

In The First tier Tribunal
(Property Chamber)

Case ref: LON/00AW/LSC/2016/0115

Point West GR Limited
Applicant

&

Lessees of Point West
Respondents

Re:
Point West Apartments
116 Cromwell Road London SW7 4XR

STATEMENT OF JOHN SHEMMING, RIBA

1. My name is John Shemming and I am a Chartered Architect with 35 years` experience in the profession, currently in the partnership of Tuffin Ferraby Taylor which is a professional building consultancy with 40 years in practice.
2. We are enjoying the success achieved through becoming one of the largest independent practices of our kind in the United Kingdom. We have over 100 partners and employees operating from a network of offices in Birmingham, Bristol, Cardiff, Guildford, London, Manchester and Edinburgh. TFT, whilst predominantly providing building surveying services, offer a multi-disciplinary approach through employing architects, quantity surveyors, mechanical and electrical engineers as well as specialist energy and sustainability consultants.
3. The majority of my work has related to the alteration, extension and refurbishment of existing buildings. In recent years, I have been responsible, in terms of design and contract administration, for the refurbishment of large residential apartment blocks in London such as Raynham, Bayswater, W2; Abbey Lodge, Regents Park, NW8; and South Lodge, St John's Wood, NW8.
4. I have been provided with the Applicant's planned maintenance programme of a proposed £8.4million worth of works at Point West Apartments which are proposed to be phased in over a period of 10 years.
5. I have been asked to advise as to how the professional work of specification, tendering and contract administration should best be appointed and on the likely professional fees that I would expect to be incurred in such a process.
6. I have been shown a letter from Point West Management to all tenants dated 17th December 2013 in which the capital works proposals are laid out with a fee indication of 12%. Based on the budget figure of £8.4 million such fees would amount to more than £1 million plus 20 percent in VAT. I consider this to be an excessive fee estimate.
7. There is no standard fee scale for this type of work. The factors that can impact on the fees include the nature of the work and the size of the contract sum. A project such as the re-modelling of the ground floor reception may require the input of an interior designer which can increase the fees.

On the other hand a roof recovering project of £1.2 million would not represent four times the work of a similar roof recovering project of £300,000 so a reduced percentage would be expected.

8. The fee my practice would charge for work on this type of building would be as follows: -
- Ground floor reception remodelling, inclusive of interior designer's cost, circa £250,000. 10% plus VAT.
 - Roof recovering works, circa £600,000. 8% plus VAT.

This is just for two distinct elements of the proposed works plan.

9. The above fees would include the CDM role of Principal Designer as well as project management from initial briefing through to completion. Disbursements are also included.
10. Furthermore, where a suitable practice has the reasonable expectation of future work over such a ten-year period, then a more competitive fee can always be agreed by negotiation in my experience.
11. In my opinion, the best strategy would be for the client to submit an outline of services required with the Major Works Programme to 3 or 4 parties; firms with good experience of this type of work and the size and supporting structure to offer a consistent and continuous level of service, and to seek competitive quotes for professional fees to cover the proposed works under a framework agreement.
12. I have not been asked to comment on the actual works or the budget costs set out by management, not have I surveyed the property. I shall be pleased to quote for such an assignment as I would for the professional works involved in the works.

I BELIEVE THAT THE CONTENTS OF THIS STATEMENT ARE TRUE.



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John Shemming

8 December 2016