

**New Work Cost  
for  
Electrical Riser Mains  
and  
Associated Works**

**By  
Christopher Delaney  
on behalf of the Leaseholders**

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# STATEMENT

- The Homeowners Support Group (HSG) has and always will represent the interest of all home owners being Freeholders and leaseholders on this estate.
- We have and never have been a part of the Peoples Power Group (PPG) or the Peoples Power leaseholders (PPL).
- Our names and reputation has been used without our approval and we condone all the miss sent and inaccurate information put out by the PPG and the PPL in our name.
- Christopher Delaney and Jasmin Parsons run the HSG as a Sub-Group linked to the Residents Regeneration Group (RRG) now the Partnership Board (PB) relating to the amount of issues relating to the regeneration.
- The HSG was asked to help with the new work costs and this we have done to the letter, we believe in facts and not hear say and we don't make threats or act on information unless it can be 100% backed up.

On Behalf of the HSG

# NOTICE OF INTENTION – LOVELL'S

- Barnet stated they took out contract in April of 2012 with Lovell, when in fact they took this NOI agreement out in September 2012.

Appendix 1  
( To be added )

# NOTICE OF INTENTION - LEASEHOLDERS

## Appendix 2 ( To be added )

- Sent to leaseholders on 22 October 2012, giving 30 days to respond.
- Response to Questions took a long time for Barnet to reply, and the answers were unacceptable as not all issues were covered and questions answered .
- Always using term 'I answered this above' when in fact the question was not answered or answered in clarity.
- We asked when is the consultation meeting , Barnet said we don't have give you one under schedule 3 of the NOI.
- We requested a more detailed discussion appertaining to the works as it was pointed out that we were not electricians and was told our request would be passed on and to date yet nothing has come of this.
- Invoice was sent out with NOI

# SECTION 20

Under section 20 consultation we asked for a consultation meeting with Barnet and was told NO we don't need give one under schedule 3.

Schedule 3 states

Schedule	Consultation procedure for:	Do we need to give a public notice?
• 1	long-term agreements	No
• 2	long-term agreements	Yes
• <b>3</b>	<b>work under a long-term agreement</b>	<b>No</b>
• 4 (part 1)	work	Yes
• 4 (part 2)	work	No

- They only took on a long term with Lovell's in September 2012 as stated on an NOI, which clearly states they was not previously contracted by Barnet.
- **Under section 20 the RTA was not informed as it is a recognised association this is clearly a breach under the terms of Section 20 ( RTA – Resident Tenants Association )**

