RIDGE

SUMMARY REPORT
TIMBER FRAMED BUILDINGS –
COMPARTMENTATION SURVEYS

HOMES FOR HARINGEY
April 2020

TIMBER FRAMED BUILDINGS – COMPARTMENTATION SURVEYS – SUMMARY REPORT

HOMES FOR HARINGEY

18th April 2020

Prepared for

Homes for Haringey

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1. INTRODUCTION

Ridge and Partners LLP was instructed by Homes for Haringey (HfH) to commission the services of Fire Consultant, to undertake compartmentation surveys of a number of housing blocks identified by HFH as being timber framed.

2. PROPERTY ADDRESSES

The properties included in the commission are detailed below:

REF	BPRN	ADDRESS	NO. COMMUNAL ENTRANCES	NO. DWELLNGS
1	496637	1-28 Ben Tillett House, Willow Walk, N15 3DP	7	28
2	497045	1-9 Howfield Place, St Loys Road, N17 6UF	2	9
3	497033	10-25 Howfield Place, St Loys Road, N17 6UF	4	16
4	497485	51-73 St Loys Road, N17 6UE	2	12
5	497631	5-19 Steele Road, N17 6YJ	2	8
6	863830	95-117 Asplins Road, N17 0NX	0	12
7	496912	1-18 Hamilton Close, N17 9EF	3	18
8	496924	19-33 Hamilton Close, N17 9EF	3	15
9	962650	34-48 Hamilton Close, N17 9EG	3	15
10	496936	49-66 Hamilton Close, N17 9EG	3	18
11	496948	79-96 Hamilton Close, N17 9HW	4	18
12	496950	97-114 Hamilton Close, N17 9HW	3	18
13	496962	115-132 Hamilton Close, N17 9HW	3	18

14	499237	25-60 Leabank View, N15 6BZ	6	36
15	504472	2-12 Shelbourne Road, N17 9YH	1	9
16	493817	86-96 Muswell Hill Place, N10 3RR	1	6
17	488800	32-42 Pellatt Grove, N22 5PL	1	6
18	488771	51-51E Pellatt Grove, N22 5PN	1	6
19	488783	69-73A Pellatt Grove, N22 5NT	1	6
20	488795	81-83A Pellatt Grove, N22 5NT	1	4
21	488812	97-107 Pellatt Grove, N22 5NT	1	6
22	488745	109-119 Pellatt Grove, N22 5NT	1	6
23	487478	1-28 Spanswick Lodge, Waldeck Road, N15 3EN	1	28
24	498477	1-1H Earlsmead Road, N15 4DA	1	9
25	497849	1-6A Ashmount Road, N15 4DD	3	17
26	499275	1-36 Lomand Close, N15 5DF	6	36
27	500995	37-54 Thetford Close, N13 6AT	3	18
28*	487973	68-70E Clarence Road, N22 8PL	1	9

*This property was identified recently and has yet to be surveyed. However, it is a similar design to those in Pellatt Grove.

2.1. Block Tenure Split

There are 425 properties in total across the 28 blocks, with 116 leasehold properties and 309 tenanted.

3. CLIENT BRIEF

In October 2019, Ridge and Partners LLP was commissioned by HFH to appoint a Fire Consultant to undertake fire compartmentation surveys of 27 properties identified by HFH as having a timber framed construction. An additional property, 68-70E Clarence Road has been identified recently, but has not yet been surveyed.

The brief was to assess the existing fire safety provisions in terms of compartmentation against applied enforcement criteria and to source a strategic fire safety solution for the blocks to deliver conformity with the Regulatory Reform (Fire Safety) Order 2005 and Building Regulations.

The fire safety provisions were assessed against the functional requirements of Building Regulations Approved Document 'B' with emphasis on the following elements:

- Means of warning and escape
- Internal fire spread (linings)
- Internal fire spread (structure)

In assessing the suitability of the Building Regulations functional requirements, the following fire safety provisions were surveyed:

- The means of escape
- The means for protecting the means of escape (compartmentation);
- The means for raising the alarm of fire
- Fire evacuation strategies

The surveys of the blocks were undertaken in accordance with general fire safety auditing principles in order to identify hazards that could contribute to ignition, fire growth and propagation.

