

Finance and Resources committee 18 September 2007

22-26 Stannary Street: Progress report

Executive summary and recommendations

**Introduction**

A progress report from Stiles Harold Williams on the early stages of the renovation of 22-26 Stannary Street is attached.

**Decision**

The Committee is requested to note the document. No decision is required.

**Background information**

Please see plans approved by the Committee at its meeting on 21 March 2007.

**Resource implications**

None

**Financial implications**

None

**Appendices**

Report from Stiles Harold Williams

**Date of paper**

4 September 2007

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2007-09-04	a	F&R	PPR	Executive summary 22-26 Stannary Street progress report Finance and Resources Committee 18 September 2007	Draft DD: None	Public RD: None

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Health Professions Council  
Park House, 184 Kennington Park Road  
London SE11 4BU

Date: 04 September 2007

Our Ref: RJT/CN06080015

Dear Steve

**RE: 22-26 STANNARY STREET, LONDON, SE11**

I enclose for your attention two copies of my Report which I trust you will find in order.

Kind regards.

Yours sincerely

**Richard J Turner BSc MRICS  
Director**

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Enc

**REPORT**

**On**

**22 – 26 STANNARY STREET  
LONDON SE11**

**For and on behalf of**

**THE HEALTH PROFESSIONS COUNCIL**

**RJT/CN06080015**

**Issue Date: 04 September 2007**

**STILES HAROLD WILLIAMS  
BUILDING CONSULTANCY  
69 PARK LANE  
CROYDON  
SURREY CR0 1BY**

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## 1.0 FINANCIAL STATUS

1.1 The project is for a contract sum with CFC Group Ltd of £1,003,924.45 plus VAT.

1.2 The current valuation dated 28<sup>th</sup> August 2007 is summarised as follows:

Gross Valuation	£48,100.00
<u>Less retention @ 3%</u>	<u>£1,443.00</u>
	£46,657.00
<u>Less previous Valuation</u>	<u>£NIL</u>
<b>Valuation No 1</b>	<b>£54,821.98</b>

1.3 Cost implications from Contract Instructions issued (see below) will be contained within the contingency provisions.

1.4 A revised letter of intent has been issued pending completion of the Building Contract, due shortly.

## 2.0 SPECIFICATION

2.1 To date there have been no significant changes to the Specification. Contract instructions have been issued Nos 1 – 9. which are mainly administrative excepting removal of additional concrete from the 1<sup>st</sup> floor slab for the new staircase and retaining areas of concrete to the ground floor slab.

2.2 The client has authorised the change of the staircase balustrading to glass at an additional cost to the contract the details of which are to be advised.

## 3.0 QUALITY

3.1 From our cursory inspection we have no adverse comment to make on the quality of work to date.

## 4.0 PROGRAMME

4.1 The programme is for a contract period of 22 weeks duration which commenced on the 23<sup>rd</sup> July 2007.

4.2 The contractor has reported that delay has been incurred due to inclement weather affectiing the formation of the sky light openings in the roof and late receipt of the scaffold licence from the council, but at this stage it is not anticipated to impact on the completion date of 21<sup>st</sup> December 2007. Progress is otherwise to programme with demolition underway.

## **5.0 STATUTORY APPROVALS**

### **5.1 TOWN PLANNING**

- 5.1.1 Approval from the planning authority for the infilling of the ground floor flank window has been received.
- 5.1.2 Proposals for screening the fenestration to the first floor elevation to prevent overlooking the adjoining property comprising planted screening and applied manifestation to the glazing have been submitted to the planning authority.

### **5.2 BUILDING REGULATIONS**

- 5.2.1 Approval has been obtained and there are no outstanding issues. The Building Control Officer is inspecting the work in progress.

## **6.0 HEALTH & SAFETY**

- 6.1 The contractor has reported that there have been no reportable incidents or accidents.
- 6.2 The Health & Safety Plan has been issued and ongoing risk assessments are being carried out and issued to the Planning Co-ordinator for inclusion in the Health and Safety Plan.

## **7.0 ADJOINING OWNERS**

- 7.1 Agreements are being progressed by the appointed party wall surveyor with the adjoining owners and there are no anticipated problems at this stage.
- 7.2 A request has been made by the managing agents of the flat adjacent to the flat roof of 22-26 Stannary Street for access to carry out repairs but a decision is likely to be deferred until completion of the works for health and safety reasons.

## **8.0 SUMMARY**

- 8.1 Whilst it is at an early stage the works appear to be well resourced and progressing satisfactorily with no major issues encountered to date.

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**Richard J Turner BSc MRICS**  
**DIRECTOR – BUILDING CONSULTANCY**

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04 September 2007