

Summary of Stage 1 Observations and Responses

This document provides a consolidated summary of the themes raised during the Stage 1 Section 20 consultation and the corresponding responses provided.

OBSERVATION THEMES:

- **Costs and sinking fund:** Concerns about leaseholders being charged for works perceived as remedial from previous major works, questions on proportionality of scaffolding costs, and assurances requested regarding sinking fund sufficiency.
- **Quality and unfinished works:** Claims that previous major works were poorly completed or unfinished, including issues with guttering, concrete repairs, painting, and general workmanship. Requests that warranties or contractor liability be pursued instead of recharging leaseholders.
- **Legal and compliance concerns:** Assertions that the Section 20 process was non-compliant, threats of First-tier Tribunal action, and challenges relating to alleged breaches of lease requirements.
- **Guttering and downpipes:** Objections to the adequacy of existing guttering installed during prior works, claims that gutter size is insufficient, and concerns about proposals to move roof tiles. Requests for reinstatement of original guttering specifications.
- **Scaffolding:** Strong objection to the length, cost, and disruption caused by past scaffolding. Proposals to use MEWPs or cherry pickers instead. Requests for justification of 50% recharge to leaseholders.
- **Decorations and paint cycle:** Questions about why external decorations are needed so soon after previous major works, references to alleged long-term paint warranties, and questions about whether repainting is necessary versus cleaning.
- **Skylights:** Queries about why flats without skylights must contribute to replacement costs, and whether recently replaced skylights would be replaced again.
- **Asbestos:** Requests for justification of asbestos removal when previous major works did not require it.
- **Documentation and transparency:** Requests for access to specifications, reports, drawings, assessments, and maintenance records.
- **Property condition and valuation:** References to water ingress, concrete corrosion, and claims that property values had reduced following earlier major works.

SUMMARY OF RESPONSES PROVIDED:

- **Charging structure clarified:** Leaseholders will only be charged for skylight replacements, asbestos removal if required during those works, internal and external decorations, waterproofing to the round extension, and 50% of scaffolding.
- **Items not charged to leaseholders:** Pitched roof repairs, façade repairs, guttering refurbishment, balcony upstands/balustrades, and dividing parapet wall works will be

covered by the landlord.

- Decorations cycle explanation: External decorations operate on an approximately six-year cycle, with the last programme completed in 2018.
- Guttering position: Existing deep-flow guttering is considered adequate; only tiles oversailing the gutter will be adjusted. Downpipes will be replaced and hedgehog guards removed.
- Skylight contribution explanation: Under the lease, leaseholders contribute to block-wide costs regardless of whether their individual flat contains the element being repaired. Recently replaced skylights will not be replaced again.
- Scaffolding justification: Required for safe and effective skylight replacement and external decoration. MEWPs may only be suitable for limited elevations. Fixed-price scaffolding means delays should not increase leaseholder costs.
- Programme phasing: Works will be delivered block by block with Phase 1 running through 2027/28 and Phase 2 not before 2028.
- Observation period: Stage 1 consultation is now concluded; further observations may be provided at Stage 2.