



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 in April 2023 by Estate Manager (Annie Gleeson MSc).

Major Works	Scheduled Date for Major Works	Estimated Costs of Major Works
Communal Extractor Fans	<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. Current Update: The NOI stage resulted with residents requesting that the existing ducts were surveyed via CCTV. T Brown Group is the contractor appointed to undertake Section 20 Major Works Extractor Fans Phase 1 – CCTV Survey and these works are scheduled to commence on 3rd April. The T Brown Group circulated letters to all residents on site on Tuesday 21st March, the letters outlay the dates, property numbers etc and have been split into three phases (Phase 1, Phase 2 and Phase 3).</p>	<p>Wandsworth Borough Council provide Actual Costings to the lessees in compliance with the Section 20 Major Works process.</p>

	Communal Extractor Fans Phase 1 – CCTV Survey (Survey & Cleaning of the existing central extract ventilation system) commenced on <u>3rd April 2023</u>.	
Lift Refurbishment	<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”. Current update (April 2023): The consultation period for the Section 20 Major Works to the lifts expired on 2nd March (2023) with no relevant objections and Consultation Officer’s recommendation is that an order is placed for this work to proceed. Wandsworth Borough Council (Warren Griffiths, Head of Lift Services at Wandsworth Borough Council) confirmed today (Friday 24th March), “The lift contractor (Amalgamated Lifts) have provided a proposal start for <u>7th August 2023</u> to commence works on site. We will be writing to the residents 2 months prior to any works commencing on site, which will be provided with the contractor’s timescales for each lift. The contractor has confirmed H116 (Block C) will be the first lift removed from service”.</p>	Wandsworth Borough Council provide <u>Actual Costings</u> to the lessees in compliance with the Section 20 Major Works process.

<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). Current update (April 2023): 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: https://www.gouldenhouse.org/intercom-digital-pads-in-blocks-a-and-c/ Update: The Intercom Digital Pads works have been completed in Blocks A and B (December 2022).</p> <p>Current Update (April 2023): Section 20 Major Work (lifts) are programmed for 2024/2025 and Goulden House need to advise Wandsworth Borough Council on whether Goulden House wish to proceed with these works as programmed or whether Goulden House wish to have them deferred: Briefing on Intercoms & estimated costs pertaining to Section 20 Major Works: £300,000 is set aside by Wandsworth Borough Council based on their Senior Electrical Engineer's estimate from September 2021 (£100,000 per block), this will be amended once Wandsworth Borough Council know when they will be carrying out the works. The works are currently scheduled for 2024/25 but can be pushed back and revised annually if the Goulden House Management Committee via consulting with residents at General Meeting on 28th March 2023 feel that this is the best way forward. Wandsworth Borough Council have advised their Senior Electrical Engineer has all the paperwork and is ready to advance the scheme.</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>
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	<p>If Goulden House decide that the works are to proceed as programmed in 2024/2025, Wandsworth Borough Council need to get the process started, hence the decision is required on whether to proceed with the works or whether to have these works deferred. Wandsworth Borough Council have also advised, if the decision is to proceed with these works, it can take up to 18 months before the works will commence on site. Update: Estate Manager confirmed with Ronan Coady (Head of Programming Leasehold & Procurement at Wandsworth Borough Council) on 31st March 2023 that the Management Committee via consulting with residents at the General Meeting on 28th March 2023 made the decision to defer the Section 20 Major Works which were programmed for 2024/2025. Ronan Coady acknowledged the deferment of the Intercoms, via email on 3rd April with the following: "We have pushed the scheme back to 2025/26. Let's see how it is then."</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. Current update (April 2023): WBC have tendered for the Intrusive Survey, the Intrusive Survey is to investigate what is causing the spalled concrete, which is</p>	<p>Wandsworth Borough Council have yet to provide the <u>Actual Costings</u> for the Intrusive Survey.</p>

