



GOULDEN
HOUSE
CO-OPERATIVE

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Goulden House Co-Operative Ltd

5 Year Plan

Working Document/Updated Quarterly



Specific to 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 Wandsworth Borough Council in their capacity as both Landlord/Freeholder over the next 5 years (2020 to 2025) 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.

Programmed Major Works (Wandsworth Borough Council):

This plan (working document) was updated on 10th November 2022 by Estate Manager

(Annie Gleeson MSc)

Major Works	Scheduled Date for Major Works	Estimated Costs of Major Works
<p>Communal Extractor Fans</p>	<p>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. Updated on 4th April 2022: Communal Extractor Fans – Nick Grason (Consultation Officer) for Wandsworth Borough Council confirmed via email on Tuesday 15th March that “A new first stage Notice of Intention (NOI) consultation based on revised ‘alternative Scope of works’ is due to be carried out shortly with residents. Consultation letters should be sent out either the week commencing 21st March or week commencing 28th March. Updated on 27th June - Notice of Intention issued to Leaseholders which resulted in Wandsworth Borough Council issuing a letter to Leaseholders advising that CCTV would be carried out to the ducts prior to any works being undertaken. A copy of the WBC letter has been uploaded to the GH website. Current Update: Communal Extractor Fans (CCTV survey) – Email from Nick Grason (Consultation Officer, Leasehold and Procurement) on 19th October advising the drop-in consultation meeting is confirmed as Wednesday 9th November 2022 from 4.30PM-7PM in the Community Room, Ground Floor, Block B. Update: the drop-in meetings have now taken place and WBC will provide their findings direct to lessees, which is as per legal process pertaining to Major Works Section 20 process.</p>	<p>Wandsworth Borough Council provide Actual Costings to the lessees in compliance with the Section 20 Major Works process.</p>

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<p>Lift Refurbishment</p>	<p>The full refurbishment of the lifts A (H114), B (H115) and C (H116) is scheduled to take place in 20/21. Works scheduled for 2022 but maybe subject to change/Section 20 Major Works process. Updated on 4th April 2022. Section 20 Major Works/Lifts (H114, H115 & H116) – Eldon Sackey (Consultation Officer) for Wandsworth Borough Council confirmed via email on 4th March 2022 that the Notice of Intention (NOI) in respect of the lift scheme was served (4th March 2022) with an expiry date of Friday 8th April 2022. Leaseholders have been advised to book a 20-minute slot by 18th March 2022, for a virtual meeting scheduled for Tuesday 22nd March 2022, between 16:30 – 19:00. Updated on 27th June: The Section 20 Major Works has moved to the second stage (notification of estimates obtained by the landlord). Updated on 10th November: Section 20 Major Works/Lifts (H114, H115 & H116) – GH were provided with the following update which was sent by Warren Griffith (Lift Section, WBC) on 17th October “The lift contractors who have been invited to tender for the works will be required to return their tenders on Wednesday 19th October 2022. Once we have received the documents then both the council and the consultant will review all the documentation to produce a tender analysis report. (approx. 3 weeks to complete). This report will then be submitted to the leasehold procurement team in which the 2nd stage consultation process will commence”. The above information is on the GH website, please utilise the following link https://www.gouldenhouse.org/section-20-major-works-lifts-update-october-2022/</p>	<p>Wandsworth Borough Council provide Actual Costings to the lessees in compliance with the Section 20 Major Works process.</p>
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<p>Replacement of the Intercoms.</p>	<p>As agreed by WBC in December 2019, the replacement of the Intercoms is scheduled for 21/22. Intercoms have been surveyed by Wandsworth Borough Council in April 2021. Updated 4th April 2022: WBC have deferred the replacement of the Intercoms and have confirmed that the £325,000 allocated has been ringfenced for Goulden House. Estate Manager to engage with WBC on an annual basis and advise on the operational capacity of the Intercoms.</p> <p>Updated on 27th June: A number of residents intercoms have failed both in Block A & Block C. Goulden House Management Committee Meeting takes place on 6th July where discussions will take place pertaining to the placement of a Digital Pad in Blocks A and C, same as Digital Pad which has been placed in Block B. Estate Manager has engaged with Ronan Coady (Head of Programming at WBC) to seek authorisation from Wandsworth Borough Council for the placement of the Digital Pads in Blocks A and C, this will negate the intercoms, which are obsolete, to be replaced at an approximate cost of £325,000 (Section 20 Major Works). Update: WBC authorised the installation of the Digi Pads in Blocks A and C on 26th October 2022. Estimated date for the installation of the Digi Pads is first week in December 2022. Please utilise following link to the GH website for further details:</p> <p>https://www.gouldenhouse.org/intercom-digital-pads-in-blocks-a-and-c/</p>	<p>Actual Costs for the installation of the Intercom Digital Pads in Blocks A and C is £9,800 (£4,900 per block). These costs will be initially covered by WBC and recharged by WBC via their Annual Maintenance Charges.</p>
<p>Structural Survey which includes Spalled Concrete/Flat Roof/4th Floor Terraces & 4th Floor Walkway/Balconies.</p>	<p>The Structural Survey was undertaken on 11th & 12th April 2022. (Structural Survey was emailed to Wandsworth Borough Council and circulated to the Goulden House Management Committee on 13th May 2022):</p> <p>The following is the most recent briefing from Stephanie Pascal, Project Controller, HRD – Major Works, which was received on 24th October 2022.</p> <p>The areas of all spalled concrete will be addressed once WBC approve. The last quote is due this Wednesday so will have more of an update on timescales once I have submitted to Ronan Coady.</p> <p>The section of the flat roof will be tested as part of the Intrusive survey and therefore will form part of the recommendations.</p> <p>Due to the level of damage to the 4th floor and the pending recommended works it may be practical to carry out decorations in isolation to the 4th floor. At this stage it is difficult to say if the planned External Decorations are to be deferred or included until the recommendations of the Intrusive Survey is submitted and reviewed.</p>	<p>Wandsworth Borough Council provide Actual Costings to the lessees in compliance with the Section 20 Major Works process.</p>