# WORKS INVOICE

APPENDIX 3  
Block 1 to 192 Marsh Drive

1st October 2013

Electrical Rising Mains Replacement, Communal and Emergency Lighting

Description	Block Cost	Lease %age	Your Individual Contribution
<b>Communal Area Lighting/Emergency Lighting and Power</b>			
Supply and install 2 new lift supplies using PVC SWA from intake to lift areas	£ 2,976.03	0.5413	£ 16.11
Supply and install 27 new supplies using PVC SWA in existing riser for roof top fans and associated equipment	£ 41,552.22	0.5413	£ 224.92
Supply and install 84 surface mounted metal clad 13A lockable socket outlets with all necessary wiring and containment - 56 for caretaker and 28 risers	£ 5,648.28	0.5413	£ 30.57
Supply and install 21 surface mounted metal clad 13A switched fused outlets with all necessary wiring and containment - 7 caretakers heaters, 7 TV amplifiers and 7 door entry systems	£ 1,378.01	0.5413	£ 7.46
Supply and install 133 surface mounted metal clad switched fused emergency light key switch with all necessary wiring and containment	£ 28,149.04	0.5413	£ 152.37
Supply and install 64 surface mounted 28W 2D maintained surface run emergency luminaires in 28 existing risers, 14 store cupboard and 14 bin stores and 6 roof walkover balconies	£ 8,075.12	0.5413	£ 43.71
Supply and install 7 surface mounted metal clad 13A switched photocell over ride with all necessary wiring and containment for external amenity lighting	£ 1,461.77	0.5413	£ 7.91
Supply and install 17 new 16 way RCD protected metal clad distribution board including all MCB's, RCD's, main switch tails and suitable blanks	£ 2,577.01	0.5413	£ 13.95
<b>Rising and Lateral Mains</b>			
Supply and install 7 new 120mm tails in 150 x 150mm trunking linking service head and disboard	£ 3,486.70	0.5413	£ 18.87
Supply and install 3 6-way TP&N 100A distribution boards	£ 2,486.46	0.5413	£ 13.46
Supply and install 9 12-way TP&N 100A distribution boards	£ 12,262.62	0.5413	£ 66.38
Supply and install 13 16-way TP&N 100A distribution boards	£ 29,347.03	0.5413	£ 110.14
Supply and install a 239 replacement lateral main system	£ 426,448.84	0.5413	£ 2,308.37
<b>Associated Works</b>			
<b>Ventilation Fans</b>			
Supply and install 7 refuse chute extraction fans	£ 14,535.27	0.5413	£ 78.68
Supply and install 9 communal extraction fans for bathrooms within dwellings	£ 63,603.20	0.5413	£ 344.28
<b>Ductwork</b>			
Supply and install lagging to ductwork in roof space	£ 16,618.40	0.5413	£ 91.04
Clean bathroom ventilation ductwork in all flats	£ 163,169.44	0.5413	£ 883.24
Clean kitchen ventilation ductwork in all flats	£ 57,424.44	0.5413	£ 310.94
Additional RLO activity for bathroom and kitchen ventilation ductwork cleaning	£ 10,202.88	0.5413	£ 55.23
<b>Lighting</b>			
Supply Thorlux lighting materials	£ 96,191.38	0.5413	£ 531.51
<b>Lighting following NIFE's Consultancy Report</b>			
NIFE's Consulting fees - Design review of Core Area, corridors and stairwell lighting	£ 10,692.49	0.5413	£ 57.88
Modifications to core and ramp area- fittings and cables to remain in situ	£ 18,535.96	0.5413	£ 100.46
Rewire flat corridor lighting including conduit	£ 12,091.70	0.5413	£ 65.40
Rewire stairwell lighting- fittings and containment to remain in situ	£ 4,284.87	0.5413	£ 23.19
Conduit modification for stairwell lights	£ 1,014.50	0.5413	£ 5.49
External lighting control to ramp area only. Photocell control	£ 3,146.95	0.5413	£ 17.03

- This invoice was sent out with NOI when it should not have.
- The work list and invoice cover many areas of work that are not part of leaseholders responsibility or to pay for as the question of what is covered by insurance and maintenance contracts .
- Leaseholders have asked for confirmation on this and via responses to the Notice of Intention, which again Barnet failed to give us this information .
- **Additional comment :**  
Also have found as with previous works that leaseholders was charged for work that is covered by insurance.  
And charged for work that is not down to leaseholders I.E. Removal sat dishes.

# UPPER FOSTERS FIRE, BARNET REPORT

Item No: 10

Board:	The Barnet Group Audit and Risk Committee
Date:	30 July 2012
Title of Report:	Upper Fosters Fire
Purpose of Report:	To inform the committee of the outcomes of the post investigations of the Upper Fosters Fire and the risks identified and the actions taken to mitigate them.
Classification: General Release / Exempt (if exempt state relevant ground)	Items are exempt from publication under Category 3 of Schedule 12a of the Local Government Act 1972 as the report refers to financial information relating to the financial or business affairs of any particular person (including the authority holding that information)

Recommendations:
1. The Committee are asked to note the contents of the report

Report Author:	Mandy Dunstan Head of Environment (Operations)	Date:	5.7.12
Telephone:	020 8359 5202	Email:	mandy.dunstan@barnethomes.org

## 1. Policy context/ Business Aim

1.1 This report is intended to provide the Committee with an overview of the management of risk in relation to electrical rising lateral mains which are reaching the end of their serviceable life. The report also provides information on the fire at Upper Fosters and the lessons learnt for Barnet Homes in relation to Emergency Planning and Risk Management

## 1.1 Background

2.1 Many of our low rise and all our high rise blocks of flats are served by an electrical rising main (ERM) which supplies individual properties and communal areas with electric. The ERM carries electric current from the main fuse centers which are owned by UK power networks to the electric meter located within each dwelling and any landlord's meters. It would appear that historically ERM's were owned and maintained by the utility company and that responsibility was then transferred to landlords/local authorities.

