



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 th 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 3rd 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 contract 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 14th 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 14th 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 20th August 2021, although this is subject to stakeholders' cooperation and internal works commencing 10th 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



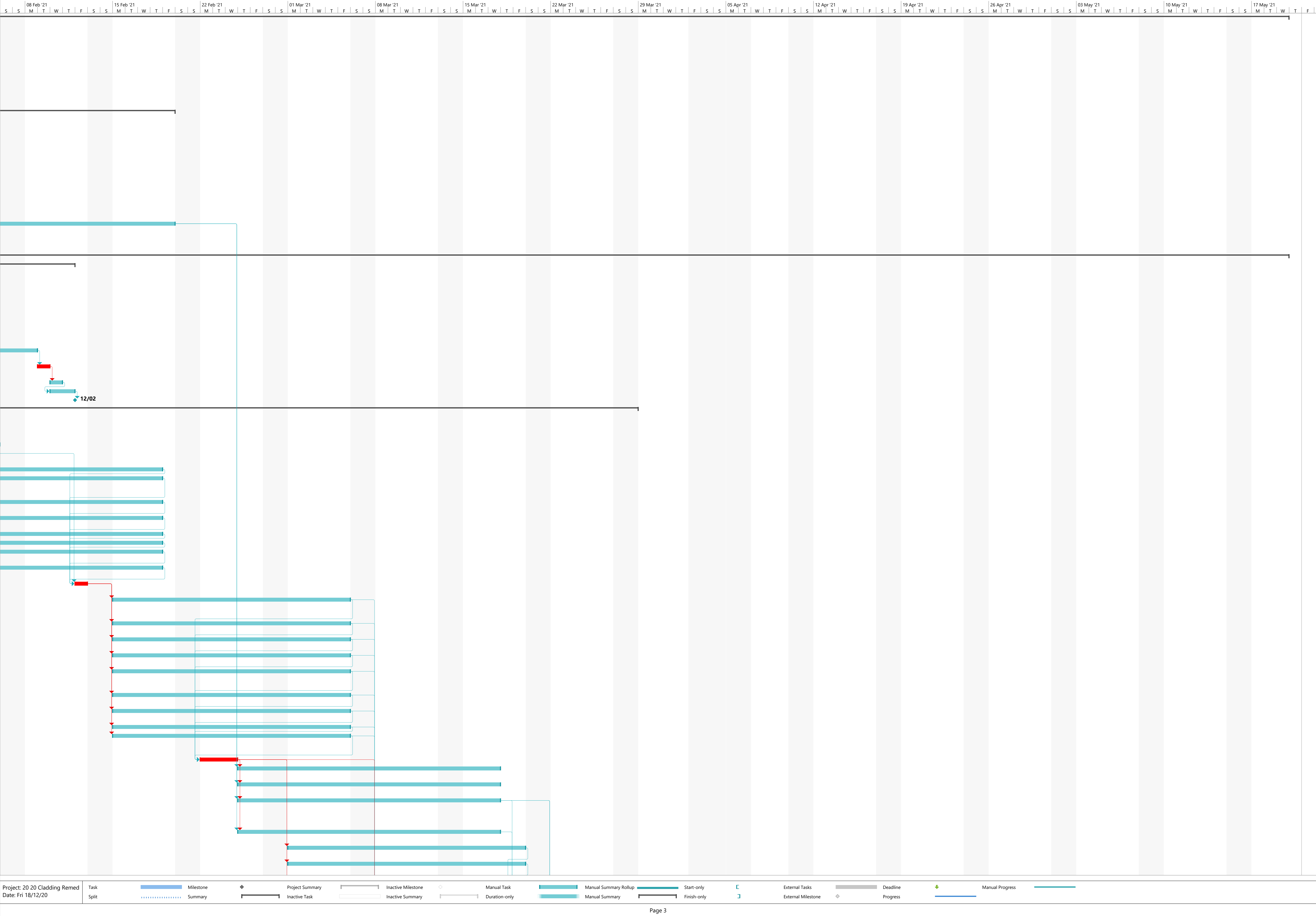
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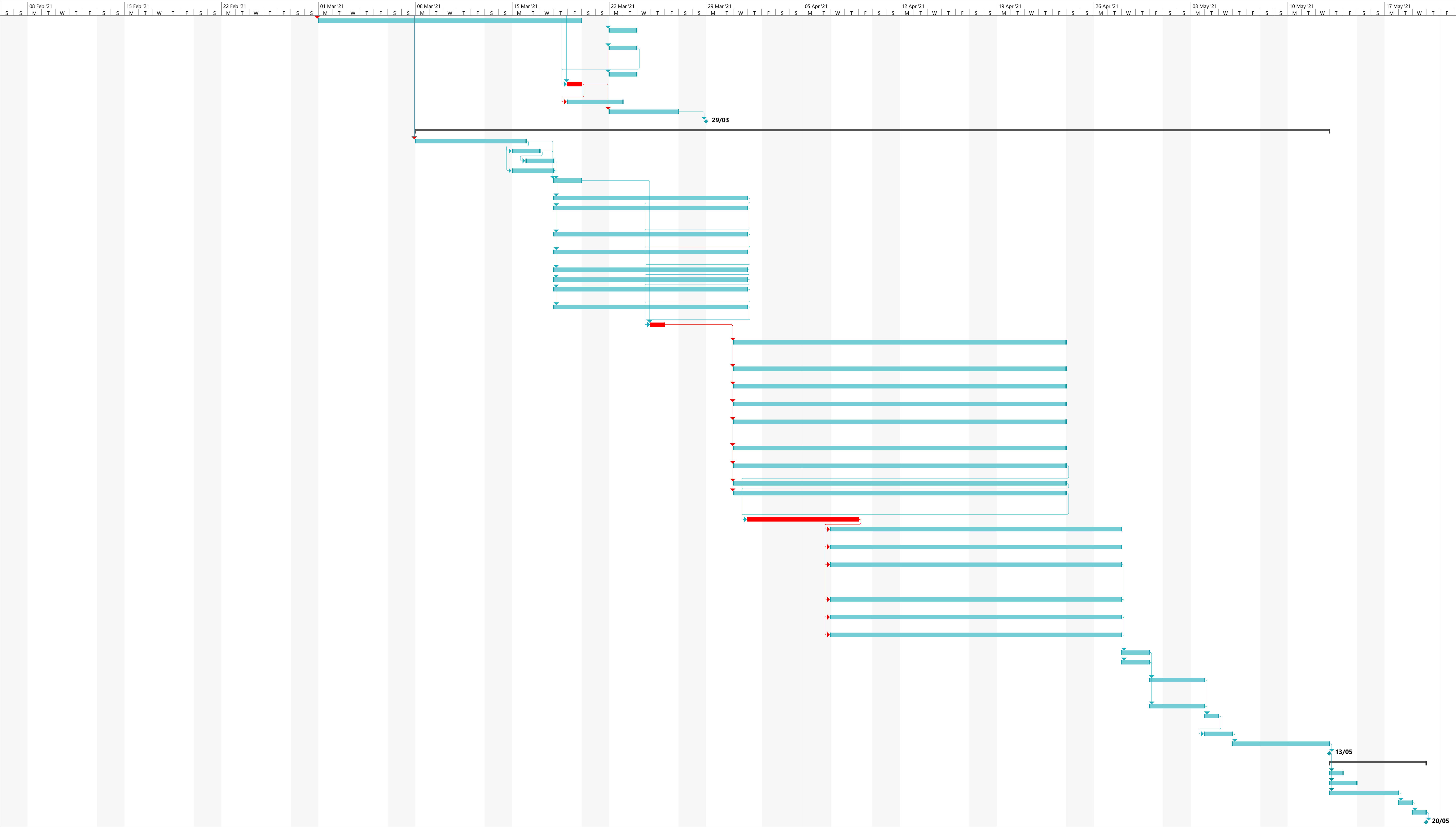
Dated 14th April 2021