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<p>External Decorations</p>	<p>The External Decorations are scheduled for 25/26</p>	<p>Wandsworth Borough Council provide Actual Costings to the lessees in compliance with the Section 20 Major Works process.</p> <p><i>Cyclical External Decoration Fund is being returned via agreed three instalments with Wandsworth Borough Council and final instalment will be made on 1st April 2023 and the amount is £44,048.0</i></p>
<p>The Lighting Infrastructure</p> <p>The lighting infrastructure needs to be upgraded for the monthly Emergency Lighting Drain Tests to be undertaken.</p>	<p>WBC have completed the Survey pertaining to the Emergency lighting and lighting distribution on Site on 14th of April 2021. GH are waiting to be issued with the Survey. Update: WBC were on site on Tuesday 30th November 2021 to access the costs based on the survey which was undertaken earlier this year. WBC will provide further details in due course. Goulden House are waiting on survey and costs for the works from WBC.</p>	<p>Wandsworth Borough Council to provide survey/costs (<i>The Lighting Infrastructure has been placed on this section of the 5 Year Plan as the responsibility rests with Wandsworth Borough Council</i>).</p>

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

GH Works	Scheduled Date of Works	Estimated Cost of Works
<p>CCTV</p>	<p>The CCTV works have been upgraded.</p>	<p>£8,500 was placed in the 20/21 Budget. CCTV Upgrade has been completed in April 2021 and came in under budget by £3,000.</p> <p><i>CCTV has been instrumental in reducing Fly Tipping on site, with savings of over £2,000 within a period of just 2 months.</i></p>

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<p>Balcones</p>	<p>The works to the balconies is currently <u>reactive</u>, 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><u>The works are currently treated as reactive and are undertaken when an issue arises with the balconies.</u></p>	<p>Repairs undertaken to balconies are done on a reactive basis. However, balcony repairs have increased over the past 18 months. The Balconies have been reference in the Structural Survey the surveying of a number of balconies was undertaken.</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 and prior to these works being undertaken, they must first be approved by Wandsworth Borough Council via the submission of Scope of Works, Method Statement and Risk Assessment.</p>	<p>There is currently no funding for these works to be undertaken but if funding should become available, Entrance C is certainly in need of a refurbishment.</p>	<p>Estimated cost to have these works undertaken would equate to £4,800 per core. Total cost £14,400.</p>

Notes/Actions:

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

The works, whether Major Works (Wandsworth Borough Council) or Planned Works which will be undertaken by Goulden House Co-Operative Ltd, 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 and a copy of the 5 Year Plan will be placed on the GH Website on a quarterly basis. The 5 Year Plan is also included in Sellers Packs.