLC and the residential flat Reception entrance is situated under a front (south facing) projecting entrance canopy..

5.0 BUILDING CONDITION

5.1 Generally

- 5.1.1 Point West was constructed approximately 60 years ago and the external fabric of the residential part of the building refurbished and extended in a piecemeal phased operation between 15-30 years ago, by at least three (3) different developers.
- 5.1.2 Although the refurbishment was extensive many of the main elements have now reached the end of their projected life span and need repair and refurbishment again to ensure that the building provides the standard of protection from the elements that is expected in modern day society and to protect the building from further deterioration
- 5.1.3 Elsewhere in this report attention is drawn to the fact that attention is required to external elements such as the roof finish, windows, expansion joints, copping stones and so on. Some of these elements wear out by age, some by wear and tear, some through accidental damage and some through weathering. The upper floors are particularly vulnerable to severe weathering of the external elements due to the exposed position at high level. South and West elevations are more vulnerable to solar gain, fading and deterioration by sunlight than the North and East elevations which tend to receive less sunlight to dry the building out and can suffer from damp and mould growth. This effect is not noticed daily or even yearly but is an accumulative effect over a number of years.
- 5.1.4 During the last year (2015) work has been carried out to the cavity walls where the concealed, internal, cavity trays had failed. Cavity trays are an internal barrier between two leafs of brick and block work (which forms the cavity wall) and directs any water that does penetrate the external wall to be re-directed to discharge, externally, via weep holes. Some of these cavity trays had already been replaced previously but were failing again. The problem was twofold; that flexible internal cavity trays had been used, which had sagged under their own weight, and allowed water that had penetrated the external leaf of brickwork to bypass the barrier, and that the discharge holes externally had been blocked by poor maintenance in the past where the damp penetration problem had not been fully understood.

The Management team had also found that some cavity trays had been built into the cavity wall too low and the discharge point for trapped water was inside the flat, not externally.

- 5.1.5 The solution was to cut out the brickwork and insert a rigid cavity tray suitable for retro fitting into cavity walls at the correct level, and reinstate the brickwork after. This work has been carried out on a reactive basis only and this problem may arise in the future in other parts of the building where this problem has not already occurred.
- 5.1.6 At Lower levels the main problem from wear and tear is from surface water and traffic (both pedestrian and vehicular). Vehicles generally are generally bigger and heavier than 60 years ago so we find that brick paved roads become indented by vehicle tyre tracks after a period of time and tarmac in the hotter summer months can move under pressure. In 2015 the Cromwell Road end of the brick paved access road had to be lifted and re-laid because of the former.
- 5.1.7 Impact damage from vehicles is an on-going problem, recent damage include scrapes on the painted flower bed walls, damage to kerbs and brickwork to the external walls alongside the access road, damage to high level 'bump bars' outside the main entrance and also to the high level signage and the canopy signage metal cladding to the access road above the parking bays.
- 5.1.8 At peak times over 1000 people visit the residential area of Point West on a daily basis (excluding the visitors to Sainsbury's and DLLC). The number fluctuates throughout the year and during the week. The numbers are heaviest during Monday to Friday when most of the repair and building work is carried out. These people will be a combination of residents, visitors, building trade operatives, maintenance operatives, deliveries (laundry, fast food, post and parcel deliveries,) would be purchasers, Estate Agents, Managing Agents, house-keeping staff and the PWMSL employees looking after Point West and their Contractors. Point West could be thought of as a large village with all the activities associated with a community of that size.

- 5.1.9 The effect of wear and tear on the internal fabric and services of the building is therefore considerable, the constant use of the lifts, lighting and ventilation (to lift lobbies, chute rooms, internal rooms and basement car park areas) all of which are working continuously, high foot fall, trolleys and prams on the carpet, accidental knocking into walls, does shorten the life span of decorations, services, and finishes. The 10 year major works plan takes into account this wear and tear has scheduled the work to these various elements of the building in a phased program.
- 5.1.10 The following comments in relation to the building components only intend to give an Outline Guide as to the general overall condition of the various parts of the building as a backdrop to the budget costs set out in the Ten Year Major Works Programme.
- 5.1.11 Our comments are not intended to provide a detailed Structural Survey Report on the condition of the complex and should not be relied upon by any third party, Vendor, or Purchaser or any potential Vendor or Purchaser in connection with the sale or the potential sale of any Apartments within the building. Any Third Party should be advised to obtain their own independent professional advice on the condition of the complex for their own use.

5.2 Main Roof – A) Quadrangle

- 5.2.1 It is apparent from records that the Quadrangle roof was overlaid in 2004 with a tapered insulation and new proprietary single ply membrane. It is understood that a Twenty Year Manufacturers Backed Guarantee was in place with this covering. However despite attempts by the previous Management to instigate this insurance/guarantee, following numerous water ingress points and multiple patch repairs made to the roof finish the claim was unsuccessful. Apparently there were attempts by solicitors, on behalf of the previous Landlord, to pursue a claim but to no avail. It appears that the material guarantee from the manufacturer did not cover the workmanship or detailing where an un-approved material was used. A re-examination of the facts has now led to a situation where the current Management and Landlord are seriously considering making considerable attempts to further the possibilities of resuming the claim against the Building Warranty Insurer.
- 5.2.2 The two thirteenth (13) floor corner apartment roofs that have been overlaid would also appear to be incorporated within this insurance backed guarantee. We are aware of a leak has been previously reported to the North corner roof.
- 5.2.3 It can be seen that the thirteenth (13) floor corner apartments do have terraced areas stretching out over the roof covering as part of their demise and it is apparent that the roof covering applied in 2004 does, in part, extend beneath these decked areas.
- 5.2.4 We are aware of the Section 20 Consultation Notice procedure instigated in relation to the quadrangle roof covering replacement. This was issued in 2013 with a view of undertaking the works in 2014. These works have not been undertaken. The original Management Company, Point West London Limited went into Administration and we are given to understand that the sale of the Long Term Leasehold of the complex delayed the Quadrangle roofing works. Due to these known issues and issues with the current preferred Contractor providing information, it is anticipated that the Quadrangle roof re-covering is currently projected to be undertaken in the spring of 2018. The repairs to the roof in 2014 following the extreme late December winter storms were in the region of £50,000.00.

The severity of the leaks following the repairs undertaken in 2014 have greatly reduced, resulting in a much smaller repair bill in 2015 (less than £5,000) and potentially 2016 resulting in the rescheduling of funds for other major works and enabling the roof life to be extended for another year.

- 5.2.5 It has been confirmed that, despite the thirteenth (13) floor garden terraces being under, in part, the Leaseholders demise, as part of the main re-roofing works these terraces will need to be removed (we understand at the Tenants/Leaseholder Cost) in order for the re-roofing to be taken directly underneath the terrace with the terrace being replaced as part of the main works.
- 5.2.6 The South and East front corner flat roofs along with that of the eighteenth (18) floor plant room roof and subsequent balconies to the Penthouse Apartment have not been overlaid with the single ply membrane at the same time as the 2004 Quadrangle roof recovering works. Therefore, these areas are not subject to any form of guarantees as it is assumed that these are an earlier replacement coverings. These may have also been subsequently covered with a solar reflective paint. It is known that the eighteenth (18) floor terraced areas have been subject to repairs due to leaks within the Penthouse Apartment as a result of historically poor maintenance of drainage gullies. These areas will be subject to ongoing repairs until it becomes uneconomical to continue with the repairs. The Tower roof is believed to date back to the mid-late 1990's. It is anticipated that replacement will be required in 2019 when it is at the end of its projected economic life.
- 5.2.7 Redecoration of the painted surfaces at Quadrangle roof level will be required and ideally should be undertaken during or after the Quadrangle re-roofing works. The guarding / balustrading paintwork to the roof edges has deteriorated since its re-decoration following the original BEC Report in 2006 and now requires redecoration again. Other items of maintenance redecoration at roof level include soil pipe penetration and access doors on to the roof and to plant rooms. This work will be undertaken as part of the Maintenance team's projected planned maintenance cycle to commence in 2019 and complete in 2020.

- 5.2.8 It is advisable that during the course of the works that cleaning will be undertaken to certain areas of the roof structure. In particular the coping stones and brickwork have been stained and soiled by splashing as a result of leaks, poor guttering and debris collection etc.
- 5.2.9 It is also advisable that the pointing to the coping stones to the internal and external perimeter of the roof are cut out and repointed where necessary. It may be advisable to install a polysulphide mastic to these joints instead of a cement mortar pointing to take into account the movement that is occurring within the building that is cracking the original pointing. It is also advisable that as part of the roofing works all cement mortar pointing around existing flashings are renewed (if the flashings themselves are not being replaced as part of the roof works) along with any associated pointing to elevations that may be required.
- 5.2.10 The covering to the North and West corner additions appear to be older than the Quadrangle, and the West and South addition roof areas. The condition of all of the thirteenth (13) floor roof additions has not been determined with a close inspection, only a visual inspection from the Tower. It is therefore advisable that the roof at thirteenth (13) floor level along with the projections through the roof level for the corner apartments be recovered as part of the Quadrangle major works.
- 5.2.11 The roofs over the small corner additions to the light well at tenth (10) storey level have been highlighted within the 2006 BEC Report as asphalt covered and are deteriorating. The Subsequent 2009 BEC Report highlights that these have not been maintained following abseiling works and although no reports of leaks have been made allowance for these works has been taken into account in the Ten Year Major Works Programme as part of the general roof repairs over 2016 and 2017

5.3 B) Tower Roofs

- 5.3.1 As mentioned previously only a limited visual inspection of the roof coverings over the eighteenth (18) storey was undertaken. It is known that there has been some repair work to upstand flashing details in 2012 and 2013. Due to the exposed position of the roof it is recommended that this roof finish be replaced as part of the Major Works program in 2019, together with perimeter safety measures, currently not installed.
- 5.3.2 An inspection of the asphalt covering to the eighteenth (18) floor roof terrace was generally hampered by the fixed timber decking installation which cannot be lifted without damaging the timbers. Exposed sections of asphalt appear in reasonably sound condition where inspected, however, we cannot discount the possibility that this roof will be required to be repaired or recovered during the next ten years. The decking is failing (the timber is split and rotting in places) and should be programmed in for replacement as part of the planned maintenance work not later than 2019.
- 5.3.3 Given the above within the Ten Year Major Works Plan we have included an allowance for repairs to the balcony asphalt to be undertaken in conjunction with the other major Tower works.

5.4 External Elevations

- 5.4.1 It was not possible to carry out a close up inspection of the brickwork, this was carried out from the nearest vantage point with binoculars. The pointing to the various elevations generally appears to be in satisfactory order but once the scaffold is erected on each elevation a closer inspection will be required to establish whether there is any local pointing failure.
- 5.4.2 It has been reported that fairly widespread past repairs have been undertaken to the brick slips to the floor slab edges during the previous conversion / alteration works. No documentation can be located in relation to these repairs therefore only assumptions can be made if works have been undertaken. There is a likelihood that repairs will be required to the brick slips when works to the elevations are implemented and although it is not possible to determine the extent without undertaking a cradle survey.

Repairs may be required as it does not appear that any works have been undertaken in the last ten years. We have included provisional allowances for brick slip replacement and associated elevation works.

- 5.4.3 Areas of artificial stone block cladding which are present to the upper parts of the Tower elevation have been referred to earlier. From inspection at ground level, it is apparent that the bottom edge of several of the cladding blocks are damaged / broken away. It appears that remedial works to these items have not been undertaken as part of the abseiling work in 2007. Provisions will need to be made for these to be closely examined and repaired where necessary.
- 5.4.4 Previous Reports have highlighted that the horizontal and vertical mastic joints on the various elevations are beginning to show signs of deterioration. Within these previous Reports, this was, we understand, carried out during 2007 as a single exercise rather than a phase programme of works which previous Reports highlighted. We further understand that this was undertaken by a specialist Abseiling Contractor rather than from power cradles.
- 5.4.5 Documentation referred to in these previous BEC and WA&A Reports has gone astray and the current Management, at present, have found no record of works undertaken to the elevations. Therefore, where previous Reports referred to specifications for the renewal of the mastic, cleaning of the copings to the roof / high level terrace areas, allowance for repairs to brick slips to the floor slab edges and to clean and repoint the projecting cill / copings to the base of the openings at the recessed individual balconies on the various elevations, this information is not available and the extent of works previously undertaken is unknown.
- 5.4.6 For the purpose of this 2016 Report we have assumed that the conditions / soundness of the brick slips were checked / surveyed during the course of the abseiling work to each elevation and any essential repairs carried out.

- 5.4.7 Whilst we would not expect the mastic pointing to the expansion joints to require renewal within the next ten years given the nature of the construction there is a possibility that further repairs will be required to the brick slips.
- 5.4.8 Accordingly we have made some provisional allowances for this in a further phase programme of repair to the external elevations commencing in 2017
- 5.4.9 Comments have been made in previous Reports with regards to the various roof terraces and balconies covered in asphalt. The Report in 2006 highlighted no works being required to the asphalt coverings in the Ten Year Maintenance Plan given that the works were undertaken in the late 1990's with asphalt roofing having a serviceable life of at least 25 years.
- 5.4.10 Given this statement it is not anticipated that works may be required until at least 2018-20. However, during our involvement in this property it is apparent that minimal works have started to be incurred to balconies overlooking the DLLC glazed roof on the eleventh (11) floor and on the West elevation balconies. It is apparent that these balcony coverings are now coming to the end of their serviceable life whereby repairs are starting to be required.
- 5.4.11 It is unlikely that full replacement of asphalt will be needed within the next ten (10) years. Accordingly it is anticipated that over the next Ten (10) Year Maintenance Plan more repairs are likely to be required.
- 5.4.12 These repairs would include repointing of perimeter up-stands following temporary removal of the cobbles where terrace are covered with paving and surrounding cobbles. This will also allow the removal of silting below the paving and cobbles that tends to occur to the perimeter channels as a result of spillage from plant pots on terraces and windblown detritus. With the removal of the cobbles etc. this will also facilitate the inspection of the perimeter up-stands and fillets which are generally more venerable to deterioration. This will be undertaken as part of the general roof repairs over 2016 and 2017 and cleaning works by the Maintenance team.

- 5.4.13 We understand that following on from the previous Ten (10) Year Major Works Programme the painting to the external balcony balustrading / railings to the various flats have been undertaken. In the region of 80% of these have been decorated with the final 20% being outstanding as a result of access issues.
- 5.4.14 It is unconfirmed if soffit panels to the recessed balconies have been maintained as per previous Reports.
- 5.4.15 Given that this previous work has been undertaken 'in house', costs have been allocated for a sub contract decorator to complete these items along with materials and this is included within the Ten (10) Year Major Works Programme. It may be the case that the first balustrades that were redecorated back 2006 may require remedial works given the time that has lapsed and this has also been allocated within the new Ten (10) Year Major Works Programme.
- 5.4.16 Again it is also advisable that the cill/coping stones beneath the balcony balustrading are cleaned with the joints cut out and repointed. It may be advisable to install a polysulphide mastic to these joints to take into account the movement that is occurring within the building that is cracking the original pointing.

