

JAMC roof options

Bank balance

Bank Balance £183k (2018/19) - Awaiting new accounts

Can Directors receive quarterly accounts, along with a shared drive to review invoices, as previously discussed?

With annual accounts, can owners receive a full account of repairs and maintenance carried out (for any spend over £1k)? See list of repairs for 18/19.

Bank balance has fluctuated - £140k (2014/15) £156k (2015/16) £183k (2016/17)
£204k (2017/18)

Existing expenditure and future income

Typical expenditure usually £50k (although much higher in 2018/19 - mostly drainage related)

Total expenditure - £76k (2018/19) £48k (2017/18) £44k (2016/17) £47k (2015/16) £47k (2014/15).

Repairs and maintenance - £42k (2018/19) £13k (2017/18) £9k (2016/17)

Future income

Increasing monthly charges to £1500, generates approx £80k pa (Inc. non payments) versus current £68k

Roof Quotes

Surveyor's estimate - £300k to recover three blocks, plus VAT plus fees (8%) - could complete one block per year.

Concept 3 Construction £60 per sq - **£49k** to recover the larger roof using liquid Kemperol, plus £10k for chimney repairs, repointing, doors (frames and locks) - VAT not charged

- Need insurance as Kemper doesn't provide it (spoke to Steve Henderson in Kemper Technical dept). Kemper can provide a free survey though, to identify appropriate products.
- See here for advantages of liquid membrane versus torch on fetch <https://www.waterproof.ie/advantages-spray-membranes-vs-torch-felt/>

Merton Roofing - £65 per sqm - for Icopal's 'torch on felt' Anderson product. Icopal offers guarantee for approved contractors. 590msq for the larger block = **£39k** (including primer - so two layers).

- <http://www.icopal.co.uk/Support/roofing-guarantees/insured-product-plus-and-workmanship-guarantee.aspx>. They would write the spec, and would cover workmanship. Send inspectors to look at the job once a week or two. Spoke to Steven Taylor in Technical dept

Steven Dicks - **£35k** per block (plus £1500 doors and £1200 scaffolding). Laser Gold felt system (torch on).

BSL Home Improvements - For half the large block - **£23k** (Acropol) **£25k** (felt) **£37k** (fibreglass). - Unresponsive

Suggested spend on roof

£50k every year on each roof - funds generated by additional £250k service charge received over the next five years.

Next Steps?

Section 20

Section 20 to inform residents about the work needed (invite to receive survey?), to invite supplier recommendations and inform residents about increases to service charges over next five years. **Has this gone out yet Saud?**

Service Charge

Increase service charge to: £1500 for 2020/21, £1600 for 2021/22, £1700 for 2022/23, £1800 for 2023/24, £1900 for 2024/25

Contract Supplier

Residents need 30 days to respond to Section20. They need to be informed about any spend over £250 per flat.

Sid - Concept Construction

Ref.	Description	Amount
1	Reflective coating approx. 1,390 square meters (£30 per sqm) Roof 1-590sqm, Roof 2- 400sqm, Roof 3 - 400sqm (incl. up-stands) Price includes around 70sqm of surface sanding on all roofs due to blistering	£41,700
2	Liquid waterproofing of deteriorated sections of the roof (£90 per sqm) Approx. 35 sqm of liquid waterproofing required on all 3 roofs (incl. up-stand detail), Pipes and gullies also included in the price	£3,150
3	Pointing of brick-work approx. 55 sqm required	£3,500
4	Chimney stack reduced and re-built Removal of existing stack & re-built to a lower height, cemented chimney pots	£2,450
5	Renewal of water tank housing doors incl. frames x 4 Locks included	£2,600
6	Concrete repair fixtures approx. 16 linear meters Concrete around water tank room roof	£1,300
7	Clearance	£600

Balance net	£55,300
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VAT	n/a
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Balance total	£55,300
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“The reflective coating doesn't really serve as a waterproofing system but does aid in protecting the roof, and making the existing roof system more durable. The coating reflects light and heat which protects the roof from cracks showing up. The material is costly also which is reflected in the quote. We can go for other options. The first option I can lower the price per sqm on the reflective coating to £24 as I've managed to source some cheaper products, which would bring the total quote down to **£46,960**.

The other option can be as you've mentioned, to not carry out the reflective coating on the roofs but just go for a permanent solution on the large block which is block 1. We would fully waterproof all of the roof areas on Block 1 using the Kemperol liquid waterproofing system. The best price I would be able to do this for would be £60 per sqm. This also includes up-stands. The total on the quote would therefore come up to **£49,000.**”

<https://kemperol.kemper-system.de/en/>

Merton Roofing

“Anderson's tecnatorch Sbs capsheet torch on felt in 2 layers with a primer coat on the old ash felt before any works are carried out. Our price per sq meter for flat roofing is priced at £65 per sq meter including all materials labour and the cost of all scaffolding are included in this price. Please google Andersons sbs it's the market leader in flat roofing and is asked for by most local councils and quality Developers. Cheaper quotes may use lower grades of felt that will not last.

Could you please advise us if you will be instructing a surveyor to give us instruction on the rest of the works on the roof including repointing the chimney stacks and the replacement of the wooden doors and frames that front the water tank buildings on the flat roofs.