FOR AND ON BEHALF OF CARDOE MARTIN LIMITED

APPENDIX I

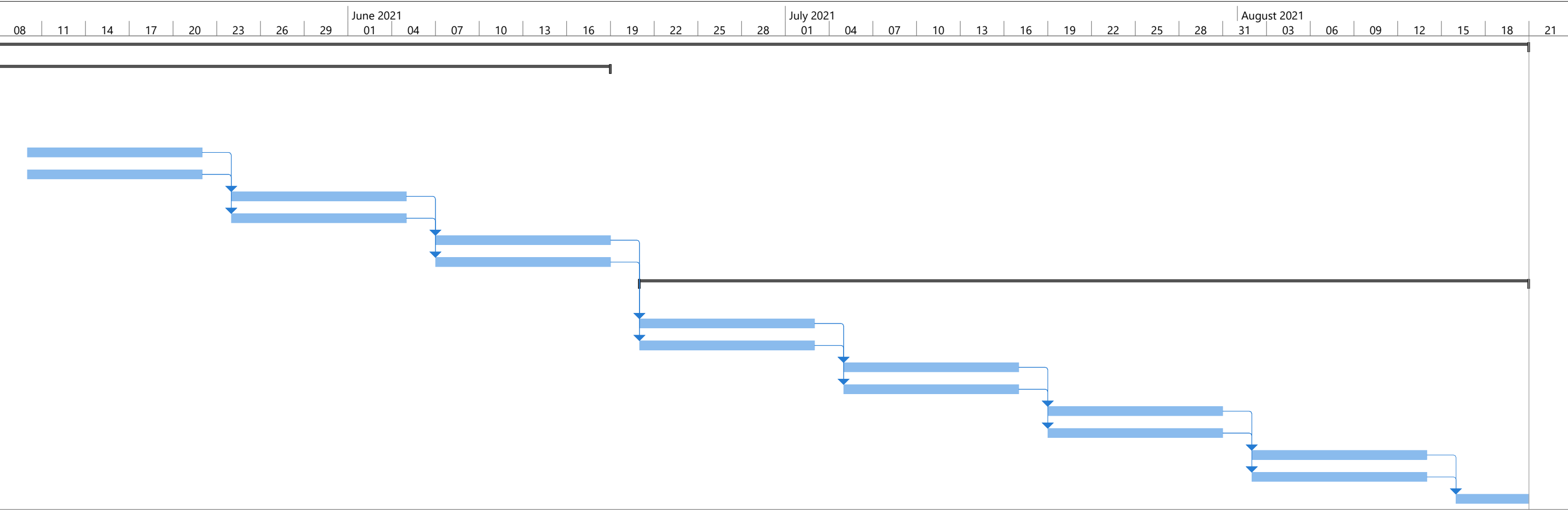
ACM WORKS PROGRAMME





APPENDIX II

VCL WORKS PROGRAMME



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			



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