5.5 Mansard Roof Slopes to the Quadrangle

- 5.5.1 The mansard roof slopes face the light well and form part of the elevations at tenth (10) and twelfth (12) floor level. The copper coping / cladding and Velux roof windows appear in satisfactory condition at the present time. However, whilst the roof windows will probably remain serviceable for the duration of the new Ten Year Major Works Programme it must be noted that that the windows installed prior to works ceasing will by then be in excess of 35 years old and that replacement may well be necessary shortly thereafter.

5.6 Gutters

5.6.1 We note comments in previous Reports regarding gutters being undersized, although the gutters generally appear to be working effectively. There are areas where gutter brackets have broken and the gutter is sagging, interrupting the discharge of water and noticeable dripping joints. This has been taken into account within the Ten (10) Year Major Works Programme. The gutters should be fully cleaned and inspected and any leaking joints repaired or replaced during elevation repairs. It may be necessary to carry out emergency works prior to the planned works if the gutters fail.

5.7 East Flank 1st Storey

5.7.1 On the East facing flank elevation of the building it can be seen that concrete protection has been applied to the first (1) storey terrace / walkway which leads to the external metal staircase adjacent to the rear North East corner. The walk way primarily appears to serve the DLLC and the first (1) floor flats.

5.8 Windows

5.8.1 Previous Reports have highlighted discolouration of the windows to the West facing elevation which is more exposed to the prevailing weather. We would still expect the majority of these windows to remain in serviceable condition for the next ten (10) years or so. Although the windows are, by the end of this term, likely to be approaching the end of their serviceable life and replacement may well become necessary shortly after, as gasket repairs to windows and doors on the East corner with the South and West elevations are now starting to occur.

5.8.2 Confirmation is to be obtained whether full window replacement is to be a Service Charge issue and not an individual Leaseholder issue. Should individual replacements be required sourcing windows to match the existing is unlikely, as the existing windows do not comply with current Building Regulation thermal requirements, and any replacement is required to comply with current standards.

- 5.8.3 The previous BEC Reports assumes that the curtain walling to the tenth (10) and eleventh (11) floor is a Service Charge responsibility and also assumed the same for the Penthouse Apartment. However, Legal clarification needs to be confirmed in relation to all external windows and glazed screening prior to any costs being allocated. It is not expected that full replacement will occur within this Ten (10) Year Major Works Programme, However, before the end of this Ten (10) Year Major Works Programme in-depth discussions and research into full replacement should begin.
- 5.8.4 The previous BEC Reports highlight that the previous Management would shortly be formulating a window replacement policy that the individual Leaseholders will need to comply with in the event of future window replacement within their individual flats. Due to the Management change and documentation having gone astray it is not known whether this has been implemented and clarification on this matter will need to be sought from PWMSL.
- 5.8.5 It must be noted that this Policy will also need to be implemented by the current Management in relation to the common part windows within the corridors, and the smoke vent windows, that will need to incorporate the automatic opening vent mechanism to comply with the original fire strategy for the building.
- 5.8.6 There is mastic pointing to the perimeter of the window frames. It does not appear that any renewal of mastic was undertaken in conjunction with the renewal of the mastic to the expansion joints on the various elevations previously. Whilst the mastic appears to remain in reasonably good condition for its age in most respects, we anticipate the further deterioration and weathering over the next ten years will result in the need for mastic renewal to be undertaken.
- 5.8.7 On the assumption that the mastic to the window frame is a Service Charge item and not the responsibility of the individual Leaseholder, we have made allowances for replacement of mastic pointing to the windows during the phased programme of external elevation repairs.

5.8.8 A window repair specialist (SG Associates) has produced a Report on the condition of all glazing to the complex. This 2015 Specialist Contractor tender Report (which forms part of the evidence file held in the Management office) highlights the condition of the glazing and provides recommendations and budget costings for the overhaul of all glazing in order to extend its life. Due to the timing of the issue of this Ten Year Major Works Programme only this Report and budget costings have been obtained and it is these costs that have been entered into the Ten Year Major Works Programme in order for estimated costs to be allocated. The Management are in the process of obtaining additional quotations for this element of work, however with the type and scale of the works involved specialist companies are limited in number.

5.9 External Areas

5.9.1 During our involvement in the building repair works the re-laying of the entrance section to the cobble paved access road leading to the reception entrance has already been carried out (in 2015). Ongoing maintenance is required to this access road that would include cleaning and repairs to sunken areas.

5.9.2 Confirmation has been received that the resurfacing of the access road along the rear boundary was undertaken in 2007 as a result of numerous leaks affecting the basement carparks. Ongoing maintenance is required to keep surface water drains cleared and free flowing.

5.9.3 As part of the Lease requirements a Structured Girdered Survey has been undertaken on the LUL Raft Deck. This LUL Raft Deck over sails the tube lines to certain areas of the building. It is this construction that has been surveyed and areas of remedial works have been highlighted. At present remedial works costs are unknown, however budget estimates have been based on pre 2000 repair costs and these works are to be undertaken in 2018.

- 5.9.4 It must be noted that during our involvement with the property there have been historic issues with overflows from the Sainsbury's plant room discharging into grates within the access road way on a regular basis. This continual discharge will eventually deteriorate the access road covering and has already affected structural finishes due to the constant splashing of water (splashed when vehicles drive through the pooled water) against walls.
- 5.9.5 This does also pose Health and Safety hazards with regards to the pedestrian access in and around these flooded area (slip hazard). Regular maintenance of these drainage grates and sump drainage pit need to be undertaken and Sainsbury's have been informed. Any drains that are the responsibility of the Management will be undertaken as part of the ongoing maintenance.
- 5.9.6 Canopy to the pedestrian walkway over the forecourt area. Building estimates have been obtained for the replacement of the underside canopy covering due to its condition. This also includes upgrading of the lighting as it has not been possible to locate replacements for the domed glass coverings. This work has been scheduled for 2016. Maintenance and re-decoration of these external areas will then be undertaken on a decoration cycle, if required.
- 5.9.7 Repairs are required to the loading bay / lift 2 and 2a area to the rear of the building, to the path and garden retaining walls around the building that appear to have been damaged by vehicles using the access road. These repairs along with general external decorations have been scheduled to be carried out in 2016. Further maintenance / repairs and redecorations to the external areas and entrances are scheduled for 2018, 2021 and 2024. Investigations into improving the pedestrian access around the complex for Health and Safety reasons is also being explored and works are programmed in for 2016.

5.9.8 Front Entrance Fascia and signage

5.9.8 (1) Discussions were, in 2014/2015, held with DLLC with regards to new signage being applied on, in and around the building to promote their the DLLC facilities. This has prompted questions regarding the external appearance of the entrance to the Point West building. The external profiled cladding to the entrance / reception projection that conceals part of DLLC on the first floor and its replacement is in need of refreshing, the broken and unsightly original signage having been removed in 2013.

5.9.9 (2) Following removal of defective signage to the cladding over the main entrance the back ground panelling is faded and discoloured and somewhat detracts from the grandeur of the building whereby replacement/ refurbishment may be required. Some aesthetic work to the entrance of the building in the form of re-landscaping, repairs and redecorations etc. has been undertaken, however, due to the scale and costs of the works required in connection with the fascia cladding, its replacement / overhaul work has yet to be undertaken. The Management have tentatively looked into this matter, however, and a cost for its overhaul / replacement has been allocated within this 10 Year Plan for a worst case scenario of its replacement. The Fascia and signage is being reviewed in conjunction with the rebranding exercise and updating of the Ground Floor Main Reception area.

5.9.10 Quadrangle Roof Works

5.9.10(1) The roof covering renewal was originally programmed for 2014 and has been a major project as in part of the new Managements programme of reviewing what expenditure needs to be planned. Multiple leaks have been repaired in the roof finish has meant that the re-roofing works are of a less high priority than originally scheduled. Insurers are expressing no immediate concerns. Water Perils (Penetration) Excess having been reduced from the £100k to £5k..

5.9.11(2) Leaseholder Consultation has been undertaken with a full tender process to determine the costs of the work. A preferred Contractor was approached and was in the process of providing the required CDM Health and Safety documentation. However, the whole process that has to be followed has been interrupted by a combination of matters which include; the specific trading requirements of Sainsbury's, deadlines for the changing of the Air Conditioning units coolant on the roof whereby Regulation changes depict that maintenance cannot be undertaken on these after 1st January 2015, and the ongoing negotiations for an insurance claim to defray the very significant costs of the replacement Quadrangle roof. It is anticipated that the roofing works will now commence in 2018 and features in the budget cost below.

5.10 Internal Common Parts

5.10 A Reception-Ground Floor

5.10.1 Redecorations were undertaken during 2007 to the Ground Floor Reception Area, these were and have been maintained where necessary. However, it is the intention of the current Landlord in conjunction with the Management team to undertake a redesign of the main Reception and the appointment of Consultants to look at the re-design of the area are currently being considered.

5.10.2 A Section 20 Consultation Notice Period with the Leaseholders will be followed so that any form of design agreed would be able to start in 2017. However, costs in relation to the upgrade need to be confirmed so budget estimates have been included pro tem.

5.10 B Management Offices

5.10.3 The decoration of the Management Areas and Staff Facilities were undertaken in 2013 / 14 along with upgrading to comply with current Employee Regulations. Re-decorations have not been programmed in for the Management Areas as the possible relocation of the Management Offices and Staff Facilities are currently being looked into in order to optimise on security in respect of the useable areas within the building.

5.10 C Redecoration 1st-9th Floor Common Areas

5.10.4 Redecoration of the communal areas such as the lift lobbies, corridors and other circulation areas between the first (1) and the ninth (9) floor were originally scheduled for 2013. However, due to the Administration of the previous Landlord and Management Company, this was delayed. The common area redecorations were commenced in 2015 by the current Management, completion is due in 2016/2017.

5.10 D Redecoration 10th-15th Floor Common Areas

5.10.5 The Sky Reception was decorated in 2008. Redecoration of the tenth to fifteenth floors was undertaken in 2015 in conjunction with the 1st-9th Floor redecorations. Completion is due in 2016.

5.10.6 The Lease stipulates that the common area redecorations should be carried out on a seven (7) year cycle. The re-decoration to all floors is therefore scheduled to start again in 2022 / 2023.

5.10 E Carpeting-All Floors

5.10.7 The existing carpets are starting to wear. The Management have purchased a new carpet cleaner that is designed to re-invigorate the carpet pile to extend the life of the existing carpet. Nevertheless the existing carpet is close to the end of its projected life and the re-carpeting of all circulation areas is scheduled for 2016 and 2017.

5.10 F Re-Modelling: 10th Floor Lift Lobbies

5.10.8 Leaseholder Consultation is also anticipated in relation to upgrading the lift lobbies on the tenth (10) to fifteenth (15th) Floors, along with that of the Sky Reception. Proposals are currently being sought to appoint a designer for the re-modelling design and Leaseholder Consultation and agreement on the final design will be undertaken prior to the works being carried out in 2017. Costs in relation to the upgrade need to be confirmed so budget estimates have been included pro tem.

5.10 G 10th Floor Corridors

5.10.9 Items such as the tenth (10) floor window boards and the limestone flooring are also in need of attention. Whilst the Limestone cleaning may be subject to the receptions re-modelling an allowance has been made for this as a separate item in 2017. There are two (2) types of window boards in the 10th Floor corridors; Painted timber and MDF covered with a timber laminate. The laminate is now peeling and missing in places and repairs and replacement boards are required. This requires attention independent of any remodelling of the 10th Floor Reception, due to their condition, and a separate item has been included for their overhaul in 2016/2017. At the same time repairs and re polishing will be carried out to the matching doors in the corridors which are scratched and fading in places.

5.10 H Stairwells-Redecoration and Refurbishment

5.10.10 The various common part stairwells within the building, namely the four escape stairwells in each corner receive relatively little use. There is some deterioration to the surface finishes within these stair wells, that are generally used by the Leaseholders, and maintenance staff. However, it is unknown when these last received any form of maintenance decoration / remedial works (probably none since the Building was converted to residential). It is proposed that as part of the main redecoration plan that the works to the stairwells are undertaken at the same time.

5.10.11 The carpets within these stairwells also show sign of age and will eventually require replacement. If the stair carpet replacement is undertaken as part of a future Tender Package with the main circulation corridors the Leaseholders will benefit from a discounted price to that of separate Tendering for these areas. Until then the carpet can be replaced on an as needs basis.

5.10.12 It must be advised that the main stairwells only extend down to first (1) and second (2) floor, however, there are lower corridors and stairwells below this that are uncarpeted and unpainted. It is advised that these are included in the decoration programme for the stairwells in order to bring these up to a suitable standard. Although these lower corridors / stairwells do not receive as much traffic as the main stairwells, it is advised that the floors are repaired and painted with a safety grip paint with the stair

edgings highlighted with chevron tape in order to demarcate their edges to provide a satisfactory finish and to comply with current DDA requirements.

5.10 I Lifts x 7

- 5.10.13 During the period of our involvement with the property there have been numerous lift car failure and maintenance problems with lifts being out of order on a fairly regular basis, despite constant repairs being undertaken. The Management Team have instigated meetings with Lift Manufacturers and Maintenance Contractors with a view of undertaking a strict Maintenance / Replacement Programme for these lifts that will include major refurbishment/replacement of each of the lift cars and their mechanisms. Budget costings and programmes for the lift refurbishment are continuously being reviewed.
- 5.10.14 Although the East and West corners are served by two & three lifts respectively the North and South are only served by one lift each. Therefore the Leaseholders utilising the lifts in the North and South corner need to be aware that if any form of maintenance / overhaul is undertaken on these lifts, these lifts may well be out of action for a number of weeks while their overhaul is completed.
- 5.10.15 Obviously the more lifts that are repaired / refurbished / replaced at any one time will reduce costs, with economy of scale, and minimise the impact on the building. However this would impact on residents use and the service charge. Therefore the programme for two / three lifts being undertaken consecutively at any one time are being discussed with the additional consideration of, where possible, spreading the costs over a greater period.
- 5.10.16 It is likely that subject to costs and programmes that works to the passenger cars / lift shafts will be undertaken in 2017 / 2018 and continue in 2021 for the lifts (1 and 5) that do not require immediate attention.

5.10 J Basement B1-B3

5.10.17 Previous BEC Reports highlight that the basement level car parking area redecoration was programmed in for 2010. We are aware that the lift lobbies were redecorated in December of 2014, and the structural columns in 2015. However, the other items within the basement areas included remarking to the parking bays and directional arrows where these have become worn has not been undertaken. Discussions with the Landlord have highlighted concerns regarding the condition of the basement car parking and ways in which it can make these areas more presentable to its residents.

5.10.18 Although regularly swept, and the handrails/barriers regularly cleaned, complete cleaning of all three basement parking levels (floors, walls and ceilings and high level services) are to be undertaken along with re-decorating to make the areas more presentable to the users. This will include minimising the wind borne dust entering the car park levels from outside and debris issues which are contributing to additional servicing and cleaning of the ventilation system within these areas.

5.11 A Mechanical and Electrical Works

5.11.1 The Mechanical and Electrical Summary of Costings Attachment 9.0.7 (Tables 1 & 2) provides costs is based on the previous Electrical Contractor (WA&A Design Group) who were appointed to maintain electrical elements within the complex under their Contract. The WAA Ten Year Maintenance Plan costs have been included (as Table 2) within this current Ten Year Major Works Programme to provide an indication of likely costs that will be incurred in order to maintain the electrical elements within the complex. The Management Company, on behalf of the Landlord, have undertaken a rigorous re-tendering process for these elements along with many other external Contractors that undertake maintenance packages in the complex. This has led to significant savings to the Leaseholders through the Service Charge following the new appointed external Contractors. The current Management team is in the process of obtaining individual Maintenance Plans from each external Contractor to be able to obtain accurate figures in relation ongoing costs for each of the Mechanical and Electrical elements that are to be maintained within the complex.

