

**P O I N T   W E S T**  
**116 CROMWELL ROAD**  
**LONDON SW7**

**UPDATED**  
**10 YEAR MAJOR WORKS PROGRAMME**

Prepared by:

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Job No. D3528

## **1.0 Introduction**

In accordance with instructions received from Point West London Ltd. for us to review and update the 10 Year Major Works Programme for Point West issued on 24<sup>th</sup> February 2006 and following re-inspections on 16<sup>th</sup> and 17<sup>th</sup> June 2009, we now have pleasure in providing our update report, as follows.

This report should be read in conjunction with our original report dated 24<sup>th</sup> February 2006 and also with the recently issued update report on the mechanical, electrical and associated services installations which you have separately commissioned from the WA+A Design Group.

## **2.0 General Description**

The general configuration, usage and history of the building were described in our original report and are not repeated here.

## **3.0 Scope of Inspection**

Our re-inspections of the internal parts of the property covered the basement car parking areas, main ground floor reception, the management offices, staff canteen, staff toilets, kitchen and adjacent circulation areas at the rear of the first storey and the lift lobbies, corridors, stairwells and other circulation areas serving the residential upper parts of the building, including Sky reception at tenth storey level.

Externally, our re-inspections covered the roof over the main part of the building, together with an inspection of the external elevations from the Sainsburys car park deck on the West side of the building and from ground level elsewhere. We were also able to obtain a limited view of the elevations to the central lightwell from the tenth floor corridor areas.

Our re-inspections did not include the interior of any of the flats in the building, nor did we gain access onto any of the private balcony areas. We were also unable to examine the

roof and terrace areas over the tower, where access was not available through Flat 1601 at the time of our re- inspections.

#### **4.0 Construction**

The construction of the building and nature of the internal and external finishes were described in detail in our original report and are not repeated here.

#### **5.0 Condition**

Note:- the following section of this report updates the comments on the general condition of the premises contained in our original report and also describes/confirms those works which have been undertaken during the intervening period. Our comments are only intended to give an outline guide as to the general overall condition of the various parts of the building sufficient for the purposes of preparing this updated 10 Year Major Works Programme. Again, our comments are not intended to provide a detailed structural survey report on the condition of the building and should not be relied upon by any vendor or purchaser or any potential vendor or purchaser in connection with the sale or potential sale of any flats within the building. These third parties should be advised to obtain their own independent professional advice on the condition of the building.

##### *5.1 Main Roof*

The main roof is covered with a single ply membrane system above a layer of insulation, which we understand was laid approximately five years ago and is covered by a 20 year insurance backed guarantee. At the time of our original report, we were advised that there had already been a number of problems with water ingress through the new roof membrane, resulting in the need for certain remedial repairs to be undertaken. We understand that these problems are still ongoing and that you are currently taking further advice on the matter. However, whilst this clearly remains a concern, on the basis that the roof membrane is under guarantee and will apparently will remain so for a further fifteen years or so, we have not included any specific allowance for repairs within the updated 10 Year Plan.

Regarding the perimeter parapets, we note that the cleaning of the copings which we recommended in our original report has now been undertaken and also that painting of the guarding/balustrading to the roof edges has been carried out. We understand that the painting was carried out by your in-house maintenance staff shortly after our original report was submitted. There are, however, further painted surfaces at main roof level where redecoration has not yet been undertaken and where the paintwork is in fairly poor condition, particularly the various plant platforms supporting the air conditioning condenser units and also the tops of the various soil pipe penetrations and so forth. Accordingly, we have recommended redecoration of these surfaces during the current year, but have not allocated any specific costs for this work on the assumption that the painting will again be undertaken by your in-house maintenance staff.

As regards the roof coverings over the thirteenth storey additions at the corners of the main roof, we have assumed that the coverings to the additions at the rear corners (which appear of similar age/type to the main roof coverings) will remain satisfactory for the next ten years. However, although we have not been able to examine these roofs in detail, the coverings to the roofs at the front corners appear older and we have therefore included provisional allowance for their replacement in 2013.

