



**GOULDEN  
HOUSE**  
CO - OPERATIVE

Estate Office  
Entrance A  
Bullen Street  
Battersea  
London SW11 3HF

**T** 020 7924 5213  
**F** 020 7924 5441  
**E** [office@gouldenhouse.org](mailto:office@gouldenhouse.org)

10 June 2022

### **ADDENDUM TO REPAIRS TO THE COMMUNAL FIRE DOORS**

With regards to the Approved Budget 2022/2023 pertaining to the provision for Repairs to the Communal Fire Doors, please see the response received from Ronan Coady (Head of Programming Leasehold & Procurement Housing & Regeneration Department), at Wandsworth Borough Council.

“Official

**Communal Fire Doors**, Wandsworth Borough Council and Keens (Surveyor) attended site on Wednesday 9th March to survey the Communal Fire Doors as they were graded as “Serious” in the most recent Fire Risk Assessment of the Common Areas (FRA). The survey findings were that that Goulden House are accountable for the repairs to the existing Communal Doors/Glazing/Joinery/Door Closers at a cost of £31,114.81 + vat and WBC would be responsible for the replacement of a number of the Communal Fire Doors at a cost of £13,885.19 + VAT. Estate Manager engaged with Ronan Coady (Head of Programming Leasehold & Procurement) on 30th March to discuss the implications for the placement of the costs pertaining to the repairs to the Communal Fire Doors in the 2022/23 budget. Ronan Coady responded with the following:

***“Goulden House have external decorations programmed for 2025/26 where we would have incorporated the repairs to the communal fire doors into the contract, however Goulden House can't wait that long for these works to be completed. I have therefore agreed to fund them ec £31k. Annie, Please commission the works, pay the contractor and then send us a copy of their invoice along with an applicant to pay Goulden House for the same amount. Regards, Ronan Coady, Head of Programming Leasehold & Procurement”.***

Ronan Coady confirmed that the initial costs £31,114.81 + VAT will be covered by Wandsworth Borough Council and leaseholders will be charged for these works as part of their annual repair services charges.

For and on behalf of Goulden House Co-operative Limited

Your sincerely,

Muhamad Thowfeek

Finance Officer

**T: 0207-294-5213**

E-Mail: [muhamad@gouldenhouse.org](mailto:muhamad@gouldenhouse.org)