

Title	Holly Lodge Estate Feasibility Report – Conversion of roofs areas into amenity space
Report for	Information
Date	August 2019
Classification	Open (when finalised)
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Executive Summary

1. Pellings were commissioned and have prepared works schedule to carry out the necessary works for the blocks in question. The schedules cover the different elements required to convert these areas into amenity spaces for residents covering the following elements;
 - Structural surveys identifying works to address increased loading/nuisance impact on top floor flats
 - Edge protection - upgrading and reconfiguring
 - Upgrade/replacement of floor surfaces for pedestrian traffic
 - Upgrade/installation of lighting/emergency lighting
 - Access to the roof – removal/replacement of spiral staircases
 - Replacement/upgrade of gantries & other associated works
2. Pellings have highlighted that the delivery of these works will be complex and given the nature of the buildings there are a number of inevitable technical constraints. The new roof access would involve extensive remodelling works to the communal areas and will impact on residents of the flats on the top floor which might include loss of accommodation space to the top floor flats when moving into detailed design stage.
3. The exercise completed by Pellings has indicated that a budget of circa **£2.35m** would be required to complete the necessary work. It should be noted through seeking specialist advice Pellings has attempted to ascertain the full scope of works but, there are still some unknowns which can only be determined via the design process and through further investigations when the building fabric is opened up.
4. Camden Building Control have outlined requirements that have been included in the schedules which would need to be included in Building Control application which may change when moving into detailed design.
5. Camden Planning have been consulted and indicated that they would work in seeking viable solutions due to the nature of the Holly Lodge blocks in question. However this would be on a block by block basis and would only be confirmed when a detailed Planning Application was completed (for each pair of blocks).

Scoping Works

6. To complete the schedules of necessary works Pellings commissioned a range of specialists (structural engineers, roof condition survey, M&E surveyor, Building Control specialist etc) and have based the cost breakdown on indicate industry costings. It is to be noted that surveys/inspections were completed of a representative sample and data/costings applied to each block as necessary.
7. As part of the scoping exercise and production of the schedules Pellings have had to make assumptions and insert caveats associated with the design/cost breakdown namely;
 - o The majority of the roof area is to be utilised by the residents, there are limited options to restrict the designated area on the roof.
 - o The proposed design, approach and therefore cost demonstrated in this document is that only the residents within the block utilise the roof area.
 - o All costs supplied may be subject to change depending on the clients chosen design, chosen finishes; method of procurement and therefore are not absolute.
 - o The new roof access would involve extensive remodelling works to the communal areas and will impact on residents of the flats on the top floor which might be a loss of accommodation space to the top floor flats when moving into detailed design stage.
 - o The proposed works would cause considerable disruption and possible internal damage to residents flats to the top floor of the block.
 - o If the proposals are taken forward then an Architect would need to be appointed to procure a detailed design in accordance with clients requirements for the roof terrace and related enabling works for access.
 - o Consideration will need to be given to how disabled people access/evacuate the roof.
 - o Consideration will need to be given to put in measures to manage the occupancy on the roof terrace and to ensure the stated maximum person allowance is not exceeded.

Financial Implications

8. Based on the works completed Pellings have provided indicative costs of £2.35m. Due to the nature of the works we are currently reviewing with Leasehold services the implications of recharges for leaseholders.

Address	Cost	Address	Cost
1-16 Makepeace	£142,262.20	220-224 Makepeace	£177,148.49
29-39 Makepeace	£142,262.20	211-266 Makepeace	£177,926.84
49-64 Langmore	£182,262.29	165-184 Makepeace	£173,187.59
65-80 Langmore	£182,262.29	244-270 Makepeace	£177,926.84

157-171 Holly Lodge	£118,896.56	235-249 Makepeace	£165,577.28
149-164 Makepeace	£175,956.94	345-365 Makepeace	£191,913.56
184-199 Holly Lodge	£150,933.36	377-398 Holly Lodge	£197,193.56
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			£2,355,710.00

Health & Safety Implications

9. Section 3 of the Health and Safety at work etc. Act 1974 places duties on the Council to conduct our undertakings in such a way as to ensure, so far as is reasonably practicable, that persons other than themselves or their employees are not exposed to risks to their health or safety.

Recommendations

10. This report is intended as a starting point for discussion with residents and ward councillors and these discussions will inform the Council's approach.

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