### *5.2 Tower Roofs*

As previously mentioned, during our recent re-inspections of the building, we were not able to gain access onto any of the roof or terrace areas over the tower. Inspection of these areas was also relatively limited/restricted during our original survey in 2006. However, although it is difficult to assess the scope of works which might be required with any degree of certainty, we consider it likely that the asphalt coverings and so forth will require some attention during the next ten years and have made some allowances for this within the updated 10 Year Plan.

### *5.3 External Elevations*

Since preparing our original report, we note that replacement of the mastic to the horizontal and vertical movement joints on all of the external elevations (including the

elevations overlooking the central lightwell) has now been undertaken. We understand that this was carried out during 2007 as a single exercise, rather than under the phased programme of works which we originally suggested. We further understand that the replacement of the mastic was undertaken by an specialist abseiling contractor rather than from power cradles which we had originally anticipated.

In addition to the cleaning of the copings to the perimeter of the main roof to which we have previously referred, we also note that cleaning of the copings to the parapets enclosing the roof terrace areas at tenth and twelfth storey level has been undertaken, although we were unable to confirm the extent to which any repointing of the coping joints (if any) was carried out at the same time.

You have provided us with a copy of the specification on which the abovementioned works were tendered and we note that, in addition to the renewal of the mastic and cleaning of the copings to the roof and high level terrace areas, the specification also refers to an allowance for repairs to brick slips to the floor slab edges and to cleaning and repointing of the projecting cills/copings to the base of the openings to the recessed individual balconies on the various elevations. We have no information regarding the extent of brick slip repairs undertaken (if any) but, for the purposes of this report, have assumed that the condition/soundness of the brick slips was checked/surveyed during the course of the abseiling works to each elevation and any essential repairs carried out. Whilst we would not expect the mastic pointing to the expansion joints to require renewal again 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. Accordingly, we have made some provisional allowance for this in a further phased programme of repairs to the various external elevations, which we have recommended be undertaken between 2015 & 2017 within the updated 10 Year Plan.

Within our original report, we also made reference to areas of artificial stone block cladding which are present to the upper parts of the tower elevations and where the bottom edges of several of the cladding blocks are damaged/broken away. No repairs to the cladding blocks appear to have been undertaken during the 2007 abseiling works and,

accordingly, we have included some allowance for repairs to be undertaken during the phased programme of repairs referred to above.

As regards the asphalt coverings to the various roof terraces and balconies, although we did not gain access onto any of the private balcony areas during our recent re-inspections of the building, we would generally expect properly detailed asphalt roofing to have a serviceable life of at least 25 years. Given that the asphalt coverings appear to date from the works undertaken in the late 1990's, we therefore consider it unlikely that wholesale replacement will be required within the next ten years and have not made any allowance for this in the updated 10 Year Plan. As advised in our original report, should the need for repair/replacement of the asphalt to individual balcony/terrace areas arise during the next ten years, we would recommend that these be dealt with as and when problems occur.

Regarding the metal balustrades to the balconies, false balconies and terrace areas on the various elevations, although we originally suggested that redecoration be undertaken on a phased basis in conjunction with the other repairs required to each individual elevation, we note that you have instead been undertaking redecoration on a rolling programme, utilising your own in-house maintenance staff rather than outside contractors. This work appears to be some 75% complete at present and we understand that the intention is to complete all of the repainting during the course of this year. The balustrades will require redecoration again within the next ten years and we have therefore made provision for this in the updated 10 Year Plan, but have not allocated any specific costs to this work on the basis that you will again utilise your in-house maintenance staff and will not be instructing outside contractors. We note that the current repainting work has not included the soffit panels over the recessed balconies and would recommend that these be repainted when redecoration of the balcony balustrades is next undertaken.