- 5.11.2 Following the Administration and the involvement of the current Landlord and Management Company, Energy Saving throughout the complex have been looked into in order to try to reduce energy costs. At present general repairs to the illuminated emergency lighting is in progress and scheduled for completion during 2016 in order to bring these up to a suitable standard for Health and Safety as many were not working or faulty. Lighting within the escape stairwells has been altered so that they operate on sensors, therefore they are not on twenty-four hours a day. The electricity saving on these lights alone is up to 80% with a payback period of only several months for the costs incurred. The Management is in the process of looking into future cost savings and installation of more cost efficient components for the tenth (10) floor and above recessed spot lighting and new corridor lighting through the second (2) to ninth (9) floor to provide further savings and make the building more amenable to its residents. These are anticipated to include sensor operation with a reduced lighting output when the corridor is not in use in order to further save costs so that the lights are not working to their full output when not in use. The basement lighting is the final areas of Energy Saving to be investigated. The quantity of lights that require constant element and component replacement given their age is of the order of 40 number per month and investigations are being undertaken into their replacement to achieve better lighting output, sensor operation and reduced power saving mode, all to save costs in the future. You will see that these items of Energy saving are spread over the next 4 years to 2019.
- 5.11.3 There are several proposed larger upgrades to the Mechanical and Electrical elements within the building. These include items such as the Intercom, Security and Access Control and CCTV upgrade and extension. These items have been included as a result of them becoming inefficient with the current use of the building and due to their age and reliability. The systems that are in place are of an age whereby maintaining them is becoming uneconomical and alterations for the benefit of the building and its user's require significant overhaul and upgrading. Tentative investigations have been made into these items and these will be looked into further by the Landlord Management Company with a view of undertaking the works in 2017 / 2018.

5.11 B Disaster Recovery

5.11.4 One of two new large separate items that has been included in the Mechanical and Electrical Plan. The first, in B1-B4 is that of the Disaster Recovery Plan for the Subterranean Services. As you may or may not be aware due to a sewer blockage outside the curtilage of the Point West complex occurred in June 2015 and the basement level (B4) became flooded along with that of DLLC. This required specialist pumping and piping companies to attend site to pump the waste water out. The costs to the Tenants have been covered by Insurers. The installation of an independent piping system to B4 is being studied in order to alleviate the need for a similar level of pumping cost being incurred in the event that a disaster such as this occurs again.

5.11 C Waste Compaction

5.11.5 The installation of onsite compactors is being investigated, will reduce service charge costs by reducing the number of paladins to be emptied by the Local Authority. These compactors will reduce the amount of waste bins required on site by 50% and provide a more effective waste consolidation technique for the complex. We will also change the waste bin towing attachments to improve safety.

6.0 RECOMMENDED PHASING OF WORK AND BUDGET COSTINGS

6.1 Basis of Budget Costs

6.1.1 Budget Costings provided within this section of the Report are based on present day costs along with estimates obtained by the appointed Surveyors under the direction of the Landlord and Managing Agent during the last 18 months. No allowance has been made for inflation or fluctuation in the construction market. The costings exclude professional fees and VAT (unless otherwise stated) which will need to be added as and where applicable.

6.2 Equipment Under Contract

6.2.1 This Programme does not include recommendations or costings in respect of some of the existing services installations and other individually maintained systems / items. The costing proposals being taken from the WA&A Report are therefore over and above normal maintenance service charges.

6.2.2 The WA & A Design Group dated 2009 sets out these recommendations in attachment 9. These may be subject to change as a result of technical advancement and / or obsolescence and / or failure. Many of the Maintenance Packages have been Re-tendered since the 2009 Report and alternate specialist companies appointed. WA & A Design Group's previous Report has been included as Attachment 9.0.6 to show, we believe, the majority of the Systems in place within the complex. The WA&A Report sets out and provides brief descriptions on how these Systems operate and their Requirements for maintaining them. The costs have been included within the tables that follow, year by year, in order to achieve accurate totals that match the Main Works and M&E Summaries. However due to their repetitiveness only headings have been included. Fuller descriptions are referred to within the main WA&A Report and in the Evidence file in the Management Office.

6.2.3 WA & A Design Group's 2009 Report in attachment 9.06 highlights the Phasing of the Works and Budget Costings which have been re-drafted, adjusted for inflation and reordered by PBCL and are included in Attachment 9.0.7. at Table 2 This schedule takes into account those individual items that the PBCL has obtained budget costings for.

6.3 Annual Programme

YEAR 1 (2016)

For year 1 of the programme, we would recommend the following work:

MAIN WORKS SUMMARY			
(A)	(B) INTERNAL – see also table at 9.01, column C	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
1	<p>a) Continuation of redecorations of Floors Ground - 9 –</p> <ul style="list-style-type: none"> - Redecorations of all residential circulation spaces, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings (where applicable). 3. Decoration of all painted woodwork. 4. Staining / re-varnishing of communal woodwork (where applicable). - 7 year cycle for floors 1 - 9. - Reason- Lease condition. - Commenced in 2015, completion due 2016 (2017) - Supplier: In House, supplemented by External Decorator. <p>See page 37, paras 5.10.1 to 5.10.6</p>	£70,000	£84,000
2	<p>a) Continuation of redecorations of Floors 10 - 16 –</p> <ul style="list-style-type: none"> - Redecorations of all residential circulation spaces, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings (where applicable). 3. Decoration of all painted woodwork. 4. Staining / re-varnishing of communal woodwork (where applicable). - 7 year cycle for floors 10 -16. - Reason-Lease condition - Commenced in 2015, completion due 2016(2017) <p>Supplier: In House, supplemented by External Decorator.</p> <p>See page 37, paras 5.10.1 to 5.10.6</p>	£5,000.	£6,000

3	<p>a) Rebranding concept for items 6, 7, 8, 9 –</p> <ul style="list-style-type: none"> - Appointing a Consultant to prepare a scheme to re-brand the following (numbering as per summaries list): <ul style="list-style-type: none"> 6 – Sky Reception re-modelling. 7 – Ground floor reception re-modelling. 8 – Lift Lobbies. 9 – Signage. - Reason-Updating to tired décor and design of front of house and other areas: subject to section 20 notice - Target date for appointment – Q4 2016 - Sign off designs Q1 2017. - See page 12, section 3.4 and page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 and 5.10.9 	£50,000	£60,000
4	<p>a) Sky Reception Re-modelling –</p> <ul style="list-style-type: none"> - Re-modelling of Sky the Reception to the 10th floor as per rebranding concept design: subject to section 20 notice - Reason-Updating to tired décor and design of front of house and other areas - Target date for appointment – Q4 2016 - Sign off designs Q1 2017 - Supplier-TBA - See page 12, section 3.4; page 36 paras 5.9.8 to 5.9.9, page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 , 5.10.9 	£50,000	£60,000
5	<p>a) 10th floor window board repair / replacement –</p> <ul style="list-style-type: none"> - Repair or replacement of the 10th floor circulation corridor veneered window boards. - Reason-deterioration and lamination of surface veneer - Start and Completion 2016(2017) - Supplier – TBA - See page 12, section 3.4; page 36 paras 5.9.8 to 5.9.9, page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 , 5.10.9 	£15,000	£18,000

(A)	(B) EXTERNAL – see also table at 9.01, column C		
6	a) Contractors / Lifts 2, 2a Loading Bay Structural Elements <ul style="list-style-type: none"> - The re-instatement of concrete and fire protection to structural elements within this area where damaged. - Reason-vehicle damage to fire resisting coverings over structural elements. - Start and completion 2016(2017) - Supplier-TBA - See page 35, paragraph 5.9.7 	£24,000	£28,800
7	a) Point West walls and walkways repairs – <ul style="list-style-type: none"> - Ongoing repairs to the walls and walkways, to include: <ol style="list-style-type: none"> 1. Repair or replacement of the metal panelling to the underground parapet / boundary wall. 2. Repairs to the garden retaining walls. 3. Repairs to the pedestrian walkways. - Reason-vehicle damage and weathering - Start and Completion 2016(2017) - Supplier- In House Maintenance team 	£8,000	£9,600
8	a) Point West exclusive External redecoration elements – <ul style="list-style-type: none"> - The maintenance re-decoration of the External elements, to include: <ol style="list-style-type: none"> 1. Lamp Posts. 2. Metal Panels. 3. Railings. 4. Garden walls. 5. Perimeter walls. 6. Columns. 7. Soffits. 8. Fire doors and frames. 9. Associated store doors and frames. 10. Associated floors. - Weathering and wear and tear, 5 year redecoration cycle unless damaged. - Reason-Keep up appearance of Front of House - Commencement and Completion 2016(2017) - Supplier- In House Maintenance team and External Decorator if required. See page 23, paragraphs 5.1.6 to 5.17 	£10,000	£12,000

9	<p>a) Soffit Upgrading / Replacement to pedestrian walkway–</p> <ul style="list-style-type: none"> - The overhaul of the forecourt canopy / soffit, to include: <ul style="list-style-type: none"> 1. Replacement of whole damaged section, or, 2. Repair and redecoration of the damaged section. 3. Flashing of signage parapet capping. 4. Section 20 notice in progress - Reason-Health and Safety - Commencement Q3 2016 and completion Q4 2016 - Supplier-TBA, subject to competitive tender. - See page 35 paragraph 5.9.6 	£150,000	£180,000
10	<p>a) Ongoing repairs to Quadrangle Roof covering and associated works –</p> <ul style="list-style-type: none"> - Provisional sum for ongoing main roof repairs. - Reason- roof finish failures - Works on going on a reactive basis - Supplier-Mathew Bromley Roofing - See page 25-26, paragraph 5.2.4 	£10,000	£12,000
11	<p>a) Roof Redecorations – (Plant rooms and railings) –</p> <ul style="list-style-type: none"> - The redecoration of all painted timber and metal elements on the roof, to include: <ul style="list-style-type: none"> 1. Existing perimeter handrail (if not replaced with roof recovering). 2. All external doors such as lift motor room doors / frames and any external timbers. - Reason- Weathering and wear and tear. 4 year cycle unless damaged. - Commencement Q2/Q3 2016, completion Q1 2017 - Supplier-In house Maintenance team, and External Decorator if required. - See page 26, paragraph 5.2.7 	£5,000	£6,000
12	<p>a) General H&S items / improvements for external areas –</p> <ul style="list-style-type: none"> - Improving pedestrian access around the complex. - Reason- Health and Safety review - Commencement and completion 2016 - Supplier-In House maintenance team and specialist suppliers TBA 	£10,000	£12,000

	MECHANICAL & ELECTRICAL SUMMARY See also table 2 at 9.07 column C and section 5.11		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT		
13	a) Sprinkler and Fire Safety Systems overhaul in accordance with FOC rules. Full overhaul required every 3 years - Reason-Health and Safety - Commencement and completion 2016(2017) - Supplier – specialist supplier TBA - See 9.06, WA&A report page 15, section 4.2 and page 8 heading <i>Smoke Extract</i>	£11,470	£13,764
14	a) 20% Periodic inspection of electrical services. - Health and Safety and best practice, updating installation to current standards. - Commencement and completion 2016 - Supplier- Aylesford Electrical Contractors Ltd - See 9.06 WA&A report 13 section 4.1	£5,000	£6,000
15	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2016 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
16	a) Ductwork Cleaning and Chlorination (if required). - Reason, Health and Safety - Commencement and completion 2016 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£17,205	£20,646
17	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician. - See 9.06 WA&A report page 14 <i>Luminaires and Accessories</i>	£5,735	£6,882

18	<p>a) Allowance for Ventilation System Failures.</p> <ul style="list-style-type: none"> - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4 	£2,294	£2,752
19	<p>a) Allowance for replacement Water Heaters.</p> <ul style="list-style-type: none"> - Reason-water heaters have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page 19 section 4.6 	£1,147	£1,376
20	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See page 9, section 3.1 - See 9.06 WA&A report , page 11 section 2.12. 	£2,294	£2,752
21	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now nearly 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See9.06 WA&A report page 9, section 2.9 	£4,588	£5,506
22	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9, section 2.9 	£4,588	£5,506

23	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence. - Commencement and completion- ongoing - Supplier-FDL Generators/Aylesford Electrics <p>See 9.06 WA&A report page 13 -14 section 4.1 headings <i>Main switch gear and Sub-Switchgear</i></p>	£5,735	£6,882
24	<p>a) Allowance for overhaul and repair of Hose Reels.</p> <ul style="list-style-type: none"> - Reason-Hose reels are perishable and have moving parts, failure over time is inevitable - Commencement and completion-ongoing - Supplier-specialist contractor TBA - See 9.06 WA&A report page15-16 section 4.2 headings <i>Sprinkler, Hose Reels and Wet Riser System</i> 	£6,882	£8,258
(C)	<p>(D) ENERGY SAVING</p> <p>See also Table 2 at 9.07, column C</p>		
25	<p>a) 1st – 9th Emergency lighting upgrade / replacement / repair</p> <ul style="list-style-type: none"> - Review, repair and or replacement of all illuminated directional emergency lights. - Reason- illuminated signage discolours, bulbs low and fittings deteriorate over a period of time - Commencement and completion-ongoing - Supplier-In House Maintenance team and External Electrician <p>See page 44, paragraph 5.11.2</p>	£2,500	£3,000
26	<p>a) 10th – 18th Floor Emergency lighting upgrade / replacement / repair -</p> <ul style="list-style-type: none"> - Review, repair and or replacement of all illuminated emergency lights. - As item 25 above <p>See 9.06 WA&A report, page 14 heading <i>Emergency and Escape Lighting</i></p>	£2,500	£3,000

27	<p>a) Stairwell Lighting upgrade N, W, E, S -</p> <ul style="list-style-type: none"> - Review and replacement of North stairwell lights for more efficient components and energy saving. - Reason-lamps and fitting fail over time part of phased program to introduce energy saving lights - Commencement and completion- 2016 - Supplier-In House Maintenance team and External Electrician <p>See page 44, para 5.11.2 and attachment 9.06 WA&A report, page 14 heading <i>Emergency and Escape Lighting</i></p>	£7,500	£9,000
28	<p>a) 10th – 18th lighting upgrading / replacement -</p> <ul style="list-style-type: none"> - Review and replacement of all lighting - Reason-review of energy use by lighting, program to replace existing light with low energy fittings to reduce energy costs and effect long term cost benefits - Commencement and completion 2016 - Supplier-In House Maintenance team and External Electrician - See page 44, 5.11.2 	£10,000	£12,000
29	<p>a) Forecourt Canopy Lighting -</p> <ul style="list-style-type: none"> - Review and replacement of forecourt canopy lighting for more efficient components, energy saving and due to irreplaceable parts. - Reason-broken glazed dome covers no longer available to match existing - Commencement and completion 2016(2017) - Supplier-TBA - See 9.06 WA&A report, page 14 heading <i>Luminaries and Accessories</i>. 	£10,000	£12,000
30	<p>a) B1-B3 ventilation system alterations -</p> <ul style="list-style-type: none"> - Review and alteration of basement ventilation systems to reduce usage when carpark is not in use and for energy saving. - Reason-Existing fans run full bore 24/7. Want to reduce energy costs by fitting variable speed fans to step down ventilation rates when car park not being used. - Commencement and completion 2016 - Supplier-Specialist TBA - See page 44, 5.11.2 and attachment 9.06 WA&A report page 7 section 2.8 	£10,000	£12,000