The surveys consider, as a guide, the requirements of British Standard 9999 Code of practice for fire safety in the design, management and use of buildings and British Standard 9991 Code of practice for fire safety in the design, management and use of residential buildings to assess the means of escape and compartmentation provision as the 'Standard' works on the principles of the buildings applied fire risks (risk profiling).

As part of the commission, Ridge were appointed to undertake a visual survey of each block and provide a report with their findings and recommendations for remedial works.

4. SURVEYS AND LIMITATIONS

A survey of the blocks was undertaken between November 2019 and February 2020.

The surveys were visual only. All the communal areas were accessed during the surveys and where accessible the loft spaces were inspected, although not accessed. Several sample flats at each block were also inspected. The surveys did not include areas below floor level or above ceilings unless these areas were readily accessible, and no intrusive or destructive inspections of the building fabric or services was undertaken. No testing of services or the building fabric was carried out. It is difficult to ascertain the extent of intrusive or destructive inspections required prior to undertaking the initial visual surveys, and this type of survey is highly disruptive to residents.

No installation or test certificates, O&Ms, building or fire safety equipment drawings or past planning applications or submissions were provided prior to the surveys being undertaken. The information contained in the survey reports for each block was obtained during the site survey and from information obtained from residents.

Prior to the surveys being undertaken, all residents were sent a letter, informing them of the surveys and were subsequently contacted by telephone to arrange an appointment to inspect their individual dwelling.

The following flats were accessed during the surveys:

PROPERTY ADDRESS	FLATS ACCESSED
Ben Tillett House	[redacted]
Howfield Place, St Loys Road and Steele Road	[redacted]
Asplins Road	[redacted]
Hamilton Close	[redacted]

Leabank View	[redacted]
Shelbourne Road	[redacted]
Muswell Hill Place	[redacted]
Pellatt Grove	[redacted]
Spanswick Lodge	[redacted]
Earlsmead Road and Ashmount Road	[redacted]
Thetford Close	[redacted]
Lomand Close	[redacted]

4.1. Additional Surveys

Following the visual surveys, the reports recommend that some further intrusive surveys and testing should be undertaken. It is anticipated that some of this work could be undertaken during the 'Construction Phase' of any project to address the remedial works required, with a contractor in place to immediately make good. This would minimise the disruption to residents.

5. BUILDING DESCRIPTION

5.1. Ben Tillett House [1 Block]

Ben Tillet House comprises a single detached two-storey building with a flat roof and seven separate communal entrances, incorporating 28 dwellings. It is believed to have been constructed in the 1970s. The block is believed to have been built with a timber frame, as well as internal lightweight partitions. Externally the building is partially timber clad on all sides, both to the lower and upper floors. No information has been provided for the type of cladding, or the type of fixings or insulation used.

5.2. Howfield Place, St Loys Road, Steele Road [4 Blocks]

This site comprises four separate detached blocks with flat roofs, believed to have been constructed in the 1970s. The blocks are located around a central green with access from both St Loys Road and Steele Road.

St Loys Road comprises two adjoining three-storey blocks, Nos. 51 – 61 and 63 – 73 (odd numbers only), facing St Loys Road. These blocks incorporate separate entrances off the main street, leading directly to the communal stairwells. The two adjoining blocks incorporate 12 dwellings.

Steele Road comprises two adjoining four-storey blocks, Nos. 5 – 11 and 13 – 19 (odd numbers only). Each flat is believed to be a 'maisonette' style over two separate floors, with entrances on the ground and third floor of the communal stairwell. The two adjoining blocks incorporate 8 dwellings.