As regards the mansard roof slopes to the lightwell facing elevations at tenth and twelfth storey level, the copper coverings and "Velux" roof windows appear to remain in satisfactory condition at the present time and, although you should bear in mind the comments contained in our original report regarding the life expectancy of the roof windows, we would still expect the roof windows and copper coverings to remain serviceable for the next ten years. As regards the gutters around the base of the mansard

roof slopes, despite the comments in our original report regarding their size/capacity, we understand that the gutters appear to be coping adequately with the volume of rainwater run-off from the mansard slopes and have therefore omitted allowance for their replacement within the updated 10 Year Plan.

Within our original report, we recommended the application of a proprietary waterproof coating system to the asphalt covered flat roofs over the small corner additions within the lightwell at tenth storey level. We note that this work has not been undertaken to date.

As regards the windows to the building, these generally appear to remain in fair order for their age where we were able to inspect, although we did note that some minor fading/discolouration to the polyester powder coated frames is beginning to occur in places, particularly on the West facing elevation which is most exposed to the prevailing weather. The current condition of the windows is such that we would still expect the majority of these to remain serviceable for the next ten years or so, although the windows are by then likely to be approaching the end of their serviceable life and replacement may well become necessary shortly thereafter.

We understand from you that, although you are still obtaining legal clarification, it is considered likely that the windows to the flats are the responsibility of the individual flat lessees under the terms of their leases and that any future replacement of the flat windows will therefore not need to be met from the service charge. For the purposes of this report, we have assumed that this would also apply to the curtain walling forming the projecting two storey bay type structures on each side of the main part of the building at tenth/eleventh storey level, although we would again recommend that you obtain legal clarification on this point. In this regard, we understand that you will shortly be formulating a window replacement policy with which individual flat lessees will need to comply in the future when undertaking replacement of windows to their own flat.

Assuming that flat lessees are indeed responsible for their own windows, the future replacement of common parts windows will obviously still need to be considered in due course. There are relatively few of these, the majority located at tenth storey level overlooking the central lightwell and there also being windows at third, sixth and ninth

storey and in one or two places elsewhere providing smoke venting to the internal common parts. Whilst we currently anticipate that these windows should remain satisfactory for the duration of the updated ten year plan and have made no allowance for replacement at this stage, their condition should be kept under review during future updates.

Regarding the mastic to the perimeter of the window frames, it does not appear that any renewal of mastic has been undertaken in conjunction with the renewal of the mastic to the expansion joints on the various elevations. Whilst the mastic appears to remain in reasonably good condition for its age in most respects, we anticipate that further deterioration and weathering over the next ten years will result in the need for mastic renewal to be undertaken. On the assumption that the mastic to the window frames is a service charge item and not the responsibility of individual flat lessees, we have therefore made allowance for replacement of mastic to the windows during the phased programme of repairs we have recommended to the external elevations between 2015 and 2017.

#### *5.4 External Areas*

We understand that, in accordance with the recommendations in our original report, redecoration of the front forecourt area was undertaken during 2007, although the underside of the canopy over the forecourt area is the responsibility of the David Lloyd Centre and this did not form part of the redecoration work. In accordance with our original report, we have recommended redecoration again during 2013, but have adjusted our original budget figure to reflect that redecoration of the canopy soffit would not be included. As regards the pavings to the roadway/forecourt area, these remain in satisfactory order and we have not made any allowance for major repairs/improvements within the updated 10 Year Plan.

#### *5.5 Internal Common Parts*

In accordance with the recommendations of our original report, we understand that redecoration of the main ground floor reception was undertaken during 2007. As previously, we have suggested redecoration again in 2014.



Regarding the areas at the rear of the first storey, since producing our original report, we note that redecoration and replacement of carpets has been undertaken within the circulation areas in conjunction with the relatively recent redecoration of the common parts between second and ninth storey level. We also note that the staff canteen and main management office have been re-carpeted, but redecoration of the office, canteen, kitchen and toilet areas has not yet been undertaken. We have therefore allowed for redecoration of these remaining areas to be undertaken in 2010.