(E)	(F) OTHER MECHANICAL AND ELECTRICAL UPGRADES See also Table 2 at 9.07, column C		
31	<p>a) Utility / Service provider review –</p> <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value for money. - Reason-Test utility contracts in competitive market to reduce costs - Commencement and completion 2015-2016 - Suppliers-LSI Utility services 	£3,000	£3,600
32	<p>a) CCTV upgrade, maintenance and extension –</p> <ul style="list-style-type: none"> - The maintenance, upgrading and extension of the original system to the building prior to full review. - Reason-cannot extend existing analogue system, without severely affecting performance. - Commencement and completion 2016-2017 - Supplier-specialist TBA subject to competitive tender and section 20 notice. - See page 42, para 5.11.3 and attachment 9.06 WA&A report page 11 section 2.13 	£20,000	£24,000
33	<p>a) Disaster recovery plan for subterranean services in B1-B4</p> <ul style="list-style-type: none"> - The review and instigation of flood defences: within the basement levels, to include: <ul style="list-style-type: none"> 1. Pump (possibly). 2. Pipework to external sewer. - Reason- In June 2015 there was a major waste water flood in the DLLC and the basement of Point West, caused by a blockage in the sewer outside the Point West Demise. Proposal is to look at an alternate route for waste water off site as a contingency plan should such an event occur again. - Commencement and completion 2016 - Supplier-specialist TBA - See page 43, para 5.11.4 	£55,000	£66,000

34	<p>a) Compactor installation –</p> <ul style="list-style-type: none"> - Installing 2no. on site compactors to compress waste to reduce the number of paladin bins and collections to reduce service charge payments. - Reason-To reduce costs of ongoing waste bin hire, to reduce space allocated to waste removal operations, to upgrade tractor and bin towing mechanisms and waste handling for Health and Safety reasons - Commencement and completion 2016 - Supplier-RBKC and Tony Team Compactors, power supply to compactors Aylesford Electrical - See page 43, paragraph 5.11.5 	£25,000	£30,000
	<u>TOTAL (Year 1) – 2016</u>	<u>£621,732.</u>	<u>£746,078.</u>

YEAR 2 (2017)

For year 2 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY		
(A)	(B) INTERNAL See also Table at 9.01, column D	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl. VAT)
1	<p>a) Re-carpeting of Floors Ground – 9th Floor</p> <ul style="list-style-type: none"> - Re-carpeting of all residential circulation spaces, to include: <ol style="list-style-type: none"> 1. All circulation corridors. 2. All corner corridors. 3. All lift lobbies. - Reason- Lease conditions and deterioration of existing carpet (worn), Health and Safety, (trip hazard.) Part of rebranding project - Commencement and completion 2017 - Supplier-External carpet specialist-TBA subject to competitive tendering and section 20 notice <p>See page 38, para 5.10.7</p>	£110,000	£132,000
2	<p>a) Re-carpeting of Floors 10, 15, 16-18 –</p> <ul style="list-style-type: none"> - Re-carpeting of all residential circulation spaces, to include: <ol style="list-style-type: none"> 1. All circulation corridors. 2. All corner corridors. 3. All lift lobbies. - Reason- Lease conditions. deterioration of existing carpet & Floor Tiling (worn), Health and Safety, (trip hazard.) Part of rebranding project - Commencement and completion 2017 - Supplier-External carpet flooring specialist-TBA <p>See page 38, para 5.10.7</p>	£40,000	£48,000

3	<p>a) Ground Floor Reception Re-modelling –</p> <ul style="list-style-type: none"> - Re-modelling of Ground Floor Main Reception as per rebranding concept design. - Implementation of rebranding and GF Main Reception Reason-Updating to tired décor and design of front of house and other areas: subject to section 20 notice - Target date for implementation, commencement June 2017, completion December 2017 - Supplier-TBA subject to competitive tender <p>See page 12, section 3.4 and page 36 paras 5.9.8 to 5.9.9, page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 , 5.10.9</p>	£250,000	£300,000
4	<p>a) Lift Lobbies –</p> <ul style="list-style-type: none"> - Re-modelling of lift lobbies as per rebranding concept design. - Reason, as item 3 above - Commencement June 2017, completion December 2017 - Supplier-TBA-subject to competitive tender. <p>See page 12, section 3.4 and page 36 paras 5.9.8 to 5.9.9, page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 , 5.10.9</p>	£75,000	£90,000
5	<p>a) Signage –</p> <ul style="list-style-type: none"> - Re-modelling of Point West signage as per rebranding concept design. - Reason as item 3 above - Commencement June 2017, completion December 2017 - Supplier-TBA-subject to competitive tender. <p>See page 12, section 3.4 and page 36 paras 5.9.8 to 5.9.9, page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 , 5.10.9</p>	£75,000	£90,000
6	<p>a) 10th – 18th Marble and Limestone cleaning/polishing –</p> <ul style="list-style-type: none"> - The cleaning and or re-polishing of the Marble and limestone to the upper floors. This will be required in part and subject to the Sky Reception re-modelling. <p>See page 12 section 3.4 and page 36 paras 5.9.8 to 5.9.9, page 37-39 paras 5.10.2, 5.10.5 ,5.10.8 , 5.10.9</p>	£15,000	£18,000

7	<p>a) Preparation and redecoration of B1 –</p> <ul style="list-style-type: none"> - Preparation of all surfaces within B1, to include: <ul style="list-style-type: none"> 1. Cleaning of all walls. 2. Cleaning of all ceilings. 3. Cleaning of all floors. 4. Cleaning of all railings. 5. Cleaning of all doors - Reason-preparation for 7 year cycle redecorations unless damaged. - See year 3 for decoration. - Commencement and completion Nov-Dec 2017 - Supplier-In House Maintenance team and External Decorator if required. <p>See page 41, paras 5.10.17 and 5.10.18</p>	£5,000	£6,000
(A)	<p>(B) EXTERNAL</p> <p>See also table at 9.01, column D</p>		
8	<p>a) Ongoing repairs to Quadrangle Roof covering and associated works –</p> <ul style="list-style-type: none"> - Provisional sum for ongoing main roof repairs. - Reason- roof finish failures - Works on going on a reactive basis - Supplier-Mathew Bromley Roofing <p>See page 25-26, para 5.2.4</p>	£10,000	£12,000
9	<p>a) Glazing Repairs and Replacement (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - Reason-Repairs and overhaul to West Elevation glazing in accordance with Specialist Window Companies report and quotation to extend life of existing windows - Individual elevation glazing repairs continuing until the end of 2022. Subject to Section 20 notice - Commencement and completion 2017 - Suppliers-Specialist TBA and section 20 notice <p>See page 32, section 5.8</p>	£100,000	£120,000

10	<p>a) External Elevation Repairs, (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - External repair / redecoration programme to West flank elevation (overlooking Sainsbury's car park deck), to include: <ol style="list-style-type: none"> 1. Allowance for repairs to brick slips. 2. Cleaning and repointing to copings at main roof level and to parapets enclosing roof terrace areas at 10th and 12th storey level. 3. Cleaning and repointing to projecting cills / copings to base of openings to recessed balconies and false balconies. 4. Cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to up-stands. 5. Allowance for replacement of defective mastic to window / door frames where required. 6. Allowance for asphalt repairs / replacements at roof level. 7. Allowance for repairs to high level artificial stone block cladding. - Reason-10 year cycle unless damaged. - Individual elevation repairs continuing until the end of 2022. - Commencement and completion 2017 - Supplier- TBA subject to section 20 notice and competitive tendering. - See page 28, sections 5.4 to 5.8 	£125,000	£150,000
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	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also Table 2 at 9.07, column D and section 5.11		
11	a) 20% Periodic inspection of electrical services. b) To be re-tendered - Reason-Health and Safety and best practice - Commencement and completion 2017 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1	£5,000	£6,000
12	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2016 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.1	£2,294	£2,753
13	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician. - See 9.06 WA&A report page 14 <i>Luminaires and Accessories</i>	£5,735	£6,882
14	a) Allowance for Ventilation System Failures. - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
15	b) Allowance for replacement Water Heaters. - Reason-water heaters have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page 18 section 4.6	£1,147	£1,376

16	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 18 section 4.6 	£2,294	£2,753
17	<p>b) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now nearly 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9, section 2.9 	£4,588	£5,506
18	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 15 section 4.2 	£4,588	£5,506
19	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators - See 9.06 WA&A report page 14 section 4.1 heading, Sub-Switchgear 	£2,294	£2,753

(A)	(B) ENERGY SAVING See also Table 2 at 9.07 column D and section 5.11		
20	<p>a) Stairwell Lighting upgrade N, W, E, S</p> <ul style="list-style-type: none"> - Review and replacement of West stairwell lights for more efficient components and energy saving.. - Reason-lamps and fitting fail over time part of phased program to introduce energy saving lights - Commencement and completion- 2017 - Supplier-In House Maintenance team and External Electrician <p>See page 42 para 5.11.2 and attachment 9.06 WA&A report, page 14 heading <i>Emergency and Escape Lighting</i></p>	£12,500	£15,000
21	<p>a) 1st – 9th Floor Lighting upgrading / replacement –</p> <ul style="list-style-type: none"> - Review and replacement of all lighting - Reason-review of energy use by lighting, program to replace existing light with low energy fittings to reduce energy costs and effect long term cost benefits - Commencement and completion 2017 - Supplier-In House Maintenance team and External Electrician - See page 42 para 5.11.2 	£40,000	£48,000
22	<p>a) B1 – B3 lighting upgrade / replacement –</p> <ul style="list-style-type: none"> - Review and replacement of B1 lighting for more efficient components, energy saving and for to make the building more amenable to its residents. - Reason-review of energy use by lighting, program to replace existing light with low energy fittings to reduce energy costs and effect long term cost benefits - Commencement and completion 2017 - Supplier-In House Maintenance team and External Electrician - See page 42, paragraph 5.11.2 	£30,000	£36,000

(A)	(B) OTHER MECHANICAL AND ELECTRICAL UPGRADES See also Table 2 at 9.07, column D and section 5.11		
23	a) Utility / Service provider review – <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value for money. - Reason-Test utility contracts in competitive market to reduce costs - Commencement and completion 2017 - Suppliers-LSI Utility services 	£3,000	£3,600
24	a) Lift Upgrading / replacement – Lifts 3, 3a, & 4 <ul style="list-style-type: none"> - Implementation of the lift upgrade works as a result of the preferred contractor approached and under their phasing cycle. - Reason- The Lifts, their operating mechanisms and control are approximately 20 years old. Most of the controls are based on old technology and many parts are obsolete and no longer available 'off the shelf'. As a result when a component breaks the replacement part has to be manufactured as a bespoke part. This leads to increased down time with the lift control out of normal operation and inconveniencing users. - Commencement and completion 2017 - Supplier-TBA subject to competitive tendering and section 20 notice - See page 10, section 3.2 and - attachment 9.06 WA&A report page 11section 2.12 and page 19 section 4.1 	£540,000	£648,000
25	a) Intercom Upgrade – <ul style="list-style-type: none"> - Review and upgrading / replacement of the current intercom system for modernisation and due to ongoing repairs. - Continuing into 2018. - Reason-Existing system uses old technology, with replacement parts unavailable. Maintenance company reports that it will not be possible to support the existing system adequately beyond 2017 - Commencement and completion 2017-2018 - Supplier-specialist TBA, subject to competitive tender and section 20 notice - See page 42, 5.11.3 and 	£85,000	£102,000

	- attachment 9.06 WA&A report page 11		
26	<p>a) Security and Access Control -</p> <ul style="list-style-type: none"> - Review and upgrading / replacement of the current security system for modernisation and due to ongoing repairs and to restrict ingress of unauthorised visitors freely accessing the complex, providing more security to the residents. - Commencement and completion 2017-2018 - Supplier-specialist TBA, subject to competitive tender and section 20 notice - See page 42 para 5.11.3 and - attachment 9.06 WA&A report page 11 	£85,000	£102,000
27	<p>a) CCTV upgrade and extension –</p> <ul style="list-style-type: none"> - The upgrade / extension or renewal of the original system to for modernisation and due to ongoing repairs. - Reason-cannot extend existing analogue system, without severely affecting performance. - Commencement and completion 2016-2017 - Supplier-specialist TBA subject to competitive tender and section 20 notice. - See page 42, para 5.11.3 and - attachment 9.06 WA&A report page 11 	£180,000	£216,000
	<u>TOTAL (Year 2) – 2017</u>	£1,810,734	£2,172,880

YEAR 3 (2018)

For year 3 of the programme, we would recommend the following work:-

MAIN WORKS SUMMARY			
(A)	(B) INTERNAL See also Table in section 9.01, column E	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
1	<p>a) Preparation and redecoration of B1 –</p> <ul style="list-style-type: none"> - Decoration of all surfaces within B1, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings. 3. Decoration of all floors. 4. Decoration of all railings. 5. Decoration of all doors. 6. Line painting and numbering. - Reason- 7 year cycle of redecorations unless damaged. - Commencement and completion Dec 2018 - Supplier-In House Maintenance team and External Decorator if required. - See page 41, para 5.10.17 to 5.10.18 	£50,000	£60,000
2	<p>a) Preparation and redecoration of B2 –</p> <ul style="list-style-type: none"> - Preparation of all surfaces within B2, to include: <ol style="list-style-type: none"> 1. Cleaning of all walls. 2. Cleaning of all ceilings. 3. Cleaning of all floors. 4. Cleaning of all railings. 5. Cleaning of all doors. - Reason-preparation for 7 year cycle redecorations unless Damaged - See year 4 for decoration - Commencement and completion Nov-Dec 2018 - Supplier-In House Maintenance team and External Decorator if required. - See page 41, paras 5.10.17 to 5.10.18 	£5,000	£6,000

	(B) EXTERNAL		
3	<p>a) Girdered Site Survey –</p> <ul style="list-style-type: none"> - Remedial works as a result of the Survey Report. - Reason-Lease condition with London Underground, all structural steel and concrete to LUL Raft to be kept in good repair - Commencement and completion 2018 - Supplier TBA subject to Section 20 Notice and competitive tenders - See page 13, section 3.6 and page 34, para 5.9.3 	£350,000	£420,000
4	<p>a) Roof Re-covering – Quadrangle –</p> <ul style="list-style-type: none"> - Recovering of the main roof as per previous Section 20 Consultation Notices sent out, to include: <ul style="list-style-type: none"> 1. Complete 10th floor roof recovering as per specification. - To now also include: <ul style="list-style-type: none"> 1. Perimeter handrail replacement. 2. Air Conditioning plant support. 3. Pipework and cable tray replacement. 4. 13th floor corner roofs replacement - Reason- Roof insulation has failed in places, increasing frequency of roof protective finish failure at joints, corner roofs at end of economic life. - Commencement and completion 2018 - Supplier-TBA subject to competitive tender and section 20 notice. - See page 9, section 3.1 and pages 25 to 28, sections 5.2 and 5.3 	£1,200,000	£1,440,000
5	<p>a) Glazing Repairs and Replacement (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - Repairs and overhaul to South Elevation glazing in accordance with Specialist Window Companies report and quotation to extend life of existing windows. - Individual elevation glazing repairs continuing until the end of 2022. - Commencement and completion 2018 - Suppliers-Specialist TBA and section 20 notice - See page 32, section 5.8 	£75,000	£90,000