We would be willing to get an independent insurance backed guarantee on this work but it's not normally asked for as our work is normally signed off by an independent surveyor . Please not as a small independent roofing company we would need a pre agreed stage payment in place before any works started.

Simon Dicks

Supply scaffolding to allow access & safe area for wheel & pull all materials safely **£1200.00 per block**. Flat roof areas. Gauging on size of roof with substantial down turns on parapet there is a large amount of cover required & preparation. All surfaces will need to be stripped back clean & primed on flat & upstands . Any loose trims need to be fixed correctly & outlets cleaned & cleared. A denotes laser gold felt system with a **20 year manufacturing guarantee** to go with the product. Perforated base layer & 4 mm underlay felts to be used to seal up roof. A charchol mineral felt top coat 4 mm will be used to finish in all areas . Wire balloons will be fitted to outlets to avoid any large debris to block water removal. Tank house table top roof also will need refelting too. **Total £35,000.00 one roof**. All felt works carry a twenty year guarantee. Tank house door. Both tankhouse doors are in need of replacement & a provisional figure of **£ 1500.00 will be applied per tank house**. It is vital these are replaced AFTER felt work is complete . A solid security door with lock would be fitted. NB Any unauthorised access will void flat roof guarantee without consultation before hand This is both to safeguard us as to safeguard you. Please feel free to contact for any questions. If we are successful in winning the work we will need to discuss a payment schedule for the job. As we were told no temporary roof will be requested due to costs that rules out any time schedule but would envisage completion within 6 weeks max per block. This will be given a running update weekly of progress.

No response to request for quote following survey

BSL Home Improvements - Ben

No 86- all of middle section to flat roof to block (i.e. half of the large block)

Acrypol -8 years = £23,000

Felt- 10 years = £25,000

Fibreglass-25years = £37,440

Kemperol

Free Site Survey

Why not take advantage of a free site survey? One of our experienced engineers or technical representatives will join you to survey the project, review the extent of roof failure or required waterproofing works and recommend the most cost-effective long-term solution. We will also provide contact details of a shortlist of Authorised Contractors suited to the type of project, should you wish to obtain quotations for the repair or refurbishment. This service is also available for new-build projects to discuss optimum waterproofing and insulation solutions at the design stage. Contact our Technical Team to arrange a suitable date for the survey or visit.

Email: technical@kempersystem.co.uk

Telephone: 01925 445532 (Telephone System Option 3)

If you would like further information or to enquire about our other services, please click on the button below

Repairs 2018/19

Shoe care - keys

11.50

First Response - plumbing for 94 Jebb Avenue

780.00

G A Services -work in bathroom, cold water mains

7,580.00

Toolstation - / Bulbs /bulk head

18.48

DK Drainage - main sewer

690.00

Task Concepts Ltd - electrical work

8,883.60

Clearvue - casement windows to stairwell

10,500.00

C & A building plastics - roof housing repair

200.43

BSL Home Improvements - Repairs to flat roof and drains

500.00

BSL Home Improvements - Repairs to brickwork and side of window

250.00

Shoe Care Two - Keys cut

15.50

Fortress Lock & Safe Co - Remove broken key and refit fortress locks

83.40

G.A.Services - Emergency call out to flat 95 on 19 Nov 18 plus repairs

1,385.00

Shoe Care Two - Keys cut

6.00

D K Drainage Ltd - Emergency call out and repair

3,285.00

Shoe Care Two - Keys

10.00

sundry

0.01

G A Services - Emergency call to investigate water leaks and repair

2,520.00

Toolstation - Energy Saving 2D style CFL Lamp x 4

11.92

Expressions - Repair locking mechanism and replace 2 light bulbs block 76-81

85.00

Expressions - Adjusted closer to shut door fully blocks 60-63, 82-87

25.00

Expressions - Adjusted locking mechanism and closer block 48-51

65.00

Expressions - Replace 3 light bulbs & adjusted lock, block 94-99

65.00

Expressions - Cleared gutters to block 48.51

45.00

DMS Properties Services Ltd - Replaced the broken handset in Flat 64 with a 201 model and tested on completion

130.80

M O'Neill - Repair leak from roof, install scaffolding

4,000.00

AA Garage Doors - Repair to storage door, retension coil and carried out service

78.00

Pimlico - Clear blocked drain re 90 Jebb

300.00

Total - £41,524.64

£ Expenditure 2018/19 versus 2017/18

Light and heat

2,581 2018/19

2,602 2017/18

Post and stationery

25 2018/19

47 2017/18

Company Secretarial

- 2018/19

13 2017/18

Insurance & licenses

4,791 2018/19

5,377 2017/18

Waste Disposal

1,060 2018/19

870 2017/18

Repairs and renewals

41,524 2018/19

13,163 2017/18

Meter readings

95 2018/19

- 2017/18

Cleaning

2,523 2018/19

4,266 2017/18

Garden Maintenance

9,541 2018/19

8,247 2017/18

Sundry expenses

180 2018/19

354 2017/18

Accountancy

1,086 2018/19

1,026 2017/18

Management Fees

11,410 2018/19

11,407 2017/18

Legal fees

1,425 2018/19

1,029 2017/18