A redecoration programme to the lift lobbies, corridors and other circulation areas between second and ninth storey level was undertaken during 2006, the works also having included replacement of carpets and cleaning of suspended ceilings. In accordance with our original report, we have recommended redecoration again in 2013, although we would expect the carpets to remain satisfactory beyond this and have assumed that renewal of carpets could probably be deferred until the following redecoration programme which, on the basis that redecoration will be carried out at seven year intervals, would become due again in 2020.

As regards the Sky reception and circulation areas at tenth storey level, redecoration has recently been undertaken, apparently during 2008. The work undertaken did not include replacement of carpets. Within the updated 10 Year Plan, we have recommended redecoration again in 2015, at which time we would anticipate that renewal of carpets will become necessary.

Although some limited work may have been undertaken, we understand that full redecoration of the internal common parts at eleventh storey level and above was not carried out in conjunction with the redecoration of Sky reception and the tenth storey circulation areas in 2008. Although these areas are not widely used and have suffered only minor wear and tear, we have suggested full redecoration in 2011 and again in 2018. The carpets to these areas also remain in reasonable condition and, at the present time, we have assumed that these will remain satisfactory until the 2018 redecoration programme.

Regarding the various common stairwells, the updated 10 Year Plan still includes allowance for redecoration in 2010 as suggested in our original report. However, given that the stairwells receive little use, their redecoration is probably not a priority should you

wish to defer this work for a further period. Given their limited use, we do not anticipate that redecoration of the stairwells will be required more than once within the period of the updated 10 Year Plan. The minimal traffic through the staircase areas is such that the majority of the carpets have still suffered very little wear and, whilst we have allowed for cleaning of carpets during any redecoration programme, their wholesale replacement will probably not be essential within the next ten years and we have not made any provision for this.

We understand that quotations have recently been obtained for the refurbishment of the two lift cars at the rear North-West corner of the building, with new finishes more appropriate to their normal usage as goods lifts. We understand that the intention is to undertake the work during the course of this year.

Within the updated 10 Year Plan, we have suggested refurbishment of the single passenger lifts at the North-East and South-West corners of the building in 2010, followed by the refurbishment again of the main bank of three passenger lifts at the South-East corner of the building (which we understand were last refurbished in 2005) in 2012. Please note that the costings we have included in respect of the lifts relate only to the refurbishment of the lift cars and are not intended to cover repair, upgrading or replacement of the lift controls/machinery. We also note that there is some duplication here with the report provided by WA+A Design Group, where their update report also includes some allowances for lift car refurbishments. In this regard, our own experience and also the quotations you have recently obtained for refurbishment of the North-West lifts would suggest that the WA+A figures may be on the low side and you will note that the allowances we have suggested are greater.

In accordance with our original report, the updated 10 Year Plan allows for redecoration of the painted surfaces within the basement level parking areas and lift lobbies in 2010, including re-marking of the parking bays, directional arrows and so forth. In this regard, we note that redecoration of the railings to the ramps linking the parking levels has recently been undertaken.

## **6.0 Recommended Phasing Of Works & Budget Costings**

The budget costings given in the following section of this report (and repeated in the single page summary appended to the rear of this report) are based on present day costs and make no allowance for inflation over the duration of the updated 10 year plan. Where applicable, costings given in our original report have been reviewed and updated, although it should be noted that the latest Quarterly Review of Building Prices published by the RICS Building Cost Information Service indicates that current tender prices have now fallen back to more or less the same level as those appertaining at the date of our original report. The costings also exclude professional fees and VAT, which will need to be added.

Please note that the following programme does not include recommendations/costings in respect of the services installations, in which regard you should refer to the separate update report provided by WA+A Design Group.

