EAGLE MANSIONS, SALCOMBE ROAD, LONDON N16

10 YEAR MAJOR WORKS PROGRAMME (SUMMARY)

	1	2	3	4	5	6	7	8	9	10
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
EXTERNAL REPAIRS/REDECORATION										
 Main Roof Level: Essential repairs to roof membrane Repairs and specialist coating system to chimney stacks Improvements to pipework supports (2008 works only) Solar reflective painting to roof membrane 		£23,000						£18,000		
Front & Trumans Road Elevations:			£130,000						£95,000	
2009 works to include:-										
 Brickwork repairs and repointing Repair or rebuilding of defective window arches/lintels Rendering and stonework repairs Renewal of defective window sub-cills Lead cladding to high level stone cornice and bay parapet copings Essential repairs to common parts windows/doors Mastic work to window/door frames Full redecoration including application of waterproof decorative coating system to high level rendering Adaptions to combined rainwater/waste pipes 										
 Rear Elevation: Rendering repairs Renewal of defective window sub-cills Repointing and repairs to window arches (Block 1-8 only) Mastic work to window/door frames Full redecoration including application of waterproof decorative coating system to rendered surfaces Essential pipework repairs 					£80,000					

INTERNAL WORKS/REDECORATION										
Phase I Damproofing Works (Flats Nos. 8, 15, 32, 40 & adjoining common parts)	£58,000									
Phase 2 Damproofing Works (Flats Nos. 24 & 48 adjoining common parts)		£24,000								
Common Parts Refurbishment Programme:						£45,000				
TOTALS (Excluding professional fees + VAT)	£58,000	£47,000	£130,000	Nil	£80,000	£45,000	Nil	£18,000	£95,000	Nil

Note:- This summary should be read in conjunction with Boyce, Evens & Carpenter report dated 16th January 2007. Please note that the figures shown above are not based on tenders obtained from building contractors and are intended to provide only an approximate guide as to the likely cost of works. The figures are also based on present day costs and make no allowance for inflation.