6	<p>a) External Elevation Repairs, (W, S, Tower, E, N and Light well)–</p> <ul style="list-style-type: none"> - External repair / redecoration programme to South flank elevation (overlooking the buildings fronting Cromwell Road), to include: <ol style="list-style-type: none"> 1. Allowance for repairs to brick slips. 2. Cleaning and repointing to copings at main roof level and to parapets enclosing roof terrace areas at 10th and 12th storey level. 3. Cleaning and repointing to projecting cills / copings to base of openings to recessed balconies and false balconies. 4. Cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to up-stands. 5. Allowance for replacement of defective mastic to window/door frames where required. 6. Allowance for asphalt repairs / replacements at roof level. 7. Allowance for repairs to high level artificial stone block cladding. - Reason-Weathering, wear and tear. - To be carried out on a 10 year cycle unless damaged. - Individual elevation repairs continuing until the end of 2022. - Commencement and completion 2018 - Supplier-TBA subject to competitive tender and section 20 notice - See page 28 to 34, sections 5.4, 5.5, 5.6, 5.7and 5.8 	£125,000	£150,000
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	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also Table 2 in attachment 9.07, column E and section 5.11		
7	a) 20% Periodic inspection of electrical services. - Reason-Health and Safety and best practice - Commencement and completion 2018 - Supplier-TBA - See 9.06 WA&A report page 13, section 4.1	£5,000	£6,000
8	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2018 - Supplier-specialist TBA Reason - See 9.06, WA&A report page 17, section 4.4	£2,294	£2,753
9	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician. - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i>	£5,735	£6,882
10	a) Allowance for Ventilation System Failures. - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17, section 4.4	£2,294	£2,753
11	c) Allowance for replacement Water Heaters. - Reason-water heaters have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page 18 section 4.6	£1,147	£1,376

12	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build-up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See section page 9, section 3.1. and - Attachment 9.06 WA&A report page 11 section 2.12 	£2,294	£2,753
13	<p>c) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now nearly 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,505
14	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 16 section 4.2 	£4,588	£5,505
15	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators/Aylesford Electrical. - See 9.06 WA&A report page 13-14 section 4.1 	£5,735	£6,882

(C)	(D) ENERGY SAVING See also Table 2 in 9.07 column E and section 5.11		
16	<p>a) Stairwell Lighting upgrade N, W, E, S</p> <ul style="list-style-type: none"> - Review and replacement of East stairwell lights for more efficient components and energy saving. - Reason-lamps and fitting fail over time part of phased program to introduce energy saving lights - Commencement and completion- 2018 - Supplier-In House Maintenance team and External Electrician and direct, if possible, sourcing from Manufacturer - See page 42, paragraph 5.11.2 	£7,500	£9,000
17	<p>a) B1 – B3 lighting upgrade / replacement –</p> <ul style="list-style-type: none"> - Review and replacement of B2 lighting for more efficient components, energy saving and for to make the building more amenable to its residents. - Reason-review of energy use by lighting, program to replace existing light with low energy fittings to reduce energy costs and effect long term cost benefits - Commencement and completion 2018 - Supplier-In House Maintenance team and External Electrician and direct, if possible, sourcing from Manufacturer - See page 42, paragraph 5.11.2 	£30,000	£36,000

(C)	(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES See also Table 2 in 9.07, column E and section 5.11		
18	<p>a) Utility / Service provider review –</p> <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value. - Reason-Test utility contracts in competitive market to reduce costs - Commencement and completion 2018 - Suppliers-LSI Utility services 	£3,000	£3,600
19	<p>a) Lift Upgrading / replacement – Lifts 2 & 2a</p> <ul style="list-style-type: none"> - Implementation of the lift upgrade works as a result of the preferred contractor approached and under their phasing cycle. - Reason- The Lifts, their operating mechanisms and controls are approximately 20 years old. Most of the controls are based on old technology and many parts are obsolete and no longer available 'off the shelf'. As a result when a component breaks the replacement part has to be manufactured as a bespoke part. This leads to increased down time with the lift control out of normal operation and inconveniencing users. - Commencement and completion 2018 - Supplier-TBA subject to competitive tendering and section 20 Notice - See page 9, section 3.2 and - attachment 9.06 WA&A report page 11 section 2.12 and page 19 section 4.1 	£242,000	£290,400
20	<p>a) Intercom Upgrade –</p> <ul style="list-style-type: none"> - Review and upgrading / replacement of the current intercom system for modernisation and due to ongoing repairs. - Completion of upgrade started in 2017 - Commencement and completion 2017-2018 - Supplier-TBA subject to competitive tender and section 20 notice - See page 43, para 5.11.4 and - attachment 9.06 WA&A report page 11, section 2.13 	£50,000	£60,000

21	<p>a) Security and Access Control -</p> <ul style="list-style-type: none"> - Review and upgrading / replacement of the current security system for modernisation and due to ongoing repairs and to restrict ingress of unauthorised visitors feely accessing the complex, providing more security to the residents. - Commencement and completion 2017-2018 - Supplier-specialist TBA, subject to competitive tender and Section 20 Notice - See page 42 5.11.3 and attachment 9.06 WA&A report page 11, section 2.13 	£50,000	£60,000
22	<p>a) Telecommunications and IT –</p> <ul style="list-style-type: none"> - Review and upgrading / replacement of the current Telecommunications and IT system for modernisation and due to ongoing repairs for the Management team and communal receptions. - Reason-Keep up with current software and systems and potential Industrial Internet of Things Infrastructure - Commencement and completion 2018 - Supplier-TBA subject to competitive tender - See page 43, para 5.11.4 and - attachment 9.06 WA&A report page 11, section 2.13 	£10,000	£12,000
	<u>TOTAL (Year 3) – 2018</u>	£2,231,175	£2,677,410

YEAR 4 (2019)

For year 4 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY		
(A)	(B) INTERNAL See also Table in 9.01, column F	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
1	<p>a) Preparation and redecoration of B2 –</p> <ul style="list-style-type: none"> - Decoration of all surfaces within B2, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings. 3. Decoration of all floors. 4. Decoration of all railings. 5. Decoration of all doors. 6. Line painting and numbering. - See year 3 for preparation - Reason- 7 year cycle of redecorations unless damaged. - Commencement and completion Dec 2019 - Supplier-In House Maintenance team and External Decorator if required – Materials to be sourced directly from the Manufacturer(s) whenever possible - See page 41, paras 5.10.17 and 5.10.18 	£50,000	£60,000
2	<p>a) Preparation and redecoration of B3 –</p> <ul style="list-style-type: none"> - Preparation of all surfaces within B3, to include: <ol style="list-style-type: none"> 1. Cleaning of all walls. 2. Cleaning of all ceilings. 3. Cleaning of all floors. 4. Cleaning of all railings. 5. Cleaning of all doors. - Reason-preparation for 7 year cycle redecorations unless Damaged - See year 5 for decoration - Commencement and completion Nov-Dec 2019 - Supplier-In House Maintenance team and External Decorator if required. - See page 41, paras 5.10.17 and 5.10.18 	£5,000	£6,000

(A)	(B) EXTERNAL See also table in 9.01, column F		
3	<p>a) Girdered Site Survey –</p> <ul style="list-style-type: none"> - The survey of the structural steel girders to the building that form part of the structure as part of the main lease. - Reason-4 year cycle to comply with Lease conditions. - Commencement and completion 2019 - Supplier –Fairhurst GGA – at time of publication <p>See page 13, section 3.6 and page 34 para 5.9.3</p>	£15,000	£18,000
4	<p>a) Tower Roof Repairs –</p> <ul style="list-style-type: none"> - Replacement of the tower roof covering and associated roof works and Balconies as these are the original coverings. - Reason- age and deterioration as described previously - Commencement and completion 2019 - Supplier TBA subject to competitive tender and Section 20 Notice - See page 9,section 3.1 and page 25-28, paras 5.2 and 5.3 	£300,000	£360,000
5	<p>a) Roof Redecorations – (Plant rooms and railings) –</p> <ul style="list-style-type: none"> - The redecoration of all painted timber and metal elements on the roof, to include: <ul style="list-style-type: none"> 1. Existing perimeter handrail (if not replaced with roof recovering). 2. All external doors such as lift motor room doors / frames and any external timbers. - Reason- 4 year redecoration schedule cycle unless damaged. - Commencement and completion 2019 - Supplier-In House Maintenance team and External Decorator if required. - See page 26, para 5.2.7 	£5,000	£6,000

6	<p>a) Glazing Repairs and Replacement (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - Repairs and overhaul to Tower Elevation glazing in accordance with Specialist Window Companies report and quotation. - Reason-Individual elevation glazing repairs as previously described continuing until the end of 2022 to extend life of existing windows and glazing - Commencement and completion 2019 - Supplier-TBA subject to Specialist Tender and Section 20 Notice - See page 32, section 5.8 	£150,000	£180,000
7	<p>a) External Elevation Repairs, (W, S, Tower, E, N and Light well)–</p> <ul style="list-style-type: none"> - External repair / redecoration programme to Tower elevations (overlooking the tube line towards Gloucester Road), to include: <ul style="list-style-type: none"> 1. Allowance for repairs to brick slips. 2. Cleaning and repointing to copings at main roof level and to parapets enclosing roof terrace areas at 10th and 12th storey level. 3. Cleaning and repointing to projecting cills / copings to base of openings to recessed balconies and false balconies. 4. Cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to up-stands. 5. Allowance for replacement of defective mastic to window/door frames where required. 6. Allowance for asphalt repairs / replacements at roof level. 7. Allowance for repairs to high level artificial stone block cladding. - Reason-weathering, wear and tear - Redecoration on a 10 year cycle unless damaged. - Individual elevation repairs continuing until the end of 2022. - Commencement and completion ongoing - Supplier=TBA subject to competitive tender and Section 20 Notice - See page 28-34, section 5.4 to 5.8 	£150,000	£180,000

8	<p>a) External hard standing repairs – Entrance Areas –</p> <ul style="list-style-type: none"> - Repairs to the main wear surfaces, to include: <ul style="list-style-type: none"> 1. Repair of the cobbled entrance roadway leading to reception. 2. Repairs to the tarmac road surface under Point West Demise. - Reason, weathering, wear and tear - Commencement and completion 2019 - Supplier-TBA, subject to competitive tender - See page 34, section 5.9 	£25,000	£30,000
	MECHANICAL & ELECTRICAL SUMMARY		
(A)	<p>(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT</p> <p>See also Table 2 in 9.07, column F and section 5.11</p>		
9	<p>a) Sprinkler and Fire Safety Systems overhaul in accordance with FOC rules.</p> <ul style="list-style-type: none"> - Full overhaul required every 3 years - Reason-Health and Safety - Commencement and completion 2016 - Supplier – specialist supplier TBA - See 9.06 WA&A report page 15 section 4.2 and page 8 heading <i>smoke extract</i> 	£11,470	£13,764
10	<p>a) 20% Periodic inspection of electrical services.</p> <ul style="list-style-type: none"> - Reason-Health and Safety and best practice - Commencement and completion 2018 - Supplier-TBA - See 9.06 WA&A report page 13 section 4.1 	£5,735	£6,882
11	<p>a) Ductwork Sampling.</p> <ul style="list-style-type: none"> - Reason, Health and Safety, proactive maintenance - Commencement and completion 2016 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4 	£2,294	£2,753
12	<p>a) Ductwork Cleaning and Chlorination (if required).</p> <ul style="list-style-type: none"> - Reason, Health and Safety - Commencement and completion 2016 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4 	£17,205	£20,646

13	<p>a) Replacement of 10 % of Luminaires and Accessories.</p> <ul style="list-style-type: none"> - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician – materials to be sourced directly from Manufacturers wherever possible - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i> 	£5,735	£6,882
14	<p>a) Allowance for Ventilation System Failures.</p> <ul style="list-style-type: none"> - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4 	£2,294	£2,753
15	<p>a) Allowance for replacement Water Heaters.</p> <ul style="list-style-type: none"> - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page 18 section 4.6 	£1,147	£1,376
16	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Duck Plumbing or their suitable Contractor - See page 9, section 3.1.and - attachment 9.06 WA&A report page 11 section 2.12 	£2,294	£2,753
17	<p>d) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506

18	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 15 section 4.2 	£4,588	£5,506
19	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators/Aylesford Electrical - See 9.06 WA&A report page 13-14 section 4.1 	£5,735	£6,882
20	<p>a) Allowance for overhaul and repair of Hose Reels.</p> <ul style="list-style-type: none"> - Reason-Hose reels are perishable and have moving parts, failure over time is inevitable - Commencement and completion-ongoing - Supplier-specialist contractor TBA - See attachment 9.06 WA&A report page15-16 section 4.2 headings <i>Sprinkler, Hose Reels and Wet Riser System</i> 	£6,882	£8,258

(C)	(D) ENERGY SAVING See also Table 2 in 9.07, column F and section 5.11		
21	<p>a) Stairwell Lighting upgrade N, W, E, S -</p> <ul style="list-style-type: none"> - Review and replacement of South stairwell lights for more efficient components and energy saving. - Reason-lamps and fitting fail over time part of phased program to introduce energy saving lights - Commencement and completion- 2019 - Supplier-In House Maintenance team and External Electrician – materials to be sourced directly from Manufacturers wherever possible - See page 42, paragraph 5.11.2 	£7,500	£9,000
22	<p>a) B1 – B3 lighting upgrade / replacement –</p> <ul style="list-style-type: none"> - Review and replacement of B3 lighting for more efficient components, energy saving and for to make the building more amenable to its residents. - Reason-review of energy use by lighting, program to replace existing light with low energy fittings to reduce energy cost and effect long term cost benefits - Commencement and completion 2019 - Supplier-In House Maintenance team and External Electrician - See page 42, para 5.11.2 and - attachment 9.06 WA&A report, page 14 heading Emergency and Escape Lighting 	£30,000	£36,000
(C)	(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES See also Table 2 in 9.07 column F and section 5.11		
23	<p>a) Utility / Service provider review –</p> <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value for money. 	£3,000	3,600
	<u>TOTAL (Year 4) – 2019</u>	£809,732.	£971,678

YEAR 5 (2020)

For year 5 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
(A)	(B) INTERNAL See also Table in 9.01 column G		
1	<p>a) Preparation and redecoration of B3 –</p> <ul style="list-style-type: none"> - Decoration of all surfaced. Within B3, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings. 3. Decoration of all floors. 4. Decoration of all railings. 5. Decoration of all doors. 6. Line painting and numbering. - See year 4 for preparation - Reason- 7 year cycle of redecorations unless damaged. - Commencement and completion 2020 - Supplier-In House Maintenance team and External Decorator - See page 41, paras 5.10.17 and 5.10.18 	£50,000	£60,000
(A)	(B) EXTERNAL See also Table in 9.01, column G		
2	<p>a) Glazing Repairs and Replacement (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - Repairs and overhaul to East Elevation glazing in accordance with Specialist Window Companies report and quotation. - Reason-Individual elevation glazing repairs as previously described continuing until the end of 2022 to extend life of existing windows and glazing - Commencement and completion 2020 - Supplier-TBA subject to specialist tender and section 20 notice - See section page 32, section 5.8 	£100,000	£120,000