#### **YEAR 4 (2010)**

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

Redecoration of plant platforms, tops of vent pipes etc. at main roof level (assumed to be undertaken by in-house maintenance staff).	Nil
Redecoration/refurbishment of management offices, staff canteen, staff toilets and kitchen.	£15,000
Refurbishment of the North-East and South-West passenger lifts.	£14,000
Redecoration programme to internal staircase enclosures (excludes replacement of carpets).	£55,000
Redecoration programme to basement level car park areas, lift lobbies, etc. including re-marking of parking bays.	£25,000

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TOTAL (Year 4)	£109,000
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**YEAR 5 (2011)**

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

Redecoration programme to South-East lift lobby areas between 11 <sup>th</sup> & 15 <sup>th</sup> storey level (excluding renewal of carpets).	£12,000
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Allowance for essential repairs to tower roof and 18 <sup>th</sup> storey roof terrace areas.	£20,000
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TOTAL (Year 5)	£32,000
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**YEAR 6 (2012)**

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

Refurbishment of the 3 No. South-East passenger lifts.	£20,000
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TOTAL (Year 6)	£20,000
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**YEAR 7 (2013)**

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

Redecoration/uplift to forecourt/canopy area.	£20,000
Allowance for renewal of coverings to roofs over 13 <sup>th</sup> storey level additions at front corners of main roof.	£7,000
Redecoration programme to lift lobbies and corridors between 2 <sup>nd</sup> and 9 <sup>th</sup> storey level (excluding replacement of carpets), including circulation areas at rear of 1 <sup>st</sup> storey.	£185,000
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TOTAL (Year 7)	£212,000
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#### **YEAR 8 (2014)**

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

Redecoration programme to main reception.	£25,000
Rolling redecoration programme to balcony balustrades, balcony soffits, roof edge railings etc. (assumed to be undertaken by in-house maintenance staff).	Nil
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TOTAL (Year 8)	£25,000
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#### **YEAR 9 (2015)**

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

External repair programme to front (South) elevation and West flank elevation. Scope of works to include:- £155,000

- allowance for repairs to brick slips to floor slab edges.
- cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to upstands.
- renewal of mastic to perimeter of windows and external door frames.

Rolling redecoration programme to balcony balustrades, balcony soffits, roof edge railings etc. (assumed to be undertaken by in-house maintenance staff). Nil

Redecoration programme to Sky reception and 10<sup>th</sup> storey common parts (including allowance for renewal of carpets) £50,000

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TOTAL (Year 9) £205,000

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### **YEAR 10 (2016)**

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

Redecoration of plant platforms, tops of vent pipes etc. at main roof level (assumed to be undertaken by in-house maintenance staff). Nil

External repair programme to rear (North) elevation and East flank elevation. Scope of works to include:- £145,000

- allowance for repairs to brick slips to floor slab edges.
- cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to upstands.
- renewal of mastic to perimeter of windows and external door frames.

Refurbishment of the 3 No. North-West goods lifts.	£14,000
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TOTAL (Year 10)	£159,000
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**YEAR 11 (2017)**

For year 11 of the programme, we would recommend the following work:-

Allowance for further essential repairs to tower roof and 18 <sup>th</sup> storey roof terrace areas.	£15,000
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External repair programme to tower elevations and central lightwell elevations. Scope of works to include:-	£165,000
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- allowance for repairs to brick slips to floor slab edges.
- cleaning to all balconies and terrace areas including temporary removal of perimeter pebbles and solar reflective painting to upstands.
- renewal of mastic to perimeter of windows and external door frames.
- allowance for repairs to high level artificial stone block cladding to tower elevations.

