



# **ACM REMEDIATION WORKS INTERIM SUMMARY REPORT NO.3**

**UNDERTAKEN UPON:**

**20:20 BUILDING, SKINNER LANE, LEEDS**

**ON BEHALF OF:**

**20:20 HOUSE (RESIDENTIAL MANAGEMENT) LTD**

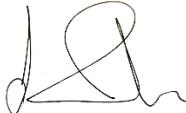


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	For and on Behalf of Cardoe Martin Limited
Approved By:	
	For and on Behalf of Cardoe Martin Limited
Date of Issue: 14 <sup>th</sup> April 2021	File Name: Interim Summary Report 3

## **1.0 INTRODUCTION**

This report provides an update in relation to the current progress of ACM remediation works at the site known as 20:20 Building, Skinner Lane, Leeds.

## **2.0 PROCUREMENT ROUTE**

A negotiated Design and Build procurement route was adopted for the project and approved by Homes England.

## **3.0 PROJECT TEAM**

### **3.1 Project Team**

The project team comprises;

- Employers Agent – Cardoe Martin
- Quantity Surveyor – Rex Proctor
- Fire Engineer – IFC
- Façade Engineer – Wintech
- Principal Designer – Bell Group
- Building Control – Local Authority
- Lawyers – Gowlings

### **3.2 Principal Contractor Appointment**

Ballymore Services Limited have been appointed as of Principal Contractor under a letter of intent dated 3<sup>rd</sup> December 2020 to the value of £150,000. The full value of ACM remediation works is £660,056 (exclusive of VAT) plus professional fees.

### **3.3 Appointments, contracts and collateral warranties**

- Formal client appointments of IFC, Wintech and Rex Proctor have been made with IFC appointment to be finalised.
- Formal JCT Design and Build 2016 contact and amendments are due to be finalised shortly.
- All contractors and consultants' collateral warranties and duty of care deeds have been accepted, although we have been advised of the following errors:
  1. Ballymore – PI clause remains, and it was agreed to be removed
  2. Rex Proctor – Clause relating to each and every claim to be amended

## **4.0 PROJECT PROGRAMME**

Works commenced on site on Monday 14<sup>th</sup> December 2020 and are currently progressing in line with the project programme (appendix 1). The proposed completion date for the external ACM remediation works is 14<sup>th</sup> June 2021. Subsequent internal Vapour Control Layer (VCL) works have been identified as a requirement to meet Building Control approval and these internal works will extend to 20<sup>th</sup> August 2021, although this is subject to stakeholders' cooperation and internal works commencing 10<sup>th</sup> May 2021 (appendix 2).

## **5.0 FINANCIALS**

### **5.1 Pre-Tender Support**

The client has not received any pre-tender support funding and the project has so far been funded by a warranty settlement, majority stakeholder contribution. Additional funding to be provided by Homes England.

### **5.2 Current Financial Position**

The current financial position stands at:

£72,762.00 (inclusive of VAT) invoiced for pre-tender professional and contractors services.

£22,673.16 (inclusive of VAT) invoiced for post contract professional services.

£281,652.89 (inclusive of VAT) in respect of contractor's valuation no.1, 2, 3 and 4

A total of £377,058.05 (inclusive of VAT) has been paid to date.

## **6.0 REVISIONS TO THE WORKS**

### **6.1 The Works**

The detailed ACM works design has progressed and it has been identified that there is a significant risk of condensation occurring to the internal envelope. It has been identified that a VCL is required as part of the remediation works and is integral to the installation of the new cladding system and reasons set out below:

1. Ensuring the new ACM remediation works comply with Building Regulations full plans approval (a condition precedent to obtaining funding).
2. Reduce the risk of condensation and damp forming on the internal walls, which can lead to significant health problems.

## 6.2 Requirements

The required VCL works effect 17no. apartments and would include relocating tenants to serviced apartments on a phased approach in order to complete the works. The works include installing a VCL to the internal outer walls and overlaying with plasterboard and redecorating.

The above works need to run in parallel with the external works and any delay will have an overall impact on costs and detrimental to the ACM works.