Howfield Place comprises two separate detached blocks, the first incorporating two entrances over three-storeys, Nos. 1 – 6 and 7 – 9 facing from the side alleyway, with entrances on the ground floor from the central green, leading directly to the communal stairwells. The adjacent structure has four entrances, Nos. 10 – 13, 14 – 17, 18 – 21 and 22 – 25, which are built over garage and storage areas accessed from the main street. The two blocks incorporate 25 dwellings.

The blocks are believed to have been built with brick and blockwork. The stairwell and communal corridors comprise concrete, with concrete floors between levels. Externally the blocks are finished with a composite cladding of an unknown material. No information has been provided for the type of cladding, or the type of fixings or insulation used.

5.3. Asplins Road [1 Block]

Asplins Road comprises two separate two-storey adjacent buildings, with a pitched tiled roof and an open courtyard in the centre, incorporating 12 dwellings. Each building includes multiple dwellings that are accessed from the ground and first floors. The block does not have any communal areas. The block is believed to have been built of a traditional type masonry construction, with blockwork walls and concrete floors (unconfirmed) with timber external stairs. Externally, the lower elevations are blockwork, with an unknown cladding material on the upper floor. The blockwork walls were noted to be full building height, leading from ground level through the flats and loft space to the roof apex.

5.4. Hamilton Close [7 Blocks]

Hamilton Close comprises seven separate three-storey blocks with a pitched tiled roof, each with either three or four communal entrances, incorporating 120 dwellings. The blocks are believed to have been constructed in the 1970s.

The blocks have brick outer walls that have been rendered on the lower floor. The first and second floors are covered with an unknown composite cladding. The blocks are believed to have a timber frame and staircase (however this could not be confirmed), as well as internal lightweight partitions. All the buildings have a pitched tiled roof, with access via loft hatches in the communal area.

5.5. Leabank View [1 Block]

Leabank View comprises a single detached three-storey building with a flat roof and six separate communal entrances, incorporating 36 dwellings. The block is located on a private road at the end of a housing estate, with a riverway to the rear. The block is believed to have been constructed in the 1970s. Each of the flats is accessed directly off a single stairwell.

The block is believed to have been built of traditional type masonry construction, with brick and blockwork walls and a concrete floor slab and stairwell. Externally the ground floor is brickwork with a uPVC cladding covering the lower and upper floors.

5.6. Shelbourne Road [1 Block]

Shelbourne Road comprises a single detached four-storey building with a pitched tiled roof and a single communal entrance, incorporating 9 dwellings. The block is believed to have been constructed in the 1970s. The single central internal stairwell provides access to the flats; however, the flat entrance doors are located on the first three floors, with the fourth floor having an external doorset, leading to a balcony. The upper most flats comprise ‘maisonette’ style properties, having their own open internal stairwell within the flats. There are three flats per floor, with each flat accessed directly off a single stairwell with their own entrance lobbies providing ‘lobby protection’.

The block is believed to have been built of a traditional masonry construction (although this could not be confirmed), with brick and blockwork walls and timber floors and stairs. Externally, the ground floor is rendered, with the upper floors covered with a galvanised metal cladding. No information has been provided for the type of cladding, or the type of fixings or insulation used. As the building has maisonette flats on the top floor, the loft space is minimal. The internal flat separation appears to be of lightweight material. An intrusive inspection is recommended to identify whether it provides adequate fire resistance.

5.7. Muswell Hill Place [1 Block]

Muswell Hill Place comprises a single detached four-storey building with a pitched tiled roof, incorporating 6 dwellings (two per floor). The block is believed to have been constructed in the 1970s. The block is over four storeys with three floors accessible via a central stairwell, and the third-floor flats being a mezzanine style with their own internal stairwell. The communal area has a

central open stairwell. Each flat has its own lobby protection, with an electrical intake box and flat entrance door located within this space. At the top of the stairs is an electrical riser.

The block is believed to have been built of traditional type masonry construction (although this could not be confirmed), with brick and blockwork walls and timber floors and stairs. Externally, the ground floor is rendered, with the upper floors covered with a galvanised metal cladding. No information has been provided for the type of cladding, or the type of fixings or insulation used.

