

Date: 8th March 2011

Prop Ref:

Contract code: 09/303

Officer: Harry Odoi

Tel: 0207 974 2813



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The Leaseholder(s)

Goldthorpe
Camden Street
London
NW1 0HH

Notification of Additional Works

Dear Leaseholder(s),

Contract: Estate Heating Works

Unit Address: Goldthorpe, Camden Street, London, NW1 0HH

I write further to our Section 20 Notice issued to you on 5th March 2010 regarding the heating works to the Curnock Street Estate.

We would like to inform you that it has been necessary for us to make a variation to the specification and that this is likely to incur additional costs to the final contract sum.

The main variation to the original specification is the renewal of hot water pipe work to both car parks on the estate. The risk of non renewal is that failures in the pipe work could occur causing loss of service. There could also be a reduced pipe diameter in the old pipe work which could cause a loss of or poor circulation of the hot water. There is also the loss of heat through un-insulated pipe work. The benefits are that all of the distribution pipe work will have the same expected lifespan and should be good for another 30 years.

A copy of the revised works schedule is attached, with the latest costs and additional items of work included on it.

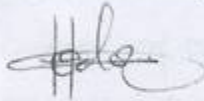
The increase in costs is summarised as follows:

- Original estimated cost of works: **£1,588,616.90**
- Revised estimated cost of works: **£1,946,859.45**
- Percentage increase in estimate: **22.55%**

This letter is to advise you of the increased estimated cost for the contract, which is likely to result in approximately a 22.55% increase in your contribution. This will be confirmed when the works are completed and the final account issued.

Should you require further information on this matter at this stage please do not hesitate to contact me.

Yours sincerely,



Harry Odoi
Consultation and Final Accounts Officer
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Notification of Additional Works

Dear Landlord(s)

Contract: Estate Heating Works
Unit Address: Flat 4, Guildhouse, Camden Street, London, NW1 0BT

I refer further to our Section 20 notice issued to you on 5th March 2010 regarding the heating works to the Guildhouse Street Estate.

We would like to inform you that it has now become necessary for us to make a variation to the original specification for the works.

This variation to the original specification forms renewal of hot water pipe work to both car parks on the estate. The risk of non-renewal is that failure of the pipe work could result in a total loss of service. There could also be a reduced pipe diameter in the old pipe work which could cause a loss of or poor distribution of the hot water. It will also allow the use of new through air vents and pipe work. The benefits are that all of the distributed pipe work will form the same standard lifespan and should be good for over 50 years.

A copy of the revised work schedule is attached, with the most costly and additional items of work included on it.

The revised estimate is summarised as follows:

* Original estimated cost of works	£1,295,019.90
* Revised estimated cost of works	£1,546,859.45
* Percentage increase in estimate	22.52%

This letter also advises you of the increased estimated cost for the contract, which is likely to result in approximately a 22.52% increase in your contribution. This will be confirmed when the works are completed and the final account is issued.

Should you require further information on the matter of the above please do not hesitate to contact me.

Curnock Street Estate		Brief Description of Work				Rendered Costs	Recharge	Non Rechargeable	Total
Heating Works									
Preliminaries:		Insurances etc. Supervision (above ground works), Builders / Engineering drawings, Protection of plant / materials.				40,641.00	40,641.00		40,641.00
Below ground pre-insulated pipework:		Excavate trench and lay heating flow & return mains, including backfill with the appropriate material, disposal of spoil and reinstatement. Allow for all fittings, branches, valves, connections, flushing, filling, dosing, commissioning for the entire installation.				470,228.00	470,228.00		470,228.00
Replacement of District Heating pipework in Public & Private car parks:		Supply & fit medium grade steel heating mains to masonry at high level. Allow for all fittings, branches, etc. and provision for expansion, including bellows, guides, anchors, brackets, painting red oxide, and insulating with 25mm Armaflex for the entire installation. Allow for all connections, flushing, filling, dosing, and commissioning.				369,092.50	369,092.50		369,092.50
Installation of thermostatic & lockshield radiator valves and assoc. works:		Strip out existing tanks / maintain down service / service valves. 8000 litre CWS, Tank / fittings. Supply & fit copper tube to EN1057 (table X) to masonry. Allow for all fittings, branches etc. and provision for expansion, brackets as required. Allow for all connections, sterilization, flushing, filling, commissioning, and thermal insulation.				110,736.30	110,736.30		110,736.30
Supply & installation of 2 no. 8000 litre CWS. Storage tanks and associated pipework:						41,125.10	41,125.10		41,125.10
Boiler room air intake fan system						6,974.00	6,974.00		6,974.00
Supply & install high level acoustic louvre: Supply & install acoustic enclosure to Boiler ventilation: Supply & install steel doors and blanking plates to boiler room: Cost of acoustic report:						9,315.00	9,315.00		9,315.00
Builderswork: Redecorations: Removal of redundant heating pipework: O & M manual / Log book:						97,341.00	97,341.00		97,341.00
Temporary lighting to tank room: Electrical installation to air intake fans in boiler room, incl. wiring to controller / BMS.:						4,310.00	4,310.00		4,310.00
Calorifiers: remove existing and replace with 4 new						34,080.00	34,080.00		34,080.00
Contingency sum for M & E works:						20,000.00	20,000.00		20,000.00
Cleaning and disinfecting works to refuse room riser cupboard – health and safety						189.00	189.00		189.00
Removal of asbestos cement shuttering panel, erect enclosure and smoke test -health and safety						3,554.00	3,554.00		3,554.00
Move the ventilation ductwork to access the valves and connections to one of the pairs or risers in the boiler house						687.50	687.50		687.50
Replacement of radiators in poor condition						21,256.26	21,256.26		21,256.26
Renew 5 valves in plant room						1,096.43	1,096.43		1,096.43
Scaffold structure to provide weather protection to the asbestos enclosure due to location of the asbestos within the excavation						780.00	780.00		780.00
Asbestos removal within the trench between both car arks – health and safety						125.00	125.00		125.00
Temporary plant to provide a more secure hot water service during installation of new hot water calorifiers						9,000.00	9,000.00		9,000.00
Renewal of hot water pipe work to both car parks on the estate. The risk of non renewal is that failures in the pipe work could occur causing loss of service.		There could also be a reduced pipe diameter in the old pipe work which could cause a loss of/poor circulation of the hot water. There is also the loss of heat through uninsulated pipe work. The benefits are that all of the distribution pipe work will have the same expected lifespan and should be good for another 30 years.				220,411.24	220,411.24	0.00	220,411.24
Total						1,460,942.33	1,460,942.33	0.00	1,460,942.33
Estimated Overheads						302,999.43	302,999.43	0.00	302,999.43
Estimated Fixed Fee						102,265.96	102,265.96	0.00	102,265.96
Estimated Performance Fee						14,609.42	14,609.42	0.00	14,609.42
Design/initial surveys						46,536.17	46,536.17	0.00	46,536.17

Total

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