

28<sup>th</sup> June 1999

Our ref: IGT/KAM/Century/Gen  
Your ref:

**HAYWARDS**

*Chartered Surveyors*

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**SCANNED DOCUMENT**  
**Ref.: CHRA0451Reply2**

Dear Lucy

Re: Century House. 245 Streatham High Road. London SW16

Thank you for your facsimile of 7<sup>th</sup> June, enclosing observations made by the Resident's Association of 24<sup>th</sup> May. As requested I can respond to the points that you require response upon as follows:

1. I enclose a full copy of the original Schedule of Works prepared by Willmotts and dated December 1997 as requested. Also enclosed is a copy of the Marley Roofing Specification, including technical data and detailing sheets.
2. The proposed works can be summarised as follows:
  1. Erection of access scaffolding, together with electrically operated power cradles to right hand elevation and installation of infra-red alarm to scaffolding.
  2. Overlay existing main flat roof with new high performance Marley felt system.
  3. Associated roof repairs including installation of new cavity trays, new lead flashings, renew roof light plastic domes, parapet wall repairs.
  4. Overlay of carpark flat roof as above together with renewal of bin store roof.
  5. Overhaul mansard pitched roof slopes including replacement of all broken and slipped tiles and recovery of dormer window roofs.
  6. Asphalt repairs to parapet gutter.
  7. Timber repairs to dormer windows at mansard roof level.
  8. Stonework repairs and repointing to parapet walls and elevations.
  9. Renewal of all defective and cracked areas of render to elevations and to bin store.
  10. Brickwork repairs and repointing to elevations where necessary.
  11. Concrete repairs to elevations.
  12. Replace full height windows on front elevation with new aluminium sections, together with sundry repairs to other communal windows.

Cont/d...

*Registered Office: F & H Management Limited, Chartered Surveyors, 31 Plympton Street, London, NW8 8AB.  
Registered No. 2540610 in England.*

*Directors: D.A.R. MacDonald FRICS. G.O. Mason FRICS. D.P. Innes BSc FRICS.  
Associates: I.G. Thompson BSc ARICS. I.D. Sarchett BSc ARICS. J. Brooke G. Partridge ARICS.  
Consultant: R.J. Taylor Head of Finance: C.K. Speller BA FCA.*

13. Marble and faience stone repairs to ground floor areas and main front entrance stairs.
14. Redecoration of all previously painted external surfaces.

The main advantages of employing an overlay system to the flat roofs as opposed to stripping the existing asphalt and renewing are:-

- i) No requirement for a temporary roof or other protective measures, which saves substantial expenditure.
- ii) Less disruption to, in particular, top floor flats occupants as noisy removal of asphalt will not be necessary, with resultant decrease in likelihood of internal damage.
- iii) Increased length of guarantee.

6.
  - 1) PMI Construction Ltd.
    - a. The nett additional cost of the addendum items totals £9,850.00. However, the nett affect of the addendum items is better understood with reference to the tender analysis, a copy of which I believe has been provided to the Resident's Association. The figures provided by each contractor against each item take into account the addendum and with regards to PM] Construction Ltd.'s tender does total correctly.
  - 2) Price Construction
    - a. I enclose a copy of Price Construction's letter of 10<sup>th</sup> September 1998.
    - b. Presumably Price Construction are stating that black faience is not available and have therefore, regrettably, not priced this item. No such qualification has been given by PMI Construction Ltd.
    - c. We discovered a discrepancy of £1,224.00 within Price Construction's tender and again the relevant document to refer to with regards to the summary of the tender is the tender analysis.
  - 3) Thomas Sinden Construction  
Noted but as we are not recommending acceptance of Thomas Sinden Construction's tender this point becomes irrelevant.
7. I set out below the references in respect of PMI Construction Ltd., the lowest tendering contractor:

Mr P Ingram  
David Glass Associates Plc  
Hyde House, The Hyde  
Colindale  
LONDON NW9 6LH

Tel number 0181 905 9095

Mr Nigel Baxter  
Baxter & Company  
61 Kings Way  
Orpington  
BR5 1PN

Tel number 01689 838941

There seems little point in providing references in respect of Thomas Sinden Construction bearing in mind that we are not considering placing the contract with them.

Cont/d...

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11. Item 31.6 of the original Schedule of Works on page 39 states that the windows are to be renewed to "match existing configuration." Page 7 of the addendum requires that the additional item of works allowed within the addendum i.e. the renewal of the right hand window will be as before specified and thus will be to match the existing configuration.
12. It is impossible for me to answer the question mentioned under (a) without knowing specifically and individually the problems within the flats internally. Item 34.1 of the Schedule of Works is self explanatory.

In so far as inconvenience to individual flats this will primarily be the erection of the scaffolding and which will no doubt inconvenience the occupants although of course the contractor will be attempting to keep such inconvenience to a minimum. Noisy works should be expected particularly with regards to hammer testing of the concrete surfaces and the hacking off and replacement of any defective concrete and render. The taking out and replacement of right hand window on the main front elevation will also cause inconvenience, although of course the contractor will be expected to ensure that the property and individual flats are kept wind and watertight at all times and that appropriate temporary boarding and security arrangements are made.

14. I shall explore the possibility of a grant towards this work and revert to you.

I trust this enables you to respond to the Resident's Association.

Yours sincerely

IG Thompson BSc ARICS  
For Haywards Chartered Surveyors

Encs

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