5.8. Pellatt Grove [6 Blocks]

Pellatt Grove comprises six separate detached buildings with a pitched roof, with their own central stairwell, incorporating 40 dwellings. These blocks were believed to have been constructed in the 1970s.

The buildings are of various sizes. Nos. 51-51 is five storeys, Nos 69-73a and Nos. 81-83a is three storeys and Nos. 32-42, Nos. 97-107 and Nos. 109-119 are all four storeys. The internal stairwell accesses all but one of these floors, with the top floor flats being maisonettes and having their own internal stairwell. There are two flats per floor in all buildings, except for Nos. 69-73a which has three flats per floor. Each of the flats is accessed directly off a single stairwell with their own entrance lobbies providing ‘lobby protection’.

The blocks are believed to have been built of traditional type masonry construction (although this could not be confirmed), with brick and blockwork walls and timber floors and stairs. Externally, the ground floor is rendered, with the upper floors covered with a galvanised metal cladding. No information has been provided for the type of cladding, or the type of fixings or insulation used.

5.9. Spanswick Lodge [1 Block]

Spanswick Lodge comprises a single detached L shaped three-storey building, with a flat roof. The block is accessible via a main entrance door off the main street and incorporates 28 dwellings. The block is identified as sheltered housing. In addition, there are multiple exits on all sides of the block, leading to either the street or rear garden. There are two stairwells, one adjacent the main entrance, with the second close to the bin chute at the end of the building. The block is believed to have been constructed in the 1980s.

The block is believed to have been built of a traditional masonry construction, with brick external walls, mansard detail, concrete floors and metal framed stairs. Internally there is a mixture of blockwork and plasterboard separating walls.

5.10. Earlsmead Road and Ashmount Road [2 Blocks]

Earlsmead Road and Ashmount Road comprises two separate detached buildings located in separate roads. Earlsmead Road is a three-storey building with a mansard roof, incorporating 9 dwellings. The block is believed to have been constructed in the 1970s. There is a shared corridor and stairwell leading from a single main entrance. Ashmount Road comprises a three-storey building with a mansard roof, incorporating 17 dwellings. The block has three entrances and stairwells, the first and second leading to 6 flats and the third leads to 5 flats.

The buildings are believed to have been built of a traditional masonry construction, with brick and blockwork walls and a concrete floor slab and stairwell. Externally the ground and first floor are brickwork with a tiled mansard which also covers the second floor. As the building is of mansard construction and of limited size, there is minimal loft space provided, although there was no access available to this space at the time of the site visits or after liaising with the residents.

5.11. Lomand Close [1 Block]

Lomand Close comprises a single detached three-storey building, with a pitched tiled roof and six separate communal entrances, incorporating 36 dwellings. The block is believed to have been constructed in the 1970s Each of the flats is accessed directly off a single stairway.

The buildings are believed to have been built of a traditional masonry construction, with brick and blockwork walls and a concrete floor slab. Externally the ground floor is brickwork with a uPVC cladding covering the first and second floor.

5.12. Thetford [1 Block]

Thetford Close comprises three adjoining three-storey buildings, with a pitched tiled roof, each with their own entrance, incorporating 18 dwellings, identified as Nos. 37-42, 43-48 and 49-54. The block is believed to have been constructed in the 1970s. The common parts comprise the entrance hallway, the stairway and the landings on each upper floor.

The buildings are believed to have been built of a traditional masonry construction, with brick and blockwork walls and a concrete floor slab and metal framed stairwell. Externally the ground floor is brickwork with a uPVC cladding covering the first and second floor.

6. OBSERVATIONS

The observations for the blocks are detailed in separate reports for each site, however in summary it was identified that common across all blocks, the means for protecting the means of escape in terms of fire separation and compartmentation is considered unsuitable and will not prevent

products of combustion impacting on the means of escape or the safety of residents. In addition, following the surveys it is concluded, that the fire safety provisions and means of escape strategies are not fully compliant with applied enforcement criteria.

