



GOULDEN
HOUSE
CO-OPERATIVE

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Goulden House Co-Operative Ltd

5 Year Plan



2020 - 2025

Goulden House Co-Operative Ltd - 5 Year Plan 2020/2025

The 5 Year Plan has been created to provide information to the residents of Goulden House with regards to the Major Works which have been programmed by the Landlord/Freeholder over the next 5 years and the proposed works which will need to be undertaken by Goulden House Co-Operative Ltd.

Transparency is vital for the residents of Goulden House, the knowledge of the works which will be undertaken over the next 5 years is crucial.

Wandsworth Borough Council will be undertaking the following Major Works over the next 5 years:

Programmed Major Works (Wandsworth Borough Council):

Major Works	Scheduled Date for Major Works	Estimated Costs of Major Works
Communal Extractor Fans	20/21. WBC confirmed the replacement of the Communal Extractor Fans should have been undertaken in 2018/19 but this was delayed due to the change in Building regulations. The replacement of the Communal Extractor Fans are scheduled to take place in 20/21.	WBC have advised that actual costings can only be provided at the Section 20 Consultation Stage.
Lift Refurbishment	The full refurbishment of the lifts A (H114), B (H115) and C (H116) is scheduled to take place in 20/21 .	WBC have advised that actual costings can only be provided at the Section 20 Consultation Stage.
Replacement of the Intercoms.	As agreed by WBC in December 2019, the replacement of the Intercoms is scheduled for 21/22 .	WBC have advised that actual costings can only be provided at the Section 20 Consultation Stage.
External Decorations	The External Decorations are scheduled for 25/26	WBC have advised that actual costings can only be provided at the Section 20 Consultation Stage.

Proposed Works (Goulden House Co-Operative Ltd):

The following are colour co-ordinated according to risk and the table below:

Red: Urgent Works

Amber: Necessary Works/non-immediate

Green: Improvements/Non-Urgent

Goulden House Co-Operative Proposed Works:

GH Works	Scheduled Date of Works	Estimated Cost of Works
Flat Roof Repairs	Repairs to Flat Roof cannot be undertaken until invasive works are completed when the weather conditions are correct. In addition to the latter, all documentation relating to the Flat Roof is currently with Martin Stack (Buildings Maintenance Manager at WBC). Once Martin has investigated the matter, Goulden House will be provided with his final report on it. WBC have also advised "that if it does transpire that a roof renewal is required, a C1 referral would need to be issued by the GH Estate Office to WBC. The date of these works will be determined on Martin Stack's Report/Findings.	Provision of £15,000 has been placed in the Proposed 20/21 Budget but this will depend on WBC's investigation of the documentation relating to the Flat Roof.
Intercoms (extensive repairs/interim measure until the Intercoms are replaced in 21/22)	The Programmed Replacement of the Intercoms is scheduled for 21/22 and in the interim we needed to find a temporary solution to the problem. We located Simian (contractor who maintained the Intercoms for a long period of time but ceased to maintain them approximately 3 years ago). Simian surveyed the intercoms and advised that he would carry out 3 weeks of extensive repairs at a cost of £2,000. The quote, in line with the Goulden House Procurement Policy, was agreed by the Goulden House Management Committee. Works commence on 17th February.	The cost for the extensive repairs is £2,000, this cost will be taken from this year's budget). In addition to the above, Provision of £9,000 has been placed in the Proposed 20/21 Budget to cover intercom repairs and labour until the system is replaced.

