

---

## PROPOSED SPECIFICATION FOR EXTERNAL REDECORATION OF THE HHGE FLATS

1 message

---

quentin phillipps <quentinphillipps@gmail.com>  
To: Ian Collier <iancollier57@googlemail.com>

Mon, Jun 10, 2019 at 9:47 AM

Dear Ian,

Japan Services Rent Ltd (JSR) manage or let over 30 out of 258 of the flats on the Hanger Hill Garden Estate. Many of our landlords have asked for our opinion on the proposal to redecorate the external areas of the flats in summer 2019 and how this relates to the proposed replacement of the windows. Before I circulate my comments to other leaseholders I am giving you and the other directors the opportunity to make comments.

### SPECIFIC QUERIES RE PROPOSED EXTERNAL DECORATIONS HHGE FLATS

1. What is the precise role of the Contract Administrator. Is he/she supposed to check the and approve the quality of the work or will the work be checked by an independent surveyor ?
2. Please can we have a completed copy of RICS Short Form Consultant Appointment that you mention in your email of 29 May 2019
3. Please can we also have a copy of the full proposed building contract that is being used and so that we can understand what process would be used to resolve disputes over the quality of the work ?
4. With regard to the specification you provided it is much too vague in relation to very specific issues listed in BS6150 (2019) in particular the pre-treatment of replacement wood, working in rain or wet conditions, the use of solvent or water based paint (which is it ?) and pre-checking for rotten wood with a moisture meter.
5. Item 4 in Schedule Nr.3 states “ The works must be read in conjunction with the preliminaries and preambles contained within sections 1,2 and 3 of the specification of works. Please can I have a copy of this missing paperwork with which I have not yet been supplied.
6. Is the £75 allowance listed as Item 53 a maximum extra cost or a standard extra cost for any amounts of works wither large or small.
7. Item 53 in the Schedule of works Nr.3 states Internal Repair to any size window “ £75.00 per window”. (A) Does £75 refer to (a) each window or (b) each frame and the contents of each frame including the metal, lead, paint, wood and glass. For example a typical 2 bedroom flat eg 3 Perth House (first floor) has a total of 7 windows made up of 51 frames and sub-frames. If all “windows” need internal repairs then I assume the cost would be 7 x £75 or £525 per 2 bed flat. Assuming all flats have 7 windows on average that need internal repair (my personal opinion) then the HHGE contract cost for 258 flats would be an additional £135,450, However if all the “frames” need internal repair then the cost per 2 bed flat would be £75 x 51 per flat= £3,825 and the total cost for all 258 flats would be 258 x £3,825 or £986,850. Please clarify.
8. According to my lease (3.5) “ The Lessee will not paint or otherwise interfere with the outside surfaces of the windows” AND First schedule (5 iv) “the windows, window frames doors and door frames” in the flat are the responsibility of the Lessor and are excluded from the demise to the Lessee. AND Fourth Schedule (11) the Lessor is responsible for the repair, cleaning, redecoration replacement renewal demolition and rebuilding... of the windows window frames etc. These paragraphs in the lease make it clear that the freehold company HHGE Ltd is the owner and legally responsible for the maintenance and repairs of the wooden window frames, sub-frames, crittal steel casements, glass , metal and paint. You appear to be proposing that after the wooden frames have been redecorated the new double glazing and casement units will be paid for by each individual owner and who will then become the owners whilst the wooden frames will remain in the ownership of the freehold company. **Is this correct ?**

9. According to the proposals outlined in your recent newsletters it appears that you are preparing to redecorate and repair all the windows and the frames to a high standard at a total cost exceeding £500,000 immediately prior to submitting a planning application to allow all the windows to be replaced. **Surely it is a completely waste of money to repair and repaint the metal Crittal windows immediately before replacing them whatever condition they are in now. Please comment.**

10. Your latest windows proposal from Heritage Windows appears to be that the wooden frames and subframes will be retained but the Crittal metal casements and glazing will be replaced by new aluminium double glazed panels and casements fitted inside the current wooden frames. It seems to me to be a mistake that the two procedures be separated. Who will take responsibility if once the external decoration work is completed the lessee immediately decides to go for the new double glazed panels and finds that the wooden frames which have just been painted are full of untreated rotten wood which needs to be repaired before the new glazing can be installed. **Please explain will you or the directors or accept personal liability for the lack of proper supervision of the proposed wood repairs and redecorations. If not who will I be able to sue ?**

11. I note from your email of 29 May that you are proposing to spend over £500,000 on external redecoration and repairs without a proper survey using a 2 pronged moisture meter to check the current internal condition of the wooden frames surrounding the windows. There is absolutely no need to survey all windows in every block. It would be relatively easy to survey a representative sample of say 10% of the work eg. 4 staircases (24 flats) over a period of 2 days to obtain a realistic impression of the scope of the problems involved. It would be irresponsible and negligent of the Directors not to do so before spending such a large sum of money.

## CONCLUSION

1. No decoration work at all should be carried out until the current state of the fabric has been properly surveyed by an experienced professional independent builder/surveyor (who has no personal interest). The surveyor should pick the 2 worst staircases and the two best staircases out of 44 staircases and every significant defect should be listed and costed for repair in terms of time and material.
2. Based on this survey a much more detailed and comprehensive specification needs to be drawn up for the proposed works and put out to tender
3. The HHGE Board of Directors has a very long history of being unable to promptly and competently manage the day to day building problems on the estate. I am extremely concerned with that with a project of this size they will not be able to obtain a cost effective and satisfactory result.

Regards  
Quentin Phillipps,  
Managing Director