Some of the key common issues found are as follows:

- To some of the blocks the internal separation between the communal areas (including to the flats and around the risers and storage cupboards) is lightweight and unlikely to meet current standards
- Many of the doors to the flats and riser cupboards are mostly original (with some alterations). These are likely to have met the standards at the time of the build but would not meet current fire regulations. Where doors appear to be recently replaced, certification should be obtained, to ensure compliance. If evidence is not forthcoming, these doors should also be replaced. The installation of doors should be checked to ensure they have been installed correctly
- To most of the blocks, the compartmentation between individual dwellings or to the communal escape routes does not provide 60 minutes fire separation to facilitate a ‘stay-put’ fire policy be employed. An automatic fire detection (AFD) and alarm system should be provided in the communal areas to ensure all occupiers of the building are alerted to the fire to allow a total evacuation of the building and a ‘simultaneous evacuation’ policy being put in place
- To many of the blocks a wireless detection system is provided within the communal area. This is inadequate for the block and is believed to have been installed as a temporary measure only.
- The means of escape provision in terms of size, distance and time of travel is suitable for the identified risk profiles, as they provide for persons residing within the blocks to escape to a place of ‘relative’ or ‘ultimate’ safety
- To most of the blocks, it is recommended that a ‘simultaneous evacuation’ policy is put in place, with FANs provided to show this and all residents made aware of the procedures. This in consideration of the compartmentation provision will be suitable, however does require the additional provision of AFD fitted within the communal areas of the blocks
- Fire detection in the individual flats varies. In some cases, the means for raising the alarm of fire is considered unacceptable in design and conformity to British Standard 5839. In consideration of the provided compartmentation between flats and between communal areas, it is recommended that all flats are inspected to identify the level of detection coverage and any non-compliance issues found, rectified
- To some blocks internally within the communal area, the corridors have been heavily painted over the years, meaning that the surface lining is unlikely to pass a scratch test with a Class O rated spread of flame. Whilst this is non-compliant with current legislation, it is not identified as providing a significant risk as additional flammable linings are limited
- Some blocks flats located on the upper floors are maisonettes and as such have their own internal staircase. The compartmentation within the sample flats which were inspected is extremely poor meaning the escape from the upper level of the flat is likely to be compromised due to rapid fire spread. It is recommended that a Grade D, Category LD2 system is fitted

within the maisonette flats, with smoke alarms fitted in the hall, living room and upper-level landings and a heat alarm fitted in the kitchen

- There are deficiencies in fire stopping and unsealed penetrations in some of the riser and electrical intake cupboards with the communal areas. These should be rectified
- To some blocks, resident belongings were being stored in stairwells and communal areas. This increases the fire loading within an area that should be deemed sterile as it is the only means of the escape from the blocks. It is recommended that the residents be informed not to use this area for storage of any kind
- Internally within the flats it was noted that in some cases there were cables, pipes and ductwork running from the flats into communal areas that had been inappropriately fire stopped. This should be rectified.
- In some cases, it was not possible to identify whether waste pipes in bathrooms run in an open vertical riser or run between all floors with no fire separation between storeys. The shaft should be sealed at each storey level. Pipework passing through the storey levels should be appropriately fire stopped and fitted with a fire collar. Alternatively, the shaft should be sealed at the bottom and top and smoke detection provided in the shaft which is interfaced to the block fire alarm system. Further intrusive inspections are recommended to identify whether these measures are in place
- In some cases, within the communal stairwell, the electrical intake appears to pass through a riser which runs the height of the building. The void should be sealed at each storey level, with pipework or ducting passing through the storey levels being appropriately fire stopped. Alternatively, the void should be sealed at the bottom and top and smoke detection provided in the riser which is interfaced to the block fire alarm
- To some blocks, it is recommended that an intrusive inspection of the party wall between flats and the floor ceiling junction, as well the junction between the sky light and the roof void (if present) is carried out in order to ascertain any deficiencies within the compartmentation
- It is unknown if emergency lighting is provided within the escape routes and communal areas to assist escape in the event of a fire. If it is provided, it could not be confirmed if the level of illumination from the system provides the minimum of 1 lux at floor level as an illumination test was not carried out
- Some of the blocks are fully or partially clad. It could not be ascertained if there are any fire breaks behind the cladding, or what type of insulation has been used, along with the level of combustibility of the material itself. To some blocks. intrusive inspections and testing are recommended
- There were compartmentation breeches in some of the loft spaces inspected