## 6.3 Cost impact - Vapour Control Layer

The additional costs for the VCL works are detailed below:

### **VCL works costs**

- VCL works 17no. apartments effected at an additional cost of approximately £8,411 per apartment to remediate = £143,000.00

*Sub total = £143,000.00*

### **Residents' alternative accommodation costs**

- 2No. serviced apartment accommodation costs @ £630 per apartment per week for 4 months to rotate residents and complete the works = £20,160.00

*Sub total = £20,160.00*

### **Associated residents' costs**

- Furniture removal costs (provided by Habito Living) @ £200 per apartment = £3,400
- Storage of resident's furniture (Provided by Habito Living) 1no. apartment @ £174.94 per week (20 weeks) = £3,498.80
- Managing agent fee (Habito Living) for production of pre-construction schedule of condition and agreeing condition at completion of the works @ £200 per apartment = £3,400
- Cleaning of apartments following contractors works (provided by Habito Living) @ £15per hour and allowing 4hrs per apartment = £1,020
- Electrical test following works (provided by Habito Living) @ £60 per apartment = £1,020

*Sub total = £12,338.80*

### **Associated preliminary costs**

- Additional preliminary costs (extension of internal VCL works – 8 weeks @ £4,797.80 per week) = £38,382.40

### **Associated professional fees**

Due to the necessity to undertake the internal VCL works additional professional fees will be required for additional involvement. We have budgeted 10% of the VCL works costs to cover additional professional fees which equates to £21,300.

The approximate budget cost for VCL works and associated costs = £235,181.20 (plus VAT)

#### **6.4 Preliminary Cost**

Residents parking is becoming a major issue and impacting undertaking the works safely. As the works have progressed it has become evident that the works cannot be safely completed without relocating resident parking. Enquiries have been made to find alternative free parking, but this has not proved possible. Quotations have therefore been obtained from local parking facilities and the preliminary costs are detailed below:

- 10no. car parking spaces @ £12 per day = £840 per week
- 12-15 weeks = £12,600.
- We would hope to reduce this figure should approval be provided to proceed.

Budget cost for additional preliminary costs in association with car parking = £12,600.

#### **6.5 Cost Impact Summary**

The total cost impact of the required VCL works to the project and associated preliminary costs for resident's car parking is approximately £247,781.20 (plus VAT)

## **7.0 SUMMARY**

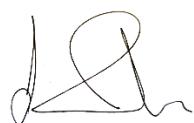
In summary the client has not received any pre-tender support funding for the project and the project is currently being financed by funds received from a warranty claim and stakeholders contributions.

It has been brought to our attention that additional works to include a vapour control layer are required and if not completed will impact the whole project resulting in the works not meeting the funding requirements.

The total amount of additional funding required is approximately £248,000 (inclusive of VAT). Works are progressing at such a speed that an urgent decision is required from Homes England in relation to agreeing the additional costs.

We trust the above and attached is clear and satisfactory, but should you have any questions please do not hesitate to contact me.