3	<p>a) External Elevation Repairs, (W, S, Tower, E, N and Light well –</p> <ul style="list-style-type: none"> - External repair / redecoration programme to East flank elevation (overlooking the tube line towards Gloucester Road), to include: <ol style="list-style-type: none"> 1. Allowance for repairs to brick slips. 2. Cleaning and repointing to copings at main roof level and to parapets enclosing roof terrace areas at 10th and 12th storey level. 3. Cleaning and repointing to projecting cills / copings to base of openings to recessed balconies and false balconies. 4. Cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to up-stands. 5. Allowance for replacement of defective mastic to window/door frames where required. 6. Allowance for asphalt repairs / replacements at roof level. 7. Allowance for repairs to high level artificial stone block cladding. repairs to high level artificial stone block cladding. - Reason-weathering, wear and tear - Redecoration on a10 year cycle unless damaged. - Individual elevation repairs continuing until the end of 2022. - Commencement and completion 2020 - Supplier-TBA subject to competitive tender and section 20 notice - See page 28-34 sections 5.4.,5.5, 5.6, 5.7 and 5.8 	£125,000	£150,000
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	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also table in 9.07 column G and section 5.11		
4	a) 20% Periodic inspection of electrical services. - Reason-Health and Safety and best practice - Commencement and completion 2020 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1	£5,000	£6,000
5	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2020 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
6	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i>	£5,735	£6,882
7	a) Allowance for Ventilation System Failures. - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
8	a) Allowance for replacement Water Heaters. - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoingSupplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page18 section 4.6	£1,147	£1,376

9	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioner - See page 9, section 3.1. and - attachment 9.06 WA&A report page 11 section 2.12 	£2,294	£2,753
10	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now over 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506
11	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 15 - section 4.2 	£4,588	£5,506
12	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators/Aylesford Electrical - See 9.06 WA&A report page 13-14 section 4.1 	£2,294	£2,753

(B)	(OTHER MECHANICAL AND ELECTRICAL UPGRADES See also table in 9.07, column G and section 5.11		
13	a) Utility / Service provider review – - Review into current service providers in order to maintain best value for money.	£3,000	£3,600
	<u>TOTAL (Year 5) – 2020</u>	£308,234	£369,880

YEAR 6 (2021)

For year 6 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
(B)	(C) EXTERNAL See Table in 9.01, column H		
1	<p>a) Point West exclusive external redecoration elements –</p> <ul style="list-style-type: none"> - The maintenance re-decoration of the external elements, to include: <ol style="list-style-type: none"> 1. Lamp Posts. 2. Metal Panels. 3. Railings. 4. Garden walls. 5. Perimeter walls. 6. Columns. 7. Soffits. 8. Fire doors and frames. 9. Associated store doors and frames. 10. Associated floors. - Weathering and wear and tear, 5 year redecoration cycle unless damaged. - Reason-Keep up appearance of Front of House - Commencement and Completion 2021 - Supplier- In House Maintenance team and External Decorator if required. - See page 23 paras 5.1.6 & 5.1.7 	£10,000	£12,000
2	<p>a) Glazing Repairs and Replacement (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - Repairs and overhaul to North Elevation glazing in accordance with Specialist Window Companies report and quotation. - Reason-Individual elevation glazing repairs as previously described continuing until the end of 2022 to extend life of existing windows and glazing - Commencement and completion 2021 - Supplier-TBA subject to specialist tender and section 20 notice - See page 32, section 5.8 	£75,000	£90,000

3	<p>a) Forecourt canopy – soffit repair redecoration –</p> <ul style="list-style-type: none"> - The redecoration of the forecourt canopy / soffit, to include: <ol style="list-style-type: none"> 1. Redecoration of whole soffit, 2. Cleaning of all light covers - Reason-Weathering, wear and tear - Commencement and completion 2021 - Supplier-In House team, with External Decorator if required - See page 36, paras 5.9.8 & 5.9.9 	£25,000	£30,000
4	<p>a) External Entrance maintenance and redecoration –</p> <ul style="list-style-type: none"> - General maintenance of all entrance area surfaces and structures - Reason-Weathering, wear and tear - Commencement and completion 2021 - Supplier-In House team and specialist contractors subject to competitive tenders 	£28,000	£33,600
5	<p>a) External Elevation Repairs, (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - External repair / redecoration programme to North flank elevation (overlooking the rear access road and rear entrance), to include: <ol style="list-style-type: none"> 1. Allowance for repairs to brick slips. 2. Cleaning and repointing to copings at main roof level and to parapets enclosing roof terrace areas at 10th and 12th storey level. 3. Cleaning and repointing to projecting cills / copings to base of openings to recessed balconies and false balconies. 4. Cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to up-stands. 5. Allowance for replacement of defective mastic to window/door frames where required. 6. Allowance for asphalt repairs / replacements at roof level. 7. Allowance for repairs to high level artificial stone block cladding.. - Reason-weathering, wear and tear - Redecoration on a 10 year cycle unless damaged. - Individual elevation repairs continuing until the end of 2022. - Commencement and completion 2020 - Supplier-TBA subject to competitive tender and section 20 notice - See page 28-34, sections 5.4, 5.5, 5.6, 5.7and 5.8 	£125,000	£150,000

	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also Table in 2 9.07 column H and page 42, section 5.11		
6	a) 20% Periodic inspection of electrical services. - Reason-Health and Safety and best practice - Commencement and completion 2021 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1	£5,000	£6,000
7	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2021 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
8	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i>	£5,735	£6,882
9	a) Allowance for Ventilation System Failures. - Reason-expected life of extract fan is 5-10 years, allowance for fan failure. - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
10	a) Allowance for replacement Water Heaters. - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page 18 section 4.6	£1,147	£1,376

11	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See section 3.1. 9.06 WA&A report page 11 section 2.1 	£2,294	£2,753
12	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now over 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506
13	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 15 section 4.2 	£4,588	£5,506
14	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators - See 9.06 WA&A report page 13-14 section 4.1 	£5,735	£6,882

(C)	(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES See also table in 9.07 column H and page 42, section 5.11		
15	a) Utility / Service provider review – - Review into current service providers in order to maintain best value for money.	£3,000	£3,600
16	a) Lift Upgrading / replacement – Lifts 1 & 5 - Implementation of the lift upgrade works as a result of the preferred contractor approached and under their phasing cycle. - Reason- The Lifts, their operating mechanisms and controls are approximately 20 years old. Most of the controls are based on old technology and many parts are obsolete and no longer available 'off the shelf'. As a result when a component breaks the replacement part has to be manufactured as a bespoke part. This leads to increased down time with the lift control out of normal operation and inconveniencing users. - Commencement and completion 2021 - Supplier-TBA subject to competitive tendering and section 20 notice - See page 10, section 3.2 and - attachment 9.06 WA&A report page 11 section 2.12 and page 13 section 4.1	£242,000	£290,400
	<u>TOTAL (Year 6) – 2021</u>	£541,675	£650,010

YEAR 7 (2022)

For year 7 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
(A)	(B) INTERNAL See also Table in 9.01, column I		
1	a) Redecorations of Floors Ground – 9 - Redecorations of all residential circulation spaces, to include: 1. Decoration of all walls. 2. Decoration of all ceilings (where applicable). 3. Decoration of all painted woodwork. 4. Staining / re-varnishing of communal woodwork (where applicable). - Reason- Lease condition, 7 year cycle floors 1-9 - Commencement and, completion 2022-2023. - Supplier: In House, supplemented by External Decorator. - See page 38, paras 5.10.4 & 5.10.6	£55,000	£66,000
2	a) Redecorations of Floors 10 - 16 - Redecorations of all residential circulation spaces, to include: 1. Decoration of all walls. 2. Decoration of all ceilings (where applicable). 3. Decoration of all painted woodwork. 4. Staining / re-varnishing of communal woodwork (where applicable). - Reason- Lease condition, 7 year cycle floors 1-9 - Commencement and, completion 2022-2023. - Supplier: In House, supplemented by External Decorator - See page 38, paras 5.10.4 & 5.10.6	£20,000	£24,000

(A)	(B) EXTERNAL See also Table in 9.01, column I		
3	<p>a) Girdered Site Works –</p> <ul style="list-style-type: none"> - Remedial works as a result of the Survey Report. - Reason-Head Lease conditions - Commencement and completion- 2022 - Supplier-TBA subject to competitive tender - See page 13, section 3.6 and page 34, para 5.9.3 	£50,000	£60,000
4	<p>a) Roof Redecorations – (Plant rooms and railings) –</p> <ul style="list-style-type: none"> - The redecoration of all painted timber and metal elements on the roof, to include: <ul style="list-style-type: none"> 1. Existing perimeter handrail (if not replaced with roof recovering). 2. All external doors such as lift motor room doors / frames and any external timbers. - Reason- 4 year redecoration schedule cycle unless damaged. - Commencement and completion 2022 Supplier-In House Maintenance team and External Decorator if required. - See page 26. Para 5.2.7 	£5,000.00	£6,000
5	<p>a) Glazing Repairs and Replacement (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - Repairs and overhaul to Light well Elevations glazing in accordance with Specialist Window Companies report and quotation. - Individual elevation glazing repairs continuing until the end of 2022. - Reason-Individual elevation glazing repairs as previously described continuing until the end of 2022 to extend life of existing windows and glazing - Commencement and completion 2022 - Supplier-TBA subject to specialist tender and section 20 notice - See page 32, section 5.8 	£100,000	£120,000

6	<p>a) External Elevation Repairs, (W, S, Tower, E, N and Light well) –</p> <ul style="list-style-type: none"> - External repair / redecoration programme to North flank elevation (overlooking other internal elevations), to include: <ol style="list-style-type: none"> 1. Allowance for repairs to brick slips. 2. Cleaning and repointing to copings at main roof level and to parapets enclosing roof terrace areas at 10th and 12th storey level. 3. Cleaning and repointing to projecting cills / copings to base of openings to recessed balconies and false balconies. 4. Cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to up-stands. 5. Allowance for replacement of defective mastic to window/door frames where required. 6. Allowance for asphalt repairs / replacements at roof level. 7. Allowance for repairs to high level artificial stone block cladding. 8. Reason-weathering, wear and tear - Redecoration on a 10 year cycle unless damaged. - Individual elevation repairs continuing until the end of 2022. - Commencement and completion 2022 - Supplier-TBA subject to competitive tender and Section 20 Notice - See pages 28 to 34, sections 5.4,5.5, 5.6, 5.7and 5.8 	£100,000	£120,000
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	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also table in 9.07, column I and section 5.11		
7	a) Sprinkler and Fire Safety Systems overhaul in accordance with FOC rules. Full overhaul required every 3 years - Reason-Health and Safety - Commencement and completion 2022 - Supplier – specialist supplier TBA - See 9.06, WA&A report page 15, section 4.2 and page 8 heading <i>Smoke Extract</i>	£11,470	£13,764
8	a) 20% Periodic inspection of electrical services. - Reason-Health and Safety and best practice - Commencement and completion 2020 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1	£5,000	£6,000
9	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2022 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
10	a) Ductwork Cleaning and Chlorination (if required). - Reason, Health and Safety - Commencement and completion 2026 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£17,205	£20,646
11	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i> .	£5,735	£6,882
12	a) Allowance for Ventilation System Failures. - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753

13	<p>a) Allowance for replacement Water Heaters.</p> <ul style="list-style-type: none"> - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page18 section 4.6 	£1,147	£1,376
14	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See section 3.1. 9.06 WA&A report page 11 section 2.12 	£2,294	£2,753
15	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now over 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506
16	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 15 section 4.2 	£4,588	£5,506
17	<p>a) Allowance for Sub Switchboard and Control Panel Repairs. .</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier currently FDL Generators/Aylesford electrical - See 9.06 WA&A report page 13-14 section 4.1 	£5,735	£6,882

18	<p>a) Allowance for overhaul and repair of Hose Reels.</p> <ul style="list-style-type: none"> - Reason-Hose reels are perishable and have moving parts, failure over time is inevitable - Commencement and completion-ongoing - Supplier-specialist contractor TBA - See 9.06 WA&A report page15-16 section 4.2 headings <i>Sprinkler, Hose Reels and Wet Riser System</i> 	£6,882	£8,258
(C)	<p>(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES</p> <p>See also table in 9.07, column I and section 5.11</p>		
19	<p>a) Utility / Service provider review –</p> <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value for money. 	£3,000	£3,600
20	<p>a) Telecommunications and IT –</p> <ul style="list-style-type: none"> - Review and upgrading / replacement of the current Telecommunications and IT system for modernisation and due to ongoing repairs for the Management team and communal receptions. - Reason-Keep up with current software and systems - Commencement and completion 2022 - Supplier-TBA subject to competitive tender - See page 42, para 5.11.3 	£10,000	£12,000
	<u>TOTAL (Year 7) – 2022</u>	£412,232	£494,678

YEAR 8 (2023)

For year 8 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
(A)	(B) INTERNAL See also Table in 9.01, column J		
1	<p>b) Continuation of redecorations of Floors Ground - 9 –</p> <ul style="list-style-type: none"> - Rededecorations of all residential circulation spaces, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings (where applicable). 3. Decoration of all painted woodwork. 4. Staining / re-varnishing of communal woodwork (where applicable). - Reason- Lease condition, 7 year cycle floors 1-9 - Commencement and, completion 2022-2023 - Supplier: In House, supplemented by External Decorator - See page 38, paras 5.10.4 & 5.10.6 	£55,000	£66,000
2	<p>b) Continuation of redecorations of Floors 10 - 16 –</p> <ul style="list-style-type: none"> - Rededecorations of all residential circulation spaces, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings (where applicable). 3. Decoration of all painted woodwork. 4. Staining / re-varnishing of communal woodwork (where applicable). - Reason- Lease condition, 7 year cycle floors 10-16 - Commencement and, completion 2022-2023 - Supplier: In House, supplemented by External Decorator - See page 38, paras 5.10.4 & 5.10.6 	£20,000	£24,000

(C)	(D) EXTERNAL See also table in 9.01, column J		
3	<p>a) Girdered Site Survey –</p> <ul style="list-style-type: none"> - The survey of the structural steel girders to the building that form part of the structure as part of the main lease. - Reason-4 year cycle to comply with Lease conditions change. - Commencement and completion 2023 - Supplier –Fairhurst GGA at date of publication (DoP) - See page 13, section 3.6 and page 34, para 5.9.3 	£20,000	£24,000
	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also Table 2 in 9.07, column J and section 5.11		
4	<p>a) 20% Periodic inspection of electrical services.</p> <ul style="list-style-type: none"> - Reason-Health and Safety and best practice - Commencement and completion 2023 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1 	£5,000	£6,000
5	<p>a) Ductwork Sampling.</p> <ul style="list-style-type: none"> - Reason, Health and Safety, proactive maintenance - Commencement and completion 2023 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4 	£2,294	£2,753
6	<p>a) Replacement of 10 % of Luminaires and Accessories.</p> <ul style="list-style-type: none"> - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician – materials to be sourced directly from Manufacturers wherever possible - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i> 	£5,735	£6,882