7. RECOMMENDED SCOPE OF WORKS

7.1. Fire Compartmentation Works

The recommendations for each block can be found in the individual reports provided for each site. These have been classified for each block as High Risk, Medium Risk and Low Risk.

Many of the recommendations indicated are similar for each block and include the following items:

- Automatic fire detection (AFD) to be installed to the communal areas and the flat hallway. Where it is installed check to ensure it is fully compliant
- Seal perforations within flats if AFD above not installed
- Residents belongings to be removed from stairwell
- Check compartmentation between garages and flats (Howfield Place)
- Blocks to have a simultaneous evacuation policy in place where applicable (if AFD installed)
- Seal waste pipes in bathrooms (Further intrusive investigations recommended)
- Seal perforations between flats if an AFD is not provided
- Seal pipework to extractor fans
- Replace FEDs/lobby doors if doors not certified (ensure doors are fitted correctly)
- Replace riser/electrical intake cupboard doors if not certified (ensure doors are fitted correctly)
- Seal where soil stacks pass through voids
- Seal perforations in riser/electrical intake cupboards
- Intrusive inspections required of the party wall between flats and the floor and ceiling junction
- Intrusive investigations of old hot air heating systems
- Undertake intrusive investigations/testing to the cladding
- Intrusive inspections are recommended to identify if there are fire breaks provided behind the cladding and also the surrounds for the flues that penetrate this space
- Test the emergency lighting. Undertake remedial works where required
- Undertake intrusive investigations to check the compartmentation between individual dwellings
- Check fire detection in all flats. Upgrade as necessary
- Prevent residents from using the riser cupboards above the stairwells for storage.
- Remove electrical box on the top floor of Howfield Place
- Fire stop the loft space/hatches
- Return lobby protection to its original state where applicable

- Remove old light fittings and seal with adequate fire resisting materials (Spanswick Lodge).
- Remove padlock and install push pad to external gate (Spanswick Lodge)
- Enclose and lock shut the solar panel operating equipment (Spanswick Lodge)
- Relocate Manual Call Point (MCP). Ensure operational (Spanwick Lodge)
- Undertake intrusive investigations to the ventilation duct in kitchen. Seal if it breaches the compartmentation
- Seal pipework or ducting passing through the storey levels. Further intrusive inspections recommended

7.2. Other Considerations

It should be noted that it is likely that some of the communal areas and individual flats contain asbestos. A Refurbishment and Demolition (R&D) asbestos survey should be undertaken prior to any works, or investigations being carried out. No allowance has been included for asbestos removal in the project estimate.

8. PROJECT ESTIMATE

An indicative project estimate can be found in *Appendix C*. The table below summarises the project estimate for the project:

ITEM	COST
Construction Costs	[redacted]
Professional Fees [redacted]	[redacted]
Fire Engineer Fees	[redacted]
Additional Survey Fees	[redacted]
Statutory Cost	[redacted]
Project Total	[redacted]

*Includes an allowance for 68-70E Clarence Road

9. PROCUREMENT STRATEGY

It is proposed that the recommended works should be undertaken as one programme of works. Any condition related works that are considered necessary and appropriate to carry out, could be undertaken at the same time as the fire safety works, to avoid excessive disruption to residents over several programme periods and consideration should be given to including those works into this scheme. It should be noted however, that these works have not been included in the project estimate.