Redecoration of management offices, staff canteen, staff toilets and kitchen.	£15,000
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Refurbishment of the North-East and South-West passenger lifts.	£14,000
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TOTAL (Year 11)	£209,000
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## **YEAR 12 (2018)**

For year 12 of the programme, we would recommend the following work:-

Redecoration programme to South-East lift lobby areas between 11<sup>th</sup> & 15<sup>th</sup> storey level (including allowance for replacement of carpets). £20,000

Redecoration programme to basement level car park areas, lift lobbies, etc. including re-marking of parking bays. £25,000

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TOTAL (Year 12) £45,000

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## **YEAR 13 (2019)**

For year 13 of the programme, we would recommend the following work:-

Redecoration/uplift to forecourt/canopy area. £20,000

Refurbishment of the 3 No. Sout-East passenger lifts. £20,000

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TOTAL (Year 13) £40,000

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Please note that none of the aforementioned costings are based on estimates from building contractors and that the costings are intended to provide only an approximate guide for budget purposes. Accordingly, the figures provided should be treated with due caution. In due course, for each phase of the work, it will be necessary to undertake more detailed inspection of the relevant parts of the building in order to prepare detailed specifications for the purposes of obtaining competitive tenders from selected contractors.



## **7.0 Other Matters**

In assessing costings against the various works we have recommended over the next ten years, we have generally allowed for repair, redecoration and cleaning of existing surfaces/finishes and have not made any allowance for alterations or major changes which you may wish to undertake. This is particularly relevant to the reception areas and other internal common parts where, if there is any intention to make major changes/improvements to finishes and so forth during future redecoration, an additional allowance for any such work should be added to the costings we have assessed.

As regards access to the various elevations for the purposes of undertaking the recommended works, although the specification on which works were tendered referred to an allowance for brick slip repairs, the works undertaken in 2007 appear to have been mainly limited to replacement of mastic to expansion joints and we note that it was possible to undertake this work by abseiling. During 2015, 2016 & 2017, we have recommended replacement of mastic to all of the windows, together with a further inspection and repairs where required to the brick slips on the lines of the floor slab edges. We have also referred to outstanding repairs required to the artificial stone cladding blocks to the upper parts of the tower elevations. Although it may again be possible to undertake some of this work by abseiling, the nature of the work recommended, particularly any masonry repairs, is such that we remain of the opinion that power cradles would probably provide a more appropriate working platform. Accordingly, the costings which we have included within the updated 10 Year Plan for further works to the external elevations have generally been assessed on this basis.

No allowance has been made in the foregoing update report/costings in connection with any materials which may contain asbestos fibres. As mentioned in our original report, we have assumed that, within the last few years, you have arranged for a specialist asbestos survey of the relevant parts of the building to be carried out to meet with modern legislation and that a report and an asbestos register has been prepared arising from the specialist inspection.

## **8.0 Summary**

Within this report, we have reviewed and updated the recommendations contained within our original 10 Year Major Works Programme and have extended this to cover the period up to and including year 2019. We have also provided updated budget costings for the various works recommended, but have made no allowance for day to day cleaning and maintenance or any allowance for unforeseen and emergency repairs which are likely to be required from time to time with a building of this nature.

With regard to unforeseen/emergency repairs, we understand that there are ongoing problems with water ingress affecting several of the flats at ninth and tenth storey level and which are currently being investigated by a Building Consultancy firm. We also understand that there are reported issues with water ingress affecting the penthouse flat within the tower. We understand that the causes of at least some of this water ingress have yet to be established and, whilst the updated 10 Year Plan includes some general allowance for repairs to the asphalt roof coverings and so forth to the tower roof and penthouse flat terrace areas in accordance with normal good maintenance practice, we confirm that no specific allowance has otherwise been made within our costings for other remedial works which might be required in connection with the water ingress issues. We would, however, make the point that the height of the building and nature of the construction is such that, on the relatively exposed upper storeys and particularly on the South and West facing elevations which will receive most of the prevailing weather, problems from time to time with water ingress resulting from issues with cavity trays, curtain walling, window seals and so forth should not necessarily be unexpected. You should therefore bear this in mind when assessing your future budgets for the building.

We trust that the above is satisfactory for you purposes but, if you require clarification of any of the points we have raised, we shall be pleased to hear from you.

Yours faithfully,