Prepared by Lee Rhodes MRICS



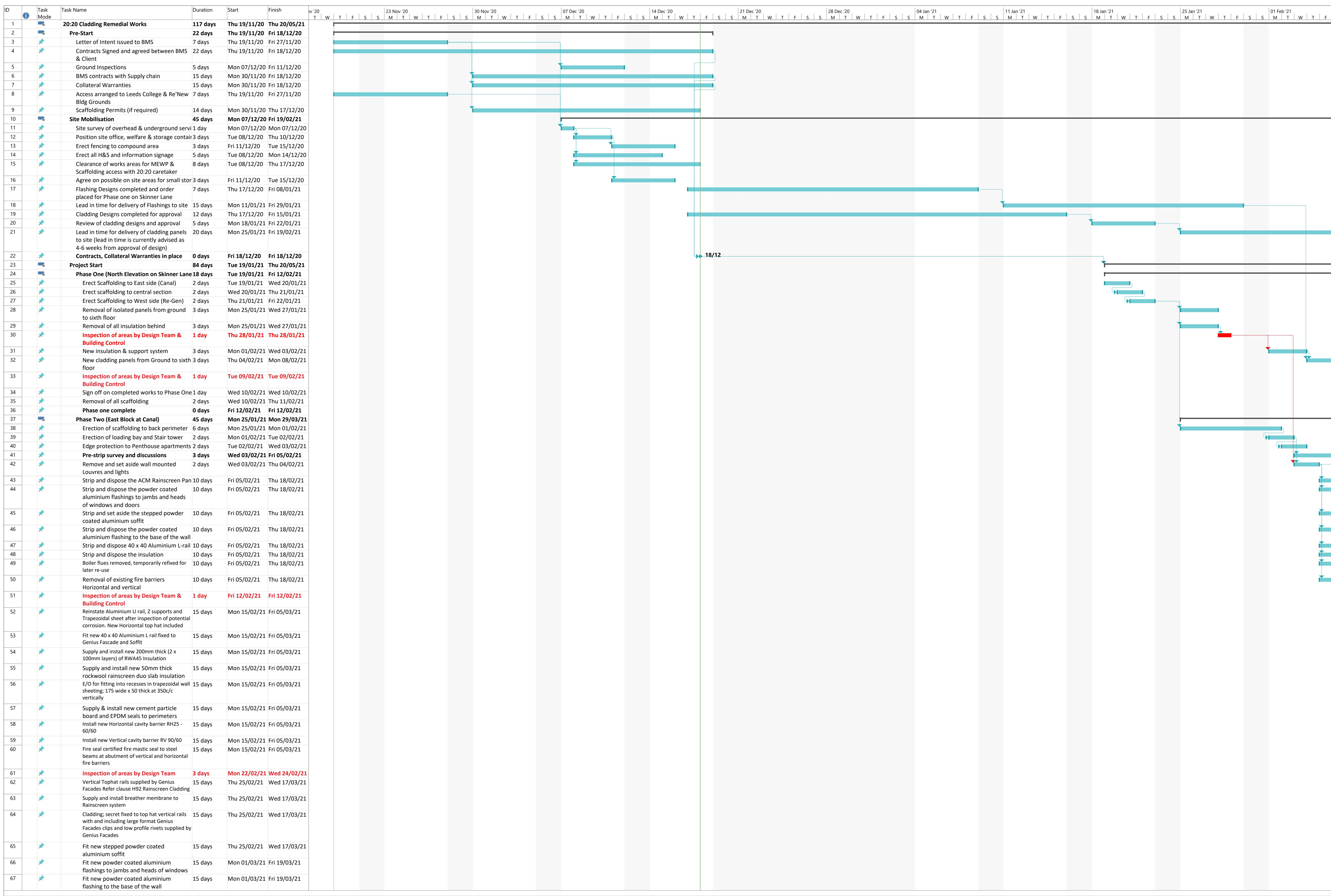
Signed

Dated 14<sup>th</sup> April 2021

FOR AND ON BEHALF OF CARDOE MARTIN LIMITED

# APPENDIX I

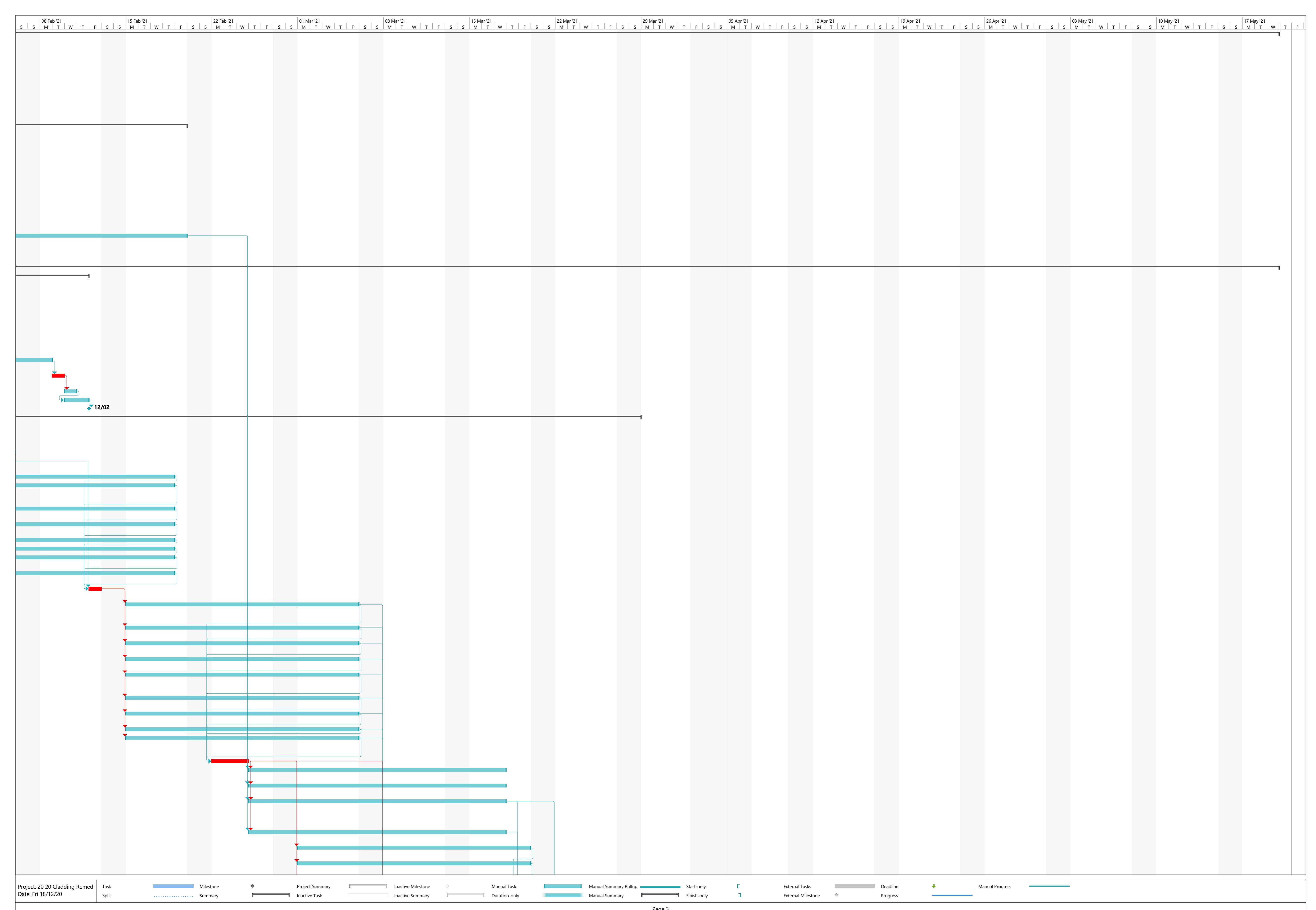
## ACM WORKS PROGRAMME

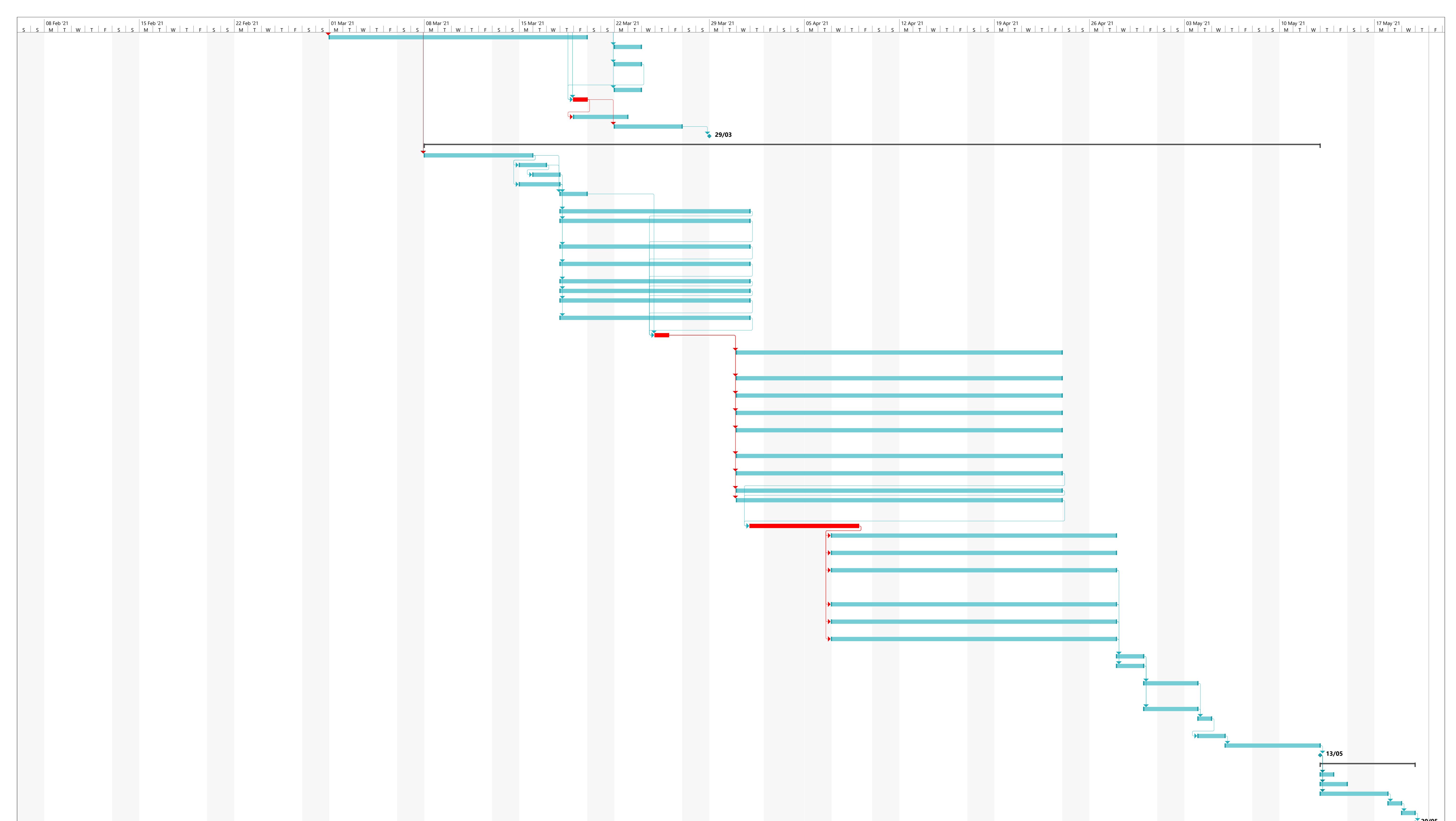


Project: 20 20 Cladding Remedial Work | Task Split | Milestone | Project