

Jefferson House – LVT Decision and CKFT Summary of Costs

Client : Noelle K Dit Rawé

Attached summary breakdown of costs between Kilby & Gayford Revision and CKFT summary

Other general Matters :

1. Revised Kilby & Gayford document is same as document changed/submitted on 21 July 2003 although this varies from the CKFT summary – see attached
2. Additional changes included the provision of the sinking fund and the removal of the tender price increase.

Other items not clear as noted in our letter 31 July 2003 which remain unclear.

1. Light fittings – how many/scheme?
2. LVT requested that carpet price for the common parts area was to be fixed. This has not happened.
3. Boiler specification and electrical works (Pages 15 and 17) heavily reduced as part of the recent offer but no mention on what specifically has been taken out. These cost reductions are additional to the original reduction of £34,849.00 in respect of services as broken down in my letter of July 2003.
4. Fire Alarm has been removed. This was not requested as part of LVT recommendation and so we should remain quiet on this element due to the size of the installation - £ 23,500.00
5. Page 13 of LVT decision suggests the % increase in tender price is reasonable – but this has been removed on this latest calculation.
6. Final page of the specification has been miscalculated. This should read £38,559.25 and not the £35,607.50. Further concession to us due to the landlord's solicitors miscalculation.

Problems of other Provisional Sums being expended:

• 3.07 – Repairs to the roof timbers	£ 3,500.00
• 3.17 – Repairs to timber and gutter	£ 2,000.00
• 12.01 – External joinery	£ 10,000.00
• 14.06 – Damp proofing to store	£ 2,000.00
• 14.16 – Under stairs	£ 800.00
• 14.17 – Reinstate Porters WC	£ 200.00
• 14.23 – Re-line underside of stairs	£ 1,800.00 (considered light)
• 14.23 – Replace defective skirtings	£ 300.00 (considered light)
• 16.11 (ii) – Values to hot water	£ 1,000.00 (taken out of sch.)
• 16.19 – Remedial works – IEE test	£ 5,000.00
• 16.26 – Lifts	£ 27,300.00 (fixed by Tribunal)

With £50,000 of contingency – there is no reason any additional works, including any increases in the provisional sum, would not be adequately covered by this contingency.

The main concern being the external joinery and lift which are large sums of money and could, in theory, without proper management double in value.

Conclusion

On the face of the latest offer, it appears that the reductions of CKFT letter 21 October 2003 are reasonable.

The only concern in the long term when the works are underway is that additional monies could be expended without resident consent. I would consider this to be wholly unreasonable based on the fact that the landlord has in the most part received full contributions from the other residents on the original specification of the works which has subsequently been reduced in value.

Would there be any possibility of ensuring that this is full and final agreement, i.e. no further requests at the end of the works? Could this be subject to paying our fees to monitor the works and ensure that additional variations to the works are reasonable.

Jefferson House - Service Charge Dispute

	K & G Revised Schedule	CKFT Letter
	£	£
Page 1	£13,666.00	£13,666.00
Page 2	£12,140.00	£12,140.00
Page 3	£25,523.33	£25,523.00
Page 4	£3,924.00	£3,924.00
Page 5	£2,397.00	£2,397.00
Page 6	£13,340.00	£13,340.00
Page 7	£1,080.00	£1,080.00
Page 8	£30,534.30	£30,534.00
Page 9	£22,147.00	£22,147.00
Page 10	£1,852.00	£1,852.00
Page 11	£2,328.00	£2,328.00
Page 12	£28,888.00	£28,888.00
Page 13	£5,076.00	£5,076.00
Page 14	£2,645.00	£2,645.00
Page 15	£22,365.00	£0.00
Page 16	£12,650.00	£12,350.00
Page 17	£25,535.00	£7,560.00
Page 18	£47,361.87	£47,361.00
Page 19	£0.00	£0.00
Page 20	£38,559.25	£35,607.50
	£312,011.75	£268,418.50

NB Page numbers noted about are not as per the document which starts on page 2 under the works section