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GH Works	Scheduled Date of Works	Estimated Cost of Works
<p>CCTV – Address the wiring of the existing cameras and the purchase of additional cameras for the 4th Floor. There have been 2 incidents on the 4th Floor which were in quick succession of each other (Forced Entry into one of the Sub-Entrances and the Malicious Damage to 15 Fire Glass Panels by Lift A) (H114).</p>	<p>The provision of £8,500 has been placed in the 20/21 Proposed Budget for the Annual Maintenance of the CCTV System and the purchase of additional cameras for the 4th Floor. Once the provision in 20/21 Proposed Budget is approved by the residents at GM on 18th February, the works can commence shortly thereafter.</p>	<p>£8,500 placed in the Proposed 20/21 Budget for approval by the Members.</p>
<p>The Lighting Infrastructure</p> <p>The lighting infrastructure needs to be upgraded for the monthly Emergency Lighting Drain Tests to be undertaken. The lighting infrastructure is the responsibility of WBC but due to the Tall Buildings Policy and considering the Grenfell Tower fire, WBC have advised that their current focus is on structures 10 Storey and above and low-rise blocks such as Goulden House will not be reached for sometime. WBC have also advised that if Goulden House Co-operative wish to undertake the works, WBC will require a detailed Condition Report showing works required and any estimated costs.</p>	<p>No date has been agreed for these works, albeit, provision was placed in the 2019/20 budget to accrue £6,000 for these works, the provision was based on a quote provided by the contractor who installed the LED lights and who advised at the time that the cost to address the lighting infrastructure would be approximately £12,000. This provision was later changed to £28,000 when Goulden House instructed a Health & Safety Surveyor to survey the site which included the lighting infrastructure. The Health & Safety Surveyor was complementary that the lights had been changed to LEDs. LED lights require less maintenance and are more cost effective, this is reflected in the 20/21 Proposed Budget.</p> <p>Decision required on whether the Co-Op will carry out these works phased over 3 years or whether the site will wait for WBC to undertake these works. If the Co-Operative’s decision is to undertake the works, WBC will require a detailed Condition Report showing works required and any estimated costs</p>	<p><u>Estimated</u> costs to address the Lighting Infrastructure is £28,000.</p>

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GH Works	Scheduled Date of Works	Estimated Cost of Works
<p>4th Floor Walkway to include the terraces.</p> <p>The 4th Floor Walkway needs to be addressed. The uneven surfaces which have deteriorated because it is open to the elements. Two serious leaks have been addressed this year where the source of the leaks were the worn surfaces in two of the terraces.</p>	<p>No date has been agreed for these works because the resurfacing of the 4th Floor Walkway will potentially require a C1 Referral for these works to be programmed in.</p> <p>Decision required on whether a C1 Referral is submitted to WBC for the resurfacing of 4th Floor.</p>	<p>The actual costings can only be provided at the Section 20 Consultation Stage. Estimated costings based on one contractor's assessment equated to £100,000.</p>
<p>Balcones</p> <p>Repairs have been undertaken to a number of balconies in the past 6 months. The latter due to leaks from the balconies to flats below. The average cost per balcony is between £750 and £1,000.</p>	<p>The works to the balconies is currently reactive, when Trace and Access Reports are undertaken and the source of the leak is a balcony, the repairs are undertaken in line with the Goulden House Procurement Policy unless of course the works are deemed as urgent.</p> <p>The works are currently treated as reactive and are undertaken when an issue arises with the balconies.</p>	<p>The actual costings can only be determined via the Trace & Access/Quote (s) obtained at this current time.</p>
<p>The decoration of the 3 Main Entrances</p> <p>The redecorating of the 3 Main Entrances come under the category of Internal Decorations (Major Works).</p>	<p>The works have yet to be agreed.</p> <p>No date as decision has yet to be made whether to proceed with these works, the latter due to the more urgent works which need to be undertaken.</p>	<p>Estimated cost to have these works undertaken would equate to £7,500 this cost was based on the most cost effective of the 3 quotes obtained in line with Goulden House's Procurement Policy.</p>

Notes/Actions:

The 5 Year Plan will be reviewed on a monthly basis and any amendments/additions will be made at this time.

The works, whether Major Works (WBC) or Planned Works which will be undertaken by the Co-Operative, when completed, will be documented and remain on this 5 Year Plan so that all residents will have knowledge of the works which have been undertaken.

The 5 Year Plan will be presented at scheduled General Meetings and AGM (s) for residents to review.