It is understood that HfH do not currently have their own framework for main contracting fire safety related works of this nature. However, the works could be procured using a range of other public procurement frameworks. Although the works value is below the threshold set out in OJEU for works contracts as of 1st January 2020, it is at this feasibility stage close to the threshold value and should be monitored. It is therefore proposed that the London Construction Programme (LCP) Major Work 2019 Framework Agreement be used for this scheme. It is also proposed that the works be procured as a single-stage tender using the JCT Standard Building Contract with Approximate Quantities 2016 contract. It is recommended that the project be procured as one package as the works included are of a similar nature and this will avoid the need for several phases of disruption to residents if the works package was divided.

Ridge have been made aware of the internal approval process for the appointment of a main contractor. If projects are over the value of £0.5m then they must be submitted for Cabinet approval. This is a monthly approval meeting, but the approval process is approximately eight weeks including the statutory standstill period.

10. PROGRAMME OF WORKS

A draft outline programme is included within *Appendix B* of this report. It is expected that the construction period will last for approximately 28 weeks at this stage, based on the extent and nature of the current works and the number of blocks. However, it should be noted that the programme periods may change if for example more extensive works are identified as a result of the intrusive surveys or the condition related works are added to the project.

The programme can be further developed after agreement to proceed to the next stage and to form part of the sign off process

11. NEXT STEPS

The next steps of the project are detailed below:

- Carry out further intrusive inspections of areas not accessible with residents in situ. (This will require a void property or relocation of some residents whilst investigations take place). R&D asbestos surveys will be necessary
- Where applicable, carry out analysis testing of areas of cladding and investigate the integrity of its installation and fire protection properties (fire rating analysis)
- Agreement of a final scope and completion of a specification of works
- Section 20 and consultation process
- Completion of tender documentation
- Tender process via an agreed framework (see section 9)
- Approval for contract award (Seek Cabinet Approval)
- Delivery of works through to project completion.

It is recommended that the Haringey Council Fire Safety Board approve the next stage of investigations and a specification of works to be developed and costed to be provided to the Board for next stage approval to be taken to delivery.

APPENDIX A – COMPARTMENTATION REPORTS

See separate documents previously issued.

APPENDIX B – PROGRAMME

APPENDIX C – PROJECT ESTIMATE

PROJECT ESTIMATE

Homes for Haringey - Timber Framed Buildings

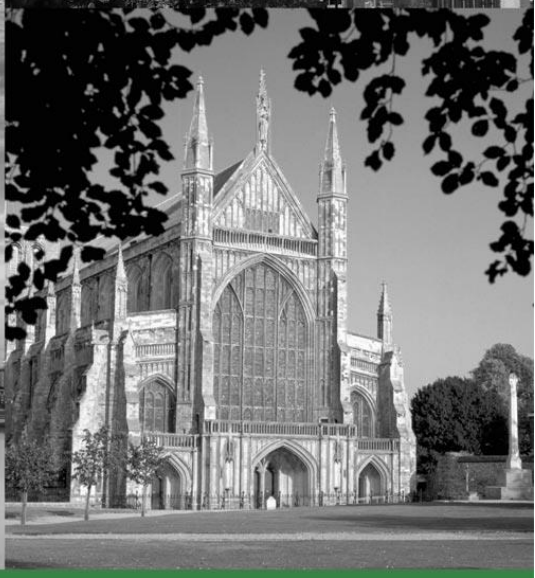
Fire Safety Works

Fire Safety Works		
Ref.	**Description**	**£**
1.00	Property Works	[redacted]
2.00	Asbestos	[redacted]
	Estimate of Property Fire Safety Works	[redacted]
3.00	**Main contractor's preliminaries**	[redacted]
4.00	**Main contractor's overheads and profit**	[redacted]
5.00	**Inflation**	[redacted]
6.00	**Main Project Risk / Contingency**	[redacted]
	Total: Project Construction Cost	[redacted]
7.00	**Consultant Fees based on Framework**	[redacted]
8.00	**Fire Engineer Fees**	[redacted]
9.00	**Additional Survey Fees**	[redacted]

10.00	Allowance for Statutory Costs (Building Control Fees)	[redacted]
	Total: Project Cost	**£** [redacted]







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