

No.	ELEMENT	MAINTENANCE CAPITAL EXPENDITURE	ADDITIONAL COMMENTS	Priority	Service Charge Budget	2024/25	2025/26	2026/27	2027/28	2028/29
306500 Thames Quay										
1.00 EXTERNALS										
Roof Coverings										
1.01	Pitched Roof Coverings	Pitched roofs are covered in Redland Cambrian Slate engineered interlocking tiles, believed to be original to the development in the late 1960s, ie c.35yrs old. Condition of tiles themselves is reasonable, but evidence of some fixing failures, and of deterioration and failures in the underfelt. Roofing system is considered to be approaching end of design life.	Wholesale roof covering renewal, including for upgrade of roof insulation to Building Regulations, and renewal of all lead detailing. Access from scaffold.	R&M					£240,000.00	
1.02			Short term interim roofing repairs, re-fixing of slipped or broken tiles, repressing and repair of lead detailing. Access via ladders and roped access from roof terraces.	R&M		£20,000.00				
1.03	Flat Roof Coverings to terraces and balconies	Flat roofs, including to terraces and balconies are understood to originally be asphalt covered, and then overlaid with concrete slabs or decking, but many have been overlaid with liquid applied roof coatings or overlaid with mineral felt. Overlays are evidence of failures in the original coverings and for perimeter details, and various ongoing incidences of water ingress indicate requirement for renewal plan.	Wholesale flat roof coverings renewal, including for upgrade of roof insulation to Building Regulations requirement, and renewal of all perimeter detailing. Access from scaffold. Balcony finishes presumed demised to leaseholders - no allowance included for renewal.	R&M					£100,000.00	
1.04	Gutters, downpipes & outlets	Guttering overhaul and localised repair works, including outlets to downpipes.	Works recommended in conjunction with short term roof covering repairs.	R&M		£20,000.00				
1.05		Guttering, external downpipes and outlets renewal.	Works recommended in conjunction with medium term roof covering renewal.	R&M					£100,000.00	
1.06	Internal rainwater downpipes	Allowance for CCTV survey inspection and report.		R&M		£5,000.00				
Elevations										
1.07	Concrete Panel System	Crack near ground floor at LHS front elevation corner. Employ surveyor to install crack monitors and quarterly record movement for a period of 24 months and report.	If combined with other crack monitoring costs overall costs can be reduced.	REQ		£1,000.00	£1,000.00			
1.08		Gasket seals to panels appeared in reasonable condition. Renew anticipated within the 25yr PMP timescale.		R&M						
1.09		Investigation into system to validate components lifespan and support Building Safety Case and Fire Risk Assessment. If unable to obtain report / data from core samples previously taken, repeat investigation at front and rear left corners.	Assumed no verifiable information obtainable, therefore new core sample and analysis to be undertaken.	H&S		£10,000.00				
1.10	High level aluminium cladding	Investigation into system to validate components lifespan and support Building Safety Case and Fire Risk Assessment.	No immediate defects requiring remedy were evident from the visual inspection. Recommend fixings be thoroughly inspected.	H&S		£5,000.00				
1.11		Cladding to be renewed due to life expiry and degradation due to UV exposure.		R&M						
1.12	Windows - aluminium double glazed units with powder coated finish.	Note window frames and units are understood to be demised however external finish is part of Landlord liability to maintain. Frame condition is generally considered moderate.	Alternative is to recommend a standard replacement unit be imposed by Landlord to ensure when leaseholders renew they maintain the buildings overall image.							
1.13		Gasket seals to window units were noted in many instances to be poor and failing. We recommend that replacement of these units is suggested to leaseholders.	Note that a specific model of window unit should be specified by the landlord, if possible, to prevent poor or mismatching units from being installed sporadically.							
1.14		Many window cills externally were noted to be missing the vent caps. These ideally should be replaced by leaseholders as part of routine maintenance (window cleaning).	Leaseholders should expect to need to renew windows within the PMP timescale.							
1.15		Re-spray faded coatings to improve appearance and extend lifespan.		R&M				£130,000.00		
1.16	Metal Louvers and wired mesh ventilation to car park	Redecorate as part of cyclical external programme.	Cost not included as element considered part of car park which is subject to separate instruction to develop PMP.							
1.17		Repairs to 3 damaged sections along front elevation.	Cost not included as element considered part of car park which is subject to separate instruction to develop PMP.							