2.2 At the time of transfer of repairs and maintenance responsibility to Barnet Homes in 2004 some of these rising mains had already exceeded their anticipated service life. These cable installations were designed in the

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- This report on Upper Fosters that was completed by Barnet,.
- Clearly shows that they again failed under health and safety, failed to monitor and maintain all systems in line with there responsibilities .
- The report clearly shows many area's of failings by Barnet.
- Under there insurance company refused to pay for the cost of accommodation as show's Barnet was in breach of there insurance policy.
- This is why leaseholders are paying the brunt of the costs to make up the shortfall of money to complete the works.



**Performance Advisory Group**

Monday 10 March 2014  
9<sup>th</sup> Floor Board Room

Main Meeting 6:30pm until 8:30pm

**Present:** Jan Andersson, Chair (JA), Maxwell Doku (MD), John Davies (JD), Tim Blanc (TB), Kimberley Wadham (KW), Angela Shine (AS), Kanu Dave (KD), Gary McIntosh (GM), Colette Gallagher (CG), Hazel Mensah (HM), Katarzyna Motaali (KM), Aruna Bhatt (AB), Norah Fallon (NF), Kevin Turpenny (KT), Jacky Nelson (JN), Ryan Bolton (RB)  
**Observer:** Wyndham Clampett (WC)

Item	Title	Action
1	<b>Apologies and welcome</b> No apologies noted	
2	<b>Minutes of last meeting</b> It was agreed by members that the minutes were a true record.	Kimberley to publicise
3	<b>Regeneration Estates Major Works Discount Policy Discussion</b> Jacky Nelson and Kevin Turpenny gave an overview of the Regeneration Estates Major Works Discount Policy. It had been suggested that the draft policy came to PAG for discussion.  There are very expensive major works coming up and currently in process that cannot be avoided as they are currently a Health & Safety issue. For example, the Electrical Rising Mains project in West Hendon at the moment needs to be completed as the VIR cabling that encloses the electrical wiring has become brittle over time and is not safe. Therefore all the cabling has to be replaced. They have also had to remove asbestos where necessary.  Barnet Homes have discussed that Leaseholders will not realise the full benefit of the works due to the demolition of the properties as part of the regeneration. JA asked how they would know how long a leaseholder will benefit from the works? JN replied that they calculate the expected life of the element (12 years) divided by the total cost multiplied by 144 (12 years in months). They then would pay the monthly figure up to the point the works are used till. For example if the works are benefited from for 20 months the bill will only be £3,500 instead of the full £10,500 bill for the 12 years. The reason Barnet Homes have felt to bring in the policy now is due to the Electrical Rising Mains works being of the highest value in the near future.	JN to update IPAG when the policy has been presented to the Cabinet Resources Committee.

- PAG was miss-informed at a meeting on Monday 10<sup>th</sup> March 2014 about the discount policy that Barnet was to allegedly implement to leaseholders.
- PAG not given the full back ground in which to base an accurate assessment on an agreement that Barnet informed them would be fairly implemented.
- This agreement is fundamentally floored as there was no investigation by PAG. PAG had no actual history on these works explained to them and was unaware of the devastating implications it would have on the leaseholders.
- An independent group of residents were deliberately denied the correct information by Barnet. Why?

# BOARD MINUTES CRC

## **BARNET HOMES BOARD 6th November 2012 6pm**

Under Fire risk and electrical rising mains update dated 25 October 2012.

