To all Rowney Gardens home owners 5 November 2021

**Proposed scheme to repair and resurface Rowney Gardens.**

Since we wrote to you last week we have had a number of discussions with the selected contractor to more fully understand some of the details of the repair and resurfacing process. These discussions have also identified that by reducing the scope of works, costs savings can be made from the originally quoted figure without compromising the scheme. We are also pleased to announce that there has been further support from some of the remaining households in the 1-5 section of the road.

These two factors have combined to make it more cost effective to treat the whole road as originally planned as one continuous contract, rather than the part road 6-30 section as we indicated last week. This has come about as the reduction in contract cost for avoiding the 1-5 section is more than outweighed by the extra contributions from some of those houses now supporting the scheme from this section, although unfortunately we still do not have unanimous support from all owners.

The savings we have identified are from reducing the scope of works to omit the installation of kerbing in the upper part of the road. Kerbing has been the subject of representations to the Committee regarding both the cost and changing aesthetic of the upper part of the road. The kerbing was originally introduced to the specification by the Committee, who believed that the increasing water flows may have a detrimental effect on the road edge. However following detailed discussions, the contractor has been able to assure us that the upper part of the road without kerbing, replicates many country estate roads and they have no hesitation in standing by their 3 year warrantee and 12 month defects retention terms.

One additional benefit from avoiding the installation of kerbing is that the disruption of trenching will be avoided and the overall contract period is expected to be reduced from 14 days to nearer 7.

The savings delivered by omitting this element from the scheme mean that we are in a position to proceed immediately. It is proposed that we hold the balance of funding already collected as a further contingency until after the construction period has completed.

We therefore propose to proceed with the scheme as described by placing a contract next week, as this is our chance to bring the entire road up to the standard required before expected cost increases from 1st Jan 2022 which could be in excess of 15%.

If this target is met it is expected that with weather permitting the contractor should be able to attend site within the next 3 – 4 weeks. The focus of attention will then turn to programming the works in detail.

For this reason we would ask that any home owners that need access for contractors or deliveries from 29 November onwards please notify the Committee at the earliest opportunity by reply to this email address. When more precise timings are known, further communication will be set up with alerts to manage daily access restrictions.

Your RGRRA Committee:

Andy Kimpton, Andrew Wincott, Eric Buckmaster, Garry Halls, Jamie Berrecloth, Lincoln Atkins, Paul Ash