Summary | Inactive Milestone | Manual Task | Manual Summary Rollup | Start-only | Duration-only | Manual Summary | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress |

Date: Fri 18/12/20 | Task Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Tasks | External Milestone | Progress |







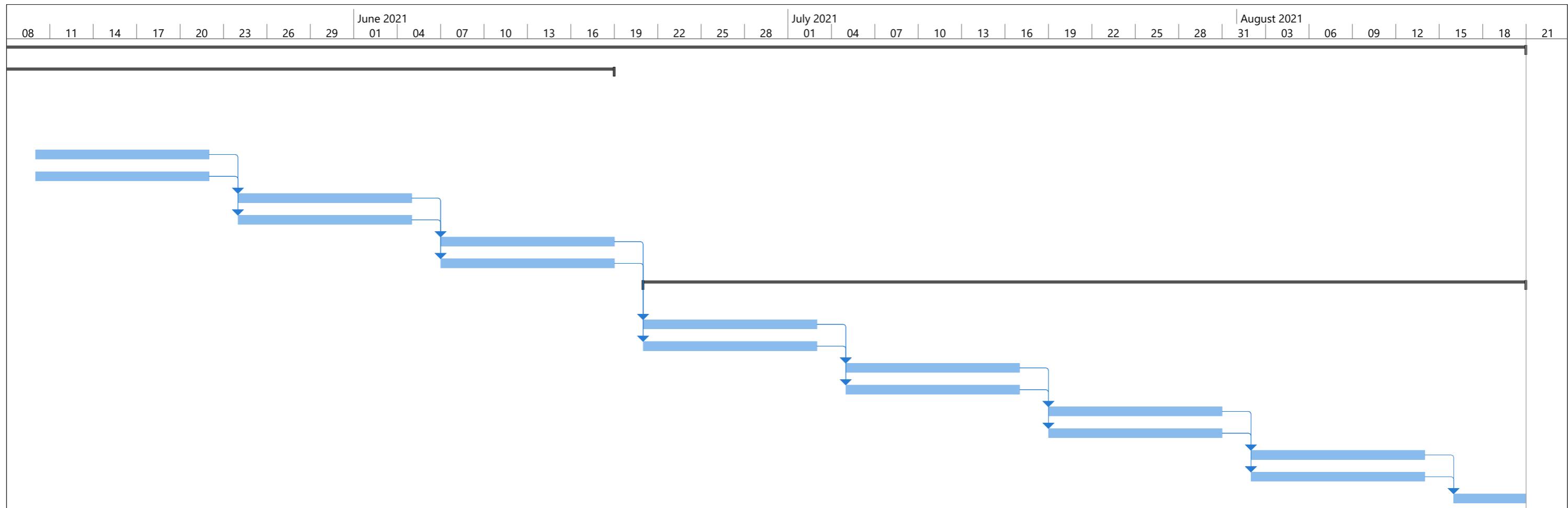
Project: 20 20 Cladding Remed	Task	Milestone	Project Summary	Inactive Milestone	Manual Task	Manual Summary Rollup	Start-only	Duration-only	Manual Summary	Finish-only	External Tasks	Deadline	External Milestone	Progress	Manual Progress
Date: Fri 18/12/20	Split	Summary	Inactive Task	Inactive Summary	Duration-only						External Milestone	Deadline	Progress		