### Under section **7. Electrical Rising Mains**

- **7.1 Background**

On Wednesday 9th May 2012 a small fire occurred at Upper Fosters in an electrical intake cupboard. This resulted in a block of 44 flats being uninhabitable for 10 weeks as a result of a loss of electrical supply.

The possible cause of the fire was arcing within part of the electrical riser system.

Prior to the fire Barnet Homes had already embarked on a programme of replacing electrical rising mains to various blocks in the borough and Upper Fosters was due to have its rising main system replaced during this financial year.

**Electrical rising mains are not assessed as part of the FRA programme referred to above.**

- **7.2 Historically little money has been invested within the electrical rising mains system. This in part was due to confusion over the ownership of the rising main system between local authorities and UK Power Networks.**

It is also true to say that schemes such as Decent Homes led to a focus on components within dwellings rather than communal services.

A similar pattern exists within other ALMO's/Local Authorities.

# BOARD MINUTES CRC

## BARNET HOMES BOARD 6th November 2012 6pm

Under Fire risk and electrical rising mains update dated 25 October 2012.

### 10. Budget

**10.1** The existing 30 year programme included £22.9m for the rising mains and communal electrical works and £16.56m for internal works (total £39.46m for electrical works). Following concerns raised by Board members and a challenge from the Chair of the Audit and Risk Committee Barnet Homes have discussed with LBB a proposal to accelerate this programme to increase delivery in the early years for the following reasons;

#### **The above did not include the West Hendon Estate**

- This would accelerate the complete removal of all VIR cabling by around 2 years reducing the risk of residents suffering power failure or fire occurring
- Many of the rising mains have now exceeded their anticipated working life The failure of a rising main can have various effects from the loss of single dwelling to the loss of power to a complete block rendering it uninhabitable whilst works are carried out.
- Carrying out rising main replacement on a responsive basis is complex and provides poor value for money (when assessed on a block by block basis) as such works often incur other costs such as decanting, home loss payments, out of hours working payments to contractors and other premium costs
- By accelerating the rising main replacement programme similar acceleration would be required to the domestic rewiring programme.

# BOARD MINUTES CRC

## 10. Budget

- 10.2 **Accelerated delivery would see a spend of around £5m per year on the retained stock for 3 years for works to rising mains.**
  - **It is also noted that the existing capital electrical programme is under funded by around £14.136m over 30 years.**

## 11. Regeneration estates

- 11.1 Due to the potential short life span of some buildings on the regeneration estates the programming of works to these estates needs to take into account the anticipated demolition date.

## 13. Resident, Tenant & service user implications

- 13.1 Operations continue to work closely with the central H&S team to ensure that communal corridors are kept clear of obstructions and this message has been reinforced to customers in the Athome magazine and also through routine estate inspections and reality checks.
  - **Leaseholders will be required to contribute to the costs of any work that is carried out within the terms of the lease providing the work is reasonable.**
  - This includes the fire safety work recently procured and other H&S work included in the capital programme, such as renewal of electrical rising mains referred to in the Risk Schedule (Appendix 1). These works will be subject to consultation.

# MEETING HELD BY BARNET ON 16<sup>TH</sup> DECEMBER 2013 AT COMMUNITY CENTRE

- This meeting and its format was decided by and run by Barnet Homes and their representatives who were only present to tell us what was going to happen how we would be paying and what we be paying. No consultation was intended.
- Barnet Homes was being asked questions by the Homeowners and were told this was not what this meeting was about. The leaseholders were not happy that Barnet Homes had come to the meeting with no intention of answering the questions being raised. At one point Jacky Nelson said, “if the leaseholders did not reframe from asking these questions and let us tell you what the plan is we will walk out of this meeting”. The meeting quickly deteriorated into an angry shouting match with many of the leaseholders walking out as they was angry that Barnet was dictating what going on with restrictions on questions.
- It was then at this point that Christopher Delaney stood up and calmed the room down and said that this is not going to be sorted tonight and proposed a meeting with a