1.18	UPVC cladding to columns outside main front entrance doors	Cladding to be assessed as part of Building Safety Case.				£2,000.00				
1.19		UPVC to be renewed due to life expiry and degradation due to UV exposure.		R&M						
1.20	UPVC cladding immediately adjacent to main front entrance doors	Panel will require alteration when entry control system is renewed. Note system renewed 2023.	Due to sheltered location life expectancy is marginally longer than other UPVC cladding near the front entrance however renewal at the same time is recommended to maintain uniform material appearance & obtain economy of scale in procurement.	R&M						
1.21	Metal cladding to left and right elevations adjacent to the main front entrance doors	Renewal of cladding required due to corrosion as a result of atmospheric conditions.		R&M						
1.22	Soffits above main front entrance doors	Artex soffit finish to be tested for asbestos content.		H&S		£1,000.00				
1.23		Soffit to be redecorated on a cyclical basis.	It is recommended that a cyclical redecoration programme be started which would include for renewal every 7-10 years.	R&M		£10,000.00				
Entrance Doors										
1.24	Main Front Entrances doors	Aluminium sliding doors likely to have lifespan which is beyond the PMP timescale.	Periodic maintenance to doors is considered non capital investment and is therefore outside the scope of the PMP.							
1.25	External entrance doors along rear elevation	Re-spray faded coatings to improve appearance and extend lifespan allowed for in the shorter term.	Allowance made for renewal in the medium term due to age and appearance. Recommend consider renewal as part of remediation works that may be deemed essential to cladding.	R&M		£20,000.00				
1.26	Metal and timber handrails outside the front entrance door	Repairs required to timber handrail to the left. Damage has resulted in a H&S risk due to sharp edge.		H&S		£500.00				
1.27		Timber handrail to be re-varnished in the short term to maintain condition.	Varnish recoating of the handrail to be considered part of a programme of external redecoration to be undertaken cyclically every 7-10 years.	R&M		£6,000.00				
1.28		Renewal of the softwood timber handrail is required in the medium term.	Following renewal cyclical redecoration should be undertaken and has been budgeted for in the above line item. Consideration should be made to alternative handrails which require less frequent cyclical maintenance.	R&M						
1.29	Concrete steps outside front entrance door	Renew missing mortar between concrete pavours.	Anticipated to be required to be repaired cyclically due to age.	R&M		£1,000.00				
Balconies & Terraces										
1.30	Timber handrails to balconies	Inspect glazing panel fixings to ensure secure.	Allow to tighten bolt fixings and renew where corroded or missing (although none noted).	H&S		£10,000.00				
1.31	Metal railings	Test railing security.	Access by MEWP / similar.	H&S		£10,000.00				
1.32		Redecorate and undertake localised repairs where timber is rotten.		R&M		£50,000.00				
1.33		Localised repairs needed to address corrosion.	Optional consideration to renewal of railings completely, however this will require a significant investment and necessitate planning permission.	H&S		£15,000.00				
1.34		Re-spray faded coatings to improve appearance and extend lifespan; extensive corrosion noted in many locations, necessitating a redecoration/repair.	Possible option to paint aluminium, however attention is drawn to this requiring reapplication on a 7 yearly schedule going forward http://www.vandegraaff.co.uk/blog/repainting-aluminium/	R&M						
1.35	Doors leading to balconies	Re-spray faded coatings to improve appearance and extend lifespan. Scaffold access included in windows spray cost, works to be done together.	Possible option to paint aluminium, however attention is drawn to this requiring reapplication on a 7 yearly schedule going forward http://www.vandegraaff.co.uk/blog/repainting-aluminium/	R&M		£50,000.00				
1.36		Note door frames and units are understood to be demised however external finish is part of Landlord liability to maintain. Frame condition is generally considered moderate.								
1.37	Fire exit doors and panels between balconies.	Re-spray faded coatings to improve appearance and extend lifespan. Scaffold access included in windows spray cost, works to be done together.				£30,000.00				
1.38	Balcony Flooring	Detailed survey of each balcony. Sample to have structure assessed by ultrasonic scan. Drainage arrangement to be reviewed and where necessary repairs recommended.	Cost is for survey work, remediation costs to be confirmed following detailed assessments. Works should be anticipated based on soffit water damage as an indication that the structures are beginning to fail.	R&M		£12,000.00				
1.39	Balcony Soffits & Ceilings (34 no)	Artex soffit finishes to be tested for asbestos content.		H&S		£2,500.00				
1.40		Soffit to be redecorated on a cyclical basis.	It is recommended that a cyclical redecoration programme be started which would include for renewal every 7-10 years.	R&M		£50,000.00				
1.41		Repairs required to some soffits where damaged by water.		R&M		£12,000.00				
1.42	Panels between balconies	Panels to be inspected for condition an operability as they contain a fire escape door.	Report on the suitability of these is required as part of the Building Safety Case as well as the Fire Risk Assessment.	H&S		£1,500.00				
2.00 INTERNALS										
Internal Communal Spaces										
2.01	Ceilings	Cyclical redecoration recommended every 14 years.		R&M						£50,000.00
2.02	Painted & wall paper covered walls	Redecorate. Cyclical redecoration recommended every 7 years.		R&M						£80,000.00
2.03	Feature walls	Recoat with lacquered decorative finish. Cyclical redecoration recommended every 14 years.		R&M						£10,000.00
2.04	Carpet floor coverings	Economic life expectancy is 15-20 years, allowance for renewal.		R&M						£80,000.00
2.05	Stone floor coverings	Economic life expectancy is beyond the PMP.								
2.06	Reception concierge desk	Economic life expectancy is beyond the PMP. Regular cleaning and maintenance to be undertaken but no capital expenditure.								
