

## Wandsworth Council

Wandsworth Council HCS Department,  
Town Hall,  
Wandsworth High Street,  
London  
SW18 2PU

Please ask for/reply to: Mr N Reimmer  
Telephone: 020 8871 6000  
Direct Line: 020 8871 8497  
Fax: 020 8871 8469  
E-mail: nreimmer@wandsworth.gov.uk  
Web: www.wandsworth.gov.uk

Our ref: HCS/NR/6709  
Your ref:  
Date: November 2015

### The Leaseholder(s)

London

Dear Leaseholder(s),

### Window Renewal Inc. External Decorations & Repairs – Wimbledon Park Estate

As you are aware, the Council is intending to carry out work to your block. Notice of Intention in respect of these works was served on 18<sup>th</sup> March 2015 and we plan to start the work this financial year. The Law (Section 20 and 20ZA Landlord and Tenant Act 1985, as amended) requires that we invite you to comment about the proposed work and the costs involved. If you want to comment, please write to me at the address above before **29<sup>th</sup> December 2015**.

We consulted residents about the proposed work in March 2015 and there were no major changes to the scheme. I list below a summary of the observations/comments received during the earlier stage of consultation:

- Several residents enquired as to whether the front door glazed surrounds would be replaced as part of the works as these appear to be a source of draught into the property. ***The Project Controller has advised that this will not form part of the works, however any associated decoration to the frames will be carried out in accordance with the specification.***
- Resident asked if insulation would be installed within the roof area of the small blocks as they were previously advised this would be included at a Co-op general meeting. ***Copper pitched roof repairs have been specified within the specification to Briardale, Lindale and Verebank blocks, however no insulation is being installed.***
- A resident enquired on the locations of the fans as several leaseholders have combined the bathroom/WC. The resident asked if they are allowed to choose which window the fans are installed in. ***The project controller has advised that all extractor fans would be installed within the bathroom in all circumstances.***
- A contractor nomination, putting forward **Masher Brothers Ltd** was received from a leaseholder. The contractor details were passed to the procurement section to carry out their necessary checks.

## Description of work

1. Provide working access/scaffold.
2. Remove the existing windows and replace with u-PVC double glazed windows including the provision of extract fans in the windows to both kitchens & bathrooms. (These are optional for leaseholders, who are responsible for arranging final connection to the electricity supply which should be undertaken by a qualified electrician). ***The Council notes that some windows are not original and have been replaced with double glazing by individual leaseholders in the past. If your property already benefits from double glazed units they will NOT be replaced unless you ask for them to be replaced in writing.***
3. Carry out brickwork, concrete repairs where necessary
4. Testing and removal of asbestos based materials where required.
5. Flush through and clean out rainwater outlets and downpipes.
6. Repairs to access deck walkway paving.
7. Decoration to perimeter railings, handrails and fencing serving block
8. Redecoration of all previously decorated external & internal communal areas. All decoration works are to include preparation and pre-decoration repairs.

This is a summary of the work, which we plan to carry out. You can request a copy of the specification summary which can be e-mailed to you; alternatively you may also request the full specification document which can also be sent to you.

## Cost of the work

We invited eight contractors to send us estimates for carrying out this work. Their estimates are listed below:-

Mulalley & Company Ltd	£2,212,974.00
Lakehouse Contracts Ltd	£2,531,981.77
WBC Operational Services	£2,615,927.24
Keepmoat Regeneration Ltd	£2,729,265.08
Vinci Construction (UK) Ltd	£2,739,509.00
Mite Property Services (UK) Ltd	£2,867,240.32
Breyer Group PLC	£3,143,562.00
George Jones & Sons Contractors	Tender not returned

<b>Block Cost</b>	
Major works fee at 5.04%	
Consultant's fee at 2.24%	
<b>Sub Total</b>	
We then take off the cost of non-chargeable items	
<b>Total</b>	

Under the terms of your lease, you are responsible for % of this total. **The current estimated charge is £ It is anticipated you will receive the bill for this amount in October 2016.** If you require a more detailed breakdown of costs please contact me.

## Ways you can pay for owner occupiers

There are a number of ways to pay if you do not sub-let the property. If you are unable to pay in full when you receive the bill, there are several options available as described in the enclosed leaflet "Easier ways to Pay For Major Works".

To help alleviate any possible future condensation problems we recommend that extractor fans be fitted to your kitchen and bathroom windows. The cost has been estimated at **£272.75** for a kitchen fan and **£185.46** for a bathroom fan. This cost has NOT been included in your estimated charge detailed overleaf as the provision of extractor fans is optional to all leaseholders, who are also responsible for the connection of fans to their electrical supply. Should you decide to have the fans installed the additional cost will be added to your individual contribution.

### **The consultation process**

We have arranged a meeting so you can find out more about the proposed work:

**Date: Wednesday 16<sup>th</sup> December 2015**

**Time: 4:30pm – 7:00pm**

**Venue: Southfields Library, 300 Wimbledon Park Road, London, SW19 6NL**

The meeting will be held on an informal drop-in basis where residents can arrive anytime between **4.30 and 6.45pm** (to ensure your queries can be resolved before the meeting ends at 7.00pm). You will be able to discuss the project with the officers involved in the scheme on an individual basis. Unfortunately at busy times you might have to wait to speak to the officers if they are already speaking with another resident.

Yours faithfully



**Mr N Reimmer**  
Consultation Officer