	<p>detailed within the Structural Survey, and this will be done by taking samples of the affected areas and having them analysed, which will hopefully determine the cause. The following update from Stephanie Pascal was received on Monday 27th February pertaining to the Intrusive Survey: “Good Morning Annie These details will be made available once we have placed an order with the successful tenderer at which point, I will be in contact with you to meet the contractor to go through the programme and scope of works so you may update your residents. I can confirm that I have sent the relevant details surrounding the parking and welfare to the tenderers so hopefully will have revised cost this week in order for the order to be raised. Kind regards, Stephanie Pascal, Project Controller, HRD – Major Works.” I requested a detailed update from WBC so that I could include it in this report to our residents and I received the following via email from WBC today (23rd March): “Unfortunately, I have only received 1 revised quote to allow for the parking and welfare elements. I chased the last contractor last Friday and again on receipt of this email.” The Structural Survey is on the GH website and also includes the most recent update from Wandsworth Borough Council pertaining to the Intrusive Survey/Tendering update and you can view both by accessing the following link: https://www.gouldenhouse.org/co-operative-meetings/</p>	
Flat Roof	As part of the Intrusive Survey, a Structural Engineer will undertake investigation with regards to the two identified sections of the flat roof.	
External Decorations	The External Decorations are scheduled for 25/26	Wandsworth Borough Council provide Actual Costings to the lessees in compliance with the Section 20 Major Works process.
The Cyclical External Redecoration Fund	<p>The Cyclical External Redecoration Fund - The final settlement sum of £44,048 is due for return to Wandsworth Borough Council on 1st April and we have requested that WBC send Goulden House the final invoice in order for Goulden House to action this accordingly. For both information and Audit trails purposes, please note the list of payments as agreed with Wandsworth Borough Council pertaining to the return of the Cyclical External Redecoration Fund:</p> <ul style="list-style-type: none"> •1st payment of £100,000 returned in 2021/22 •2nd payment of £44,048 returned in 2022/23 	Actual amount when fund is returned will be £188,096.

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	•3rd payment of £44,048 will be returned on 1st April (2023/2024) – Wandsworth Borough Council are currently preparing the invoice for payment	
The Lighting Infrastructure The lighting infrastructure needs to be upgraded for the monthly Emergency Lighting Drain Tests to be undertaken.	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.	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>).

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
CCTV	<p>The CCTV works have been upgraded.</p> <p>Current update (April 2023): Prime Security are the contractor who installed our upgraded CCTV and undertake the annual maintenance of the CCTV system. They have provided a quote for the placement of a camera which will capture the Community Ball Court and Bullen Street Car Park (this part of the site is not covered by CCTV), the total cost incorporates the supply of 1 x Hikvision 5 mp ULTRA HD Motorised Lens Camera and includes cabling direct to existing DVR, lifetime after sales telephone support, 36 months Parts Warranty and 12 months of Labour Warranty and the total cost, including full installation ,set-up and tutorial is £1,249.</p>	<p>£8,500 was placed in the 20/21 Budget. CCTV Upgrade was completed in April 2021 and came in under budget by £3,000.</p> <p>The total cost for the additional Hikvision 5 mp ULTRA HD Motorised Lens Camera is £1,249. This camera will be erected on site on Wednesday 12th April 2023.</p>

<p>The decoration of the 3 Main Entrances to be phased over a 3-year period/Entrance C for Health & Safety reasons will be Phase 1 (current financial year/2023/2024).</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. Update: Estate Manager has requested quotes for the phased redecoration of the 3 x Main Entrances and if approved by the Goulden House Management Committee, provision will be placed in the Proposed Budget for 2023/2024 for the redecoration of Main Entrance C. Current update (April 2023): Proposed Phased Redecoration of the 3 x Main Entrances/Entrance C/Phase 1 - Quotes for the redecoration of Main Entrance of Block C (Phase 1) were both requested, received and discussed by the Goulden House Management Committee at their most recent meeting which took place on 6th March. The Goulden House Management Committee asked that the contractors who provided the quotes for the redecoration of Main Entrance C, revisited the quotes they provided and included the levelling of the floors in Main Entrance C and alternative floor coverings which need to be accompanied with costs. The proposal is that Phase 1 (Main Entrance C) would take place in the new financial year (2023/2024) and directly after the Section 20 Major Works was undertaken to Lift C, which are scheduled to commence in August, Phase 2 (Main Entrance B), would take place in 2024/2025 and Phase 3 (Main Entrance A), would take place in 2025/2026). The Goulden House Management Committee will review the amended quotes, once received and residents will be updated accordingly.</p>	
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Balconies	<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 referenced in the Structural Survey the surveying of a number of balconies was undertaken.</p>
Community Ball Court	<p>The Astro Turf in one section of the Community Ball Court needs to be replaced, as does the nets that surround the basketball hoops.</p>	<p>Actual Costs will be determined via the Tendering process which commenced today (11th April 2023) and provision for repairs have been placed in the 2023/2024 budget.</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.