# APPENDIX II

## VCL WORKS PROGRAMME

ID	i	Task Mode	Task Name	Duration	Start	Finish	06	09	12	15	18	21	24	27	30 April 2021	02	05	08	11	14	17	20	23	26	29 May 2021	02	05	08
1		20:20 VCL Works	111 days	Thu 18/03/21	Fri 20/08/21																							
2		Phase Two - Ballymore Start & Finish	66 days	Thu 18/03/21	Fri 18/06/21																							
3		Flat 239 - Apartment 1	1 wk	Thu 18/03/21	Wed 24/03/21																							
4		Flat 240 - Apartment 2	1 wk	Mon 29/03/21	Fri 02/04/21																							
5		Flat 242 - Apartment 3	2 wks	Mon 10/05/21	Fri 21/05/21																							
6		Flat 241 - Apartment 4	2 wks	Mon 10/05/21	Fri 21/05/21																							
7		Flat 235 - Apartment 5	2 wks	Mon 24/05/21	Fri 04/06/21																							
8		Flat 236 - Apartment 6	2 wks	Mon 24/05/21	Fri 04/06/21																							
9		Flat 237 - Apartment 7	2 wks	Mon 07/06/21	Fri 18/06/21																							
10		Flat 238 - Apartment 8	2 wks	Mon 07/06/21	Fri 18/06/21																							
11		Phase Three - Ballymore Start & Finish	45 days	Mon 21/06/21	Fri 20/08/21																							
12		Flat 123 - Apartment 9	2 wks	Mon 21/06/21	Fri 02/07/21																							
13		Flat 124 - Apartment 10	2 wks	Mon 21/06/21	Fri 02/07/21																							
14		Flat 125 - Apartment 11	2 wks	Mon 05/07/21	Fri 16/07/21																							
15		Flat 128 - Apartment 12	2 wks	Mon 05/07/21	Fri 16/07/21																							
16		Flat 126 - Apartment 13	2 wks	Mon 19/07/21	Fri 30/07/21																							
17		Flat 127 - Apartment 14	2 wks	Mon 19/07/21	Fri 30/07/21																							
18		Flat 129 - Apartment 15	2 wks	Mon 02/08/21	Fri 13/08/21																							
19		Flat 121 - Apartment 16	2 wks	Mon 02/08/21	Fri 13/08/21																							
20		Flat 122 - Apartment 17	1 wk	Mon 16/08/21	Fri 20/08/21																							

Project: Ballymore VCL Works P Date: Wed 10/03/21	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			



Project: Ballymore VCL Works P  
Date: Wed 10/03/21

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

September 2021				October 2021				November 2021				December 2021																							
21	24	27	30	02	05	08	11	14	17	20	23	26	29	02	05	08	11	14	17	20	23	26	29	01	04	07	10	13	16	19	22	25	28	01	04

Project: Ballymore VCL Works P Date: Wed 10/03/21	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			