7	<p>a) Allowance for Ventilation System Failures.</p> <ul style="list-style-type: none"> - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4 	£2,294	£2,753
8	<p>a) Allowance for replacement Water Heaters.</p> <ul style="list-style-type: none"> - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page18 section 4.6 	£1,147	£1,376
9	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 10 section 2.10 	£2,294	£2,753
10	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now over 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing Supplier-specialist alarm company, currently Secure Assist See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506
11	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 15 section 4.2 	£4,588	£5,506

12	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators/Aylesford Electrical - See 9.06 WA&A report page 13-14 section 4.1 	£2,294	£2,753
(C)	<p>(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES</p> <p>See also Table 2 in 9.07, column J and section 5.11</p>		
13	<p>a) Utility / Service provider review –</p> <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value for money. 	£3,000	£3,600
	TOTAL (Year 8) – 2023	£128,234	£153,880

YEAR 9 (2024)

For year 9 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
(B)	(C) EXTERNAL See also table in 9.01, column K		
1	a) External hard standing repairs – - Repairs to the main wear surfaces, to include: 1. Repair of the cobbled entrance roadway leading to reception. 2. Repairs to the tarmac road surface under Point West demise - Reason, weathering, wear and tear - Commencement and completion 2024 - Supplier-TBA, subject to competitive tender - See page 34, section 5.9	£25,000	£30,000

	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also Table 2 in 9.07, column K and section 5.11		
2	a) 20% Periodic inspection of electrical services. - Reason-Health and Safety and best practice - Commencement and completion 2024 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1	£5,000	£6,000
3	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2024 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
4	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i>	£5,735	£6,882
5	a) Allowance for Ventilation System Failures. - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4	£2,294	£2,753
6	a) Allowance for replacement Water Heaters. - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page18 section 4.6	£1,147	£1,376

7	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 10 section 2.10 	£2,294	£2,753
8	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now over 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506
9	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners - See 9.06 WA&A report page 9 section 2.9 and page 15 section 4.2 	£4,588	£5,506
10	<p>a) Allowance for Sub Switchboard and Control Panel Repairs. .</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators at DoP - See 9.06 WA&A report page 13-14 section 4.1 	£5,735	£6,882

(C)	(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES See also table in 9.07, column K and section 5.11		
11	a) Utility / Service provider review – - Review into current service providers in order to maintain best value for money.	£3,000	£3,600
	TOTAL (Year 9) – 2024	£61,675	£74,010

YEAR 10 (2025)

For year 10 of the programme, we would recommend the following work:-

	MAIN WORKS SUMMARY	(C) Present Day Value (excl. VAT)	(D) Present Day Value (incl VAT)
(A)	(B) INTERNAL See also table in 9.01, column L		
1	<p>a) Preparation and redecoration of B1 –</p> <ul style="list-style-type: none"> - Redecoration of all surfaced. Within B1, to include: <ol style="list-style-type: none"> 1. Decoration of all walls. 2. Decoration of all ceilings. 3. Decoration of all floors. 4. Decoration of all railings. 5. Decoration of all doors. 6. Line painting and numbering. - Reason-preparation for 7 year cycle redecorations unless damaged. - Commencement and completion 2025 - Supplier-In House Maintenance team and External Decorator if required. - See page 41, paras 5.10.17 and 5.10.18 	£20,000	£24,000
(C)	(D) EXTERNAL		
2	<p>a) Roof Redecorations – (Plant rooms and railings) –</p> <ul style="list-style-type: none"> - The redecoration of all painted timber and metal elements on the roof, to include: <ol style="list-style-type: none"> 1. Existing perimeter handrail (if not replaced with roof recovering). 2. All external doors such as lift motor room doors / frames and any external timbers. - Reason- Weathering and wear and tear. 4 year cycle unless damaged. - Commencement and completion October 2025 - Supplier-In house Maintenance team, and External Decorator if required. - See page 26 para 5.2.7 	£5,000	£6,000

	MECHANICAL & ELECTRICAL SUMMARY		
(A)	(B) REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT See also Table 2 in 9.07 column K and section 5.11		
3	a) Sprinkler and Fire Safety Systems overhaul in accordance with FOC rules. with FOC rules. Full overhaul required every 3 years - Reason-Health and Safety - Commencement and completion 2025 - Supplier – specialist supplier TBA - See 9.06, WA&A report page 15, section 4.2 and page 8 heading <i>Smoke Extract</i>	£11,470	£13,764
4	a) 20% Periodic inspection of electrical services. - Reason-Health and Safety and best practice - Commencement and completion 2025 - Supplier-TBA - See 9.06, WA&A report page 13 section 4.1	£5,000	£6,000
5	a) Ductwork Sampling. - Reason, Health and Safety, proactive maintenance - Commencement and completion 2025 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£2,294.	£2,753
6	a) Full Ductwork Clean and Chlorination (if required). - Reason, Health and Safety - Commencement and completion 2016 - Supplier-specialist TBA - See 9.06 WA&A report page 17 section 4.4	£17,205	£20,646
7	a) Replacement of 10 % of Luminaires and Accessories. - Reason-replacement of blown lamps and failed fittings - Commencement and completion ongoing - Supplier-In House Maintenance team and support by External Electrician – materials to be sourced directly from Manufacturers wherever possible - See 9.06 WA&A report page 14 <i>Luminaires and accessories</i>	£5,735	£6,882

8	<p>a) Allowance for Ventilation System Failures.</p> <ul style="list-style-type: none"> - Reason-expected life of extract fan is 5-10 years, allowance for fan failures - Commencement and completion – ongoing - Supplier-In House Maintenance team supported by External Electrician - See 9.06 WA&A report page 17 section 4.4 	£2,294	£2,753
9	<p>a) Allowance for replacement Water Heaters.</p> <ul style="list-style-type: none"> - Reason-water heater have a limited life expectancy, due to intense use, scale build up and element failure. Average failure planned for 1 water heater per year - Commencement and completion-ongoing - Supplier- Duck Plumbing and External Electrician - See 9.06 WA&A report page18 section 4.6 	£1,147	£1,376
10	<p>a) Allowance for repairs and replacement Booster Pump Parts in B4.</p> <ul style="list-style-type: none"> - Reason-valves and pumps seize and fail due to scale build up, bearings wear and seals fail over time. - Commencement and completion-ongoing - Supplier-Pump Practitioners - See page 9, section 3.1.and - Attachment 9.06 WA&A report page 11 section 2.12 	£2,2294	£2,753
11	<p>a) Allowance for repairs and replacement Fire Safety System Component Parts.</p> <ul style="list-style-type: none"> - Reason-system is now over 20 years old and parts, battery back-up's etc. fail - Commencement and completion-ongoing - Supplier-specialist alarm company, currently Secure Assist. - See 9.06 WA&A report page 9 section 2.9 	£4,588	£5,506
12	<p>a) Allowance for repairs and replacement Fire Safety System Pump Parts.</p> <ul style="list-style-type: none"> - Reason-valve and pump parts seize and fail due to scale build up, bearings wear and seals fail over time - Commencement and completion-ongoing - Supplier-Pump Practitioners at DoP - See 9.06 WA&A report page 9 section 2.9 and page 15 section 4.2 	£4,588	£5,506

13	<p>a) Allowance for Sub Switchboard and Control Panel Repairs.</p> <ul style="list-style-type: none"> - Reason- the serviceable life for a standby generator is 25-30 years. We do not anticipate replacing the alternator or diesel engine but parts to be replaced include batteries, hoses, engine heaters, fuel lines, battery chargers and exhaust systems. The system control panel contains similar components to those in the main switchgear and any ongoing inspections and repairs should follow the same guidelines. - Rolling program of main and sub circuit breakers and accessories replacement due to obsolescence - Commencement and completion- ongoing - Supplier-FDL Generators/Aylesford Electrical - See 9.06 WA&A report page 13-14 section 4.1 	£5,735	£6,882
14	<p>a) Allowance for overhaul and repair of Hose Reels.</p> <ul style="list-style-type: none"> - Reason-Hose reels are perishable and have moving parts, failure over time is inevitable - Commencement and completion-ongoing - Supplier-specialist contractor TBA - See 9.06 WA&A report page15-16 section 4.2 headings <i>Sprinkler, Hose Reels and Wet Riser System</i> 	£6,882	£8,258
(C)	(D) OTHER MECHANICAL AND ELECTRICAL UPGRADES		
15	<p>a) Utility / Service provider review –</p> <ul style="list-style-type: none"> - Review into current service providers in order to maintain best value for money. 	£3,000	£3,600
	TOTAL (Year 10) – 2025	£97,232	£116,678

6.4 Clarification on M & E Budget Costs

- 6.4.1 The aforementioned costings are based a combination of the following; On estimates following meetings with certain Maintenance Contractors, previous Tender costs, previous Maintenance Contractors plans (WA&A Design Group) and previous budget costings. The costings are intended to provide only an approximate guide for budget purposes.
- 6.4.2 Accordingly, the figures provided should be treated with due caution. For each element of the work required within the individual year, it will be necessary to undertake a more detailed inspection of each of the relevant subject part of the complex. This will enable detailed Specifications of Works or Work Package Proposal to be prepared for each element requiring attention, so that competitive tenders from selected Contractors can be obtained.
- 6.4.3 A Summary of Costings have been provided in a spreadsheet format in section 9.00 Attachments namely 9.01 and 9.07. Table 1 summarises the costing from the 2009 WA&A Report. Table 2 shows the 2009 figures Inflation indexed linked to the 31st December 2015
- 6.4.4 Attachment 9,0,1 and 9.0.7 are the documents that have been submitted to all Leaseholders in a letter (on 17 Dec 2015) as part of the 2016 Budget – First Quarter 2016 Service Charges and this 10 Year Major Works Plan. Minor formatting changes may be apparent, this is so the attachments coincide with this main document, however the figures remain the same, except for Table 2 on 9.06 which has been bought up to date taking into account Inflation on the original 2009 budget figures.

7.0 CONSTRUCTION

7.1 Main Structure and Exterior

7.1.1 The existing finishes to the Main Structure and external areas can be summarised briefly as follows.

7.2 Roof coverings and structure

7.2.1 The original parts of the building appear to be constructed of an in-situ and in part reinforced concrete frame incorporating a LUL Raft Deck construction over the surrounding TFL tube lines. The frame is supporting in-situ reinforced concrete upper floors and flat roof structures. Although we are unable to fully confirm the details, the 10th to the 12th storeys to the Quadrangle roof (and the sun terrace rooms above), and the 16th-18th floor of the Tower appear to have been modified, extended and added to, and appear to be of, probably, a steel framed construction, comprising an arrangement of stanchions and beams supporting reinforced concrete floor and roof structures, the floor and roof structures are laid on profiled steel permanent decking. Other alterations undertaken during the conversion works also appear to have involved the introduction of structural steel supporting members, with the steelwork generally treated with a sprayed fire protective coating in the very limited number of places where we were able to inspect

7.2.2 The roof structure over the Quadrangle building was recovered in 2004 using a proprietary single ply membrane system, laid on top of tapered insulation, generally with 'Plastisol' coated pressed metal flashings to the up-stands against the perimeter abutments, although there are also lead cover flashings in some areas. There are dwarf parapet walls to the outer edges of the roof and also above the edge of the central light well elevations, the parapets are capped with precast artificial stone copings. Edge protection to the roof perimeter is provided by painted galvanised steel balustrading. The roof is perforated by a number of polyester powder coated framed, glazed roof lights above several of the twelfth floor flats and there are also several proprietary opening dome lights which form part of the automatic smoke venting system for the building.

- 7.2.3 The projecting thirteenth (13) storey accommodation to the 4 corner flats on the top of the Quadrangle roof also have flat roofs. We were only able to gain a remote view of these roofs. It would appear that the covering to these roofs over the additions to the North and West corners are of similar age and type to those applied to the main roof. The built-up felt type roofing to the additions at the South and East corners appears older possibly the original covering when the building was extended, with subsequent solar reflective paint applied. The perimeter kerbs/capping's to all four roofs are clad with copper sheeting.
- 7.2.4 Although access was limited the flat roof over the 18th floor Tower lift motor room and the adjacent eighteenth storey accommodation to Flat 1601 the roof finish appears to be of a single ply membrane, similar to that on the Quadrangle roof. However, the 16th,17th and 18th storey roof terraces and other visible high level roof areas over the tower all appear to be asphalt covered. The 18th floor and the lower half level (North side) area roof terrace adjacent have been overlaid with timber decking, with aluminium clad perimeter dwarf parapets with Silver solar reflective paint. The lower roof above the seventeenth floor accommodation on the South sides incorporates a polyester powder coated framed glazed roof light situated over part of the living area and one of the bedrooms.

7.3 External walls

- 7.3.1 The external main walls to the original and added parts of the building are of cavity construction, comprising an outer skin in a buff coloured clay brick, laid to stretcher bond, separated by a cavity from an inner skin which appears to be of blockwork. The walls are supported along the external edges of the floor structures, with matching brick slips applied to the horizontal floor slab edges to maintain continuity of appearance. The quantity of brick slips appears to vary from location to location, ranging between four (4) and ten (10) courses.
- 7.3.2 The brickwork to the various external elevations incorporates both horizontal and vertical mastic filled movement joints. The horizontal joints appearing to coincide with the bottom edge of the internal floor slabs in the normal manner and the vertical joints positioned at approximately 7 – 8 metre centres. The walls also incorporate continuous cavity trays just above the level of the internal floor slabs, with proprietary plastic weep holes incorporated in the perpend to the brick outer skin at intervals. The various window and external door openings are spanned by pressed steel lintels with cavity trays above, whilst the windows have flush brick-on-edge cills with further cavity trays below.

7.4 Roof terraces and balconies – Quadrangle and Tower

- 7.4.1 The plan area to the Quadrangle part of the building reduces at the eighth (8) floor level and above. This forms stepped roof terrace areas on the front North-South elevation only at eighth(8) and ninth(9th) floor level and continuous terraces around almost the full perimeter of the building at tenth (10) and (12) twelfth floor level, with the terraces forming a continuation of the upper floor structures. There is also a projecting full width terrace area/balcony to the front elevation at second (2) storey level. Inspection of these roof terrace areas was limited to the tenth (1) floor terrace on the front elevation and a more remote view of one or two of the other terrace areas elsewhere, although it is reasonable to presume that the constructional details of all of the terrace areas are similar.
- 7.4.2 Where accessible, the roof terraces comprise of precast concrete paving slabs with perimeter pebble filled channels, laid on insulation above an asphalt waterproofing layer, with asphalt up-stands against the perimeter abutments, coated with solar reflective paint. The external main walls continue above the level of the various terrace areas to form parapets that are capped with precast artificial stone copings with painted galvanised steel handrails above.
- 7.4.3 The roof terrace areas are generally sub-divided by painted metal screens to enclose the allocated terrace area to each flat, with some of the terrace areas having been overlaid with timber decking. There are opening gates between the Leasehold property balconies for maintenance and emergency access.
- 7.4.4 The various elevations to both the Quadrangle and Tower also incorporate a considerable number of individual balconies recessed into the external main walls. These again comprise of paving slabs and insulation laid over an asphalt waterproofing layer. Hence it is assumed that the construction of all of the other recessed balconies to be similar.