2.07	Fixtures and Fittings	Renewal / provision of artwork, chairs, tables etc in communal areas including main reception to be considered. Life expectancy of fixtures should be considered to be between 15 and 20 years, depending on specification and use.	Capital project allowed for.	DB						£20,000.00
2.08	Doors within corridors & to fire escapes	Fire door inspection to be commissioned. Known issues with missing or incomplete smoke seals, excessive gaps around doors, lack of self closures ect.	Upgrade works required as evidenced by some inspections done as part of BSC and PMP inspections. Full repair costs to be assessed following thorough fire door inspection. Allowance to be made for programme of fire door upgrades and replacement. Metrus advise works programmed for 23/24 in advance of this cost plan.	H&S						
2.09	Front doors for apartments	Fire door inspection.	Possible upgrade works to be costed following inspection. Metrus advise works programmed for 23/24 in advance of this cost plan.	H&S						
Fire Escape Stairs										
2.11	Ceilings	Cyclical redecoration recommended every 14 years. Scaffold or rope access allowed for.		R&M						£30,000.00
2.12	Painted walls	Cyclical redecoration recommended every 14 years. Scaffold or rope access allowed for.		R&M						£20,000.00
2.13	Carpet floor coverings	Carpet is recommended to be renewed with alternative, non combustible material, due to being part of fire escape route.	Life expectancy of existing carpet floor covering is relatively short in any event.	H&S						£100,000.00
3.00 Mechanical and Electrical										
3.01	Lifts	Renewal / Refurb of S2	Costs advised by Metrus collected for works 23/24	REQ						
3.02		Renewal / Refurb of S4	Costs provided by Metrus - inclusive of VAT & Fees and carried direct to Total	REQ		£218,592.00				
		Renewal / Refurb of S3	Costs provided by Metrus - inclusive of VAT & Fees and carried direct to Total	REQ			£218,592.00			
3.03	Lighting	Energy Saving lighting	Works are understood to be programmed for. Cost indicated by Metrus, M&E consultant to confirm.	DB		£16,560.00				
3.04	Door Entry system	Allowance should be made for renewal of the door entry control system.	Cost not known, M&E consultant to confirm.							
4.00 Health & Safety										
4.01	Register Building for Fire Safety	Care to be assembled in advance of being called for by fire service.	Separate instruction noted and to be delivered.	H&S						
4.02	Fire strategy	Review of strategy and renewal of Fire Risk Assessment.	Recommend utilise fire engineer specialist.	H&S		£8,000.00				
4.03	Fire signage	Economic life expectancy is beyond the PMP.	Some upgrade / renew directional way signage and other fire safety aspects of the building should be anticipated however costs are considered negligible, no capital cost requirement forecast.	H&S						
FINANCIAL SUMMARY COSTS										
Sub-Total (Over One Basis) i.e. No Inflation						£ 369,000.00	£ 1,000.00	£ 130,000.00	£ 440,000.00	£ 370,000.00
Inflation @ 5% Years 1-4 and 3% Grouped Years are averaged at 3% PA.						0.05	0.10	0.15	0.20	0.23
Sub-Total (inc. Allowance For inflation)						387,513.00	1,100.00	149,500.00	528,000.00	455,100.00
Preliminaries @ 5%						19,375.65	55.00	7,475.00	26,400.00	22,755.00
Contingency @ 5%						19,375.65	55.00	7,475.00	26,400.00	22,755.00
Sub-Total						£ 426,264.30	£ 1,210.00	£ 164,450.00	£ 580,800.00	£ 500,610.00
Professional Fees @ 11%						46,889.07	133.10	18,089.50	63,888.00	55,067.10
Sub-Total						£ 473,153.37	£ 1,343.10	£ 182,539.50	£ 644,688.00	£ 555,677.10
VAT @ 20%						94,630.67	268.62	36,507.90	128,937.60	111,135.42
TOTAL						£ 567,784.05	£ 1,611.72	£ 219,047.40	£ 773,625.60	£ 666,812.52
TOTAL inc LTBs						£ 786,378.05	£ 220,203.72	£ 219,047.40	£ 773,625.60	£ 666,812.52

Notes: Day to Day maintenance running cost are not included in this PMP. The above costs are for major expenditure (capital works) only.

Priority Key	
H&S	Works required urgently to address/satisfy health and safety issues.
UR	Works required immediately to prevent further damage to the building fabric
R&M	Works required to address defects. General Repair & Maintenance
DB	Works that are "Desirable" but not essential. Could be considered Improvements
REQ	Required / Unavoidable

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