7.4 Roof terraces and balconies – Quadrangle and Tower Cont'd

- 7.4.5 The soffits to the recessed balconies are lined with painted panels incorporating recessed external light fittings. Along the external edge of the balconies, there are up-stands capped with projecting precast artificial stone copings/cills, above which are painted galvanised steel balustrades. Elsewhere, there are a number of 'false' balconies to storey height windows/doors to the various external elevations which also have painted galvanised steel balustrades above projecting precast coping stones.
- 7.4.6 The edges/risers to the recessed balconies at the external corners of the tower between the eleventh (11) and fifteenth (15) floor level, together with the vertical columns supporting the external corners of these balconies, are clad with artificial stone blocks, as is the external face of the parapet to the terrace area around the perimeter of the tower at sixteenth (16) floor level.
- 7.4.7 The Quadrangle longer elevations facing onto the central light well have continuous roof terraces at eleventh (11) floor level where the upper part of the building steps back. The terraces are finished with slabs on insulation above an asphalt waterproofing layer, subsequently overlaid with timber decking. The terraces there are mansard roof structures at tenth (10) and twelfth (12) floor level, which appear to be of steel framed construction.
- 7.4.8 The mansard slopes are clad with copper sheeting and incorporate 'Velux' roof windows to provide natural day lighting to the tenth (10) floor corridor areas and twelfth (12) floor flats. To each corner of the light well, there are small diagonal asphalt roofs at tenth floor level above the projecting corner additions.

7.5 Curtain Walling

- 7.5.1 On each side of the main part of the building at tenth (10) and eleventh (11) floor level, there are projecting two (2) storey bay type structures towards the centre, comprising clerestory glazing and glazed lean-to roofs set in polyester powder coated aluminium framing with matching apron panels. Each of the bay structures have a permanent cat ladder/track arrangement to facilitate cleaning. There is a similar projecting glazed bay to the East facing elevation to the Tower at sixteenth/seventeenth (16/17) floor level.
- 7.5.2 Further cantilevered bays project from the North and South facing Tower elevations between tenth (10) and thirteenth (13) floor level, these again clad with storey height glazing in polyester powder coated aluminium framing with polyester powder coated apron panels. The flat roofs over the cantilevered bays form balconies at fourteenth floor level, enclosed by parapets clad externally with artificial stone blocks.
- 7.5.3 There are double story height curtain walling on all Quadrangle elevations at tenth and eleventh (10/11th) floor levels and in the Tower on the sixteenth, seventeenth and eighteenth (16th/17th/18th Floor elevations

7.6 External Windows and doors

- 7.6.1 The remainder of the windows to the building, together with the doors leading onto the various balconies and roof terraces, comprise polyester powder coated double glazed units. The windows generally have inward opening casements to facilitate cleaning and the joints between the window/door frames and adjacent brickwork pointed with mastic in the usual way. The windows and raking timber Velux windows to the corridor around the perimeter of the Quadrangle central light well at tenth floor level have been partially lined glazing internally with an opaque film, presumably to reduce solar heat gain and increase privacy.

7.7 Front canopy and associated terraces

7.7.1 The projecting canopy structure at the front of the building appears to be of in-situ reinforced concrete construction, with supporting columns below the outer edge and also on the line of the glass block wall which forms the frontage to the DLLC at ground and first (1) floor level. The underside of the canopy above the Ground Floor Main Reception forecourt area is lined with a textured paint finished soffit boarding. The soffit boarding does not continue beneath the Western part of the canopy structure. There is a tall wall (approximately 7m) structure above the external edge of the canopy which encloses the second storey (glass brick) accommodation to the DLLC and the roof terrace area to the second floor Apartments at the Western end. The top of the wall above the 2nd Floor roof terrace area is restrained by a number of reinforced concrete beams spanning from front to rear that has a texture paint finish. The external face of this wall forms a fascia lined with anodised aluminium cladding panels, with matching capping sections to the top. The inside face of the wall overlooking the terrace areas at the Western end has a rendered and painted finish, as do the elevations to the DLLC accommodation which also face onto these terrace areas.

7.7.2 The roof terrace areas above the canopy structure is finished in the same manner as the terraces and balconies elsewhere, with slabs and perimeter pebble filled channels on insulation above an asphalt waterproofing layer.

7.8 Perimeter retaining walls

7.8.1 The perimeter retaining walls forming the 3 basement car parking levels are of reinforced concrete and there are also reinforced concrete wall structures enclosing the basement level fire escape stairwells. There are large diameter intermediate columns at gridline intervals throughout the basement car parking areas which form part of the main structural frame of the building. There are also blockwork wall structures (2 Hour F.R.) that separate the car parking areas from the adjacent DLLC premises and plant rooms. As previously mentioned, vehicular access to the basement levels is via a series of ramps, of reinforced concrete with galvanised steel perimeter guarding, gloss painted

7.9 Internal walls

7.9.1 The internal wall structures separating the flats from the internal common parts on the upper storeys generally appear to be of either blockwork or plasterboard clad metal frame partitioning, whilst the walls forming the stairwells on the upper floors appear to be a mix of reinforced concrete and blockwork.

7.10 Stairs

7.10.1 The various common staircases throughout the building are generally of reinforced concrete, with steel balustrades to the edges of the staircase flights. Towards the North East rear corner of the East flank elevation, there is a galvanised steel external staircase which serves a fire exit doorway and also gives access to a terrace/walkway which runs along the East side of the building at first storey.

7.11 Drainage

7.11.1 Rainwater disposal from the various roofs, terrace areas and balconies generally appears to be via outlets discharging into internal rainwater pipes, the pipes run in timesaver cast iron where we were able to inspect. This is with the exception of the mansard roof slopes facing the Quadrangle central light well at tenth (10) and twelfth (12) storey levels where rainwater is collected by UPVC half round gutters, draining to UPVC rainwater pipes which, in turn, discharge onto adjacent roof/terrace areas.

7.11.2 The above ground combined soil, waste and surface water drainage system for the building appears to comprise cast iron soil waste common stack pipes, again generally run through internal ducts within the building and receiving copper soil and waste branch pipework from fittings within the individual flats. The visible sections in external, plant room and car park areas are run in timesaver cast iron pipework.

7.12 Access Road

7.12.1 The access roadway, forecourt area and ramps in front of the main entrance are surfaced with concrete block pavements, generally with rendered and painted walls to the sides of the ramps/roadways and also sections of painted steel guarding. The footway immediately adjacent to the glazed frontage to the Main Reception and adjacent DLLC premises has a marble tiled finish.

7.12.2 The access roadway which runs beneath the East side of the building and continues along the rear of the site to the Sainsbury's car park is surfaced with tarmac, traffic calming is controlled by the installation of speed bumps on the approach to the rear loading bays.

7.13 Internal Finishes

7.13.1 The existing finishes within the internal common parts can be summarised briefly as follows:

7.14 Main Reception – Ground Floor

7.14.1 The Main Ground Floor Reception is double storey height internal space with a painted, partly recessed, plasterboard ceiling. At first floor level there is a glazed screen around the perimeter separating the reception area from the first floor restaurant within the DLLC. Below this, the wall surfaces are partly plastered and painted and partly lined with pre-finished decorative panels and mirrors. There is a glazed screen along the length of the entrance frontage incorporating a pair of automatic glazed sliding doors, above which is a projecting bulkhead lined with pre-finished perforated metal panels. The reception floor is finished with marble tiles, with a mat well adjacent to the glazed entrance doors. There is a further set of internal glazed doors giving access to the Lift Lobby Corridor.

- 7.14.2 The lift lobby corridor area leading off the left hand side of the Main Reception has a painted plasterboard ceiling with inset decorative panels adjacent to the lift entrances. The curved walls are painted. The lift lobby walls lined with a fabric covered panels and mirrors and the floor is covered with carpet. The Lift entrance doors and surrounds are in polished stainless steel.
- 7.14.3 On the left hand side of curved wall of the corridor is a door leading to a small corridor, an escape door and the original post room currently being used as a staff rest room. There is an enclosed toilet within the staff room. The ceiling and walls to this area are of painted plasterboard, carpet to the floor, with the exception of the toilet which has a vinyl floor.

7.15 Staff and office facilities

- 7.15.1 The Management Offices, Staff Canteen, Toilets, Kitchen and Circulation Areas at the rear of the first storey generally have suspended ceilings comprising relatively plain mineral fibre ceiling tiles, set in an exposed tee bar suspension grid. The various wall surfaces are generally emulsion painted, whilst the flush type doors, skirting's and other timber surfaces are gloss painted. Sanitary and shower fittings in the toilets and staff changing rooms, are of standard quality, with full height ceramic tiling to the shower cubicles. The floors are generally covered with carpet, although there are vinyl tiles to the floors in the staff corridor and vinyl sheet flooring within the toilets and kitchen.

7.16 Common area finishes- First (1st) – Ninth (9th) Floors

7.16.1 The various common corridors and Lift Lobby areas between first (1) and ninth (9) storey level have fairly plain suspended ceilings in most areas. These comprise mineral fibre tiles set in an exposed tee bar suspension grid, with the suspended ceilings arranged between painted plasterboard down-stands/bulkheads at intervals. There are also 'egg-crate' type suspended ceilings over some of the lift lobby areas in on the 4th, 5th, 7th, 8th internal corridors to the North, West and South lift lobbies which form part of the Automatic vent system in case of fire. The walls to these areas are dry-lined with plasterboard fixed clear of the wall structures behind. The walls generally having an emulsion painted finish and gloss painted skirting's, although there is a rag rolled type paint finish to the column casings which project at intervals.

7.16.2 The doors to the flats, electrical cupboards, wet riser cupboards and refuse chute cupboards on these floors are all of oak veneered flush type set in gloss painted surrounds, whilst the floors throughout the corridors and lift lobbies are covered with broadloom carpet.

7.17 10th Floor Sky Reception

7.17.1 The Sky Reception at tenth (10) floor level has a painted plasterboard ceiling, whilst the walls are generally finished with hardwood veneered panels and there is decorative stainless steel cladding to the intermediate columns in the same area and mirrors. Along some of the external wall to the Quadrangle light well there is a backlit etched glass feature wall. The floor to the Sky Reception has a central carpeted area, whilst the remainder is finished with marble tiles, the marble tiling extending through to the adjacent East lift lobby area.

7.17.2 There is a staff toilet at 10th level behind the Sky reception desk. The ceiling is of a plasterboard finish, with plastered walls. The wall and ceiling surfaces are emulsion painted. The doors and joinery finish inside the wc are gloss painted, the floor has a sheet vinyl finish.

7.18 10th Floor Common Corridors

- 7.18.1 The remainder of the common corridors and lift lobby areas on the tenth floor generally have painted plasterboard ceilings incorporating a single central row of prefinished metal ceiling tiles. The walls are again finished with emulsion painted plasterboard and there are gloss painted timber skirting's.
- 7.18.2 The storey height doors, side panels and sidelights to the various flat entrances are finished with a cherry veneer or similar. There are gloss painted and oak veneered window boards to the various window openings (both vertical and raking 'velux' windows) overlooking the Quadrangle central light well. The floors to the common corridor areas at this level are again generally carpeted. There are areas of limestone tiling immediately adjacent to each of the flat entrance doorways.

7.19 11th-16th Floor Common Corridors

- 7.19.1 The limited common parts at eleventh (11) to Fifteenth (15) storey level generally have emulsion painted plasterboard lined ceilings and walls, with veneered flush doors to the flats set in veneered frames. The floors are generally covered with broadloom carpets. At the sixteenth floor lift lobby, serving flat 1601, the walls are finished with an ornate wall paper covering and the floor is surfaced with marble tiles.

7.20 Stairs

- 7.20.1 The various common staircase enclosures serving all the upper floors generally have emulsion painted ceilings/soffits and 'Portafleck' painted walls, whilst the balustrades and handrails to the staircase flights are metal gloss painted. The reinforced concrete staircase flights and landings are carpeted with PVC nosing's to the treads. Below ground floor level the stairwells and corridors are generally undecorated with bare blockwork wall, galvanised metal handrails with the floor and stairs left as exposed concrete.

7.21 Lifts

7.21.1 The three (3) main lifts at the East corner of the building have metal ceiling panels incorporating recessed down-lighters. The walls to the lift cars are lined with mirror panels above stainless steel dados, below which the walls are lined with 'Amtico' type wood effect vinyl with skirting's incorporating decorative inset light fittings. The floors to these lifts are also finished with 'Amtico' type wood effect vinyl incorporating decorative compass motifs.

7.21.2 The four (4) other lifts in the building have dropped metal ceiling panels with concealed lighting above, whilst the walls are finished with oak veneered linings with planted mouldings to give a panelled appearance. The floors to the pair of lifts at the West corner of the building are covered with coir matting, whilst the other two lifts are carpeted. All of the lift doors and surrounds are clad with stainless steel. The West lifts serve the car park levels, the residential floor and also open onto the external loading bay. There is one set of doors opening onto the car park levels, on the opposite side of the lift car there is another set of doors that open onto the residential floors and the external loading bay.

7.22 Basement finishes

7.22.1 Although the concrete soffits to the basement level car parking areas have no form of decorative finish, the reinforced concrete and blockwork walls to the perimeter of the car parking levels are painted, as are the large diameter reinforced concrete columns which form part of the structural frame. The opening car park doors and their surrounds are formed in metal for security and fire resistance and are gloss painted. Metal handrails and balustrading is decorated in gloss paint. The automatic fire doors to the lift lobby and entry/exit shutters to the car ramps are finished in a galvanised metal.

7.22.2 The ceilings and walls to the basement level lift lobby areas have a plain painted finish applied direct to the concrete/blockwork surfaces. Whilst the carpark decks and lift lobbies floors to the West lifts are coated with a floor paint. The East, (Tower) Lifts lobbies are fitted with carpet. The fire escape staircases serving the basement levels are generally undecorated (excepting the metal faced access doors on each level) and there are also no floor finishes to the staircase flights and landings.

8.0 SET OF PLANS

8.1 Plans and Elevations

8.1.1 A full size (AO) set of plans and Elevation is available for viewing in the Management Office.

9.0 ATTACHMENTS LIST

9.0.1 Ten Year Major Works Programme (2016-2025) – Main Works Summary of Costings (3 Pages) prepared by Prime Building Consultants Ltd

9.0.2 Ten Year Major Works Programme 2006 (prepared by Boyce Evans and Carpenter) (31 Pages)

9.0.3 Ten Year Major Works Programme 2006 Summary of Costings (prepared by Boyce Evans and Carpenter) (2 Pages)

9.0.4 Ten Year Major Works Programme 2009 UPDATED (prepared by Boyce Evans and Carpenter) (19 Pages)

9.0.5 Ten Year Major Works Programme 2009 Summary of Costings (prepared by Boyce Evans and Carpenter [BEC]) (5 Pages)

Table 1: BEC Summary of Costings updated 2009 Report

Table 2: BEC Summary of Costings updated 2009 Report, Updated to 2015 Costings

9.0.6 Ten Year Major Works Programme – Mechanical, Electrical and Associated Services (prepared by WA & A Design Group) (28 Pages)

9.0.7 Ten Year Major Works Programme (2016-2025) - Mechanical, Electrical and Associated Services – Summary of Costings (5 Pages) revised by Prime Building Consultants Ltd

Table 1: WA&A Summary of Costings, updated 2009 Report, with additional current cost estimates

Table 2: WA&A Summary of Costings, Inflation indexed linked to 31st December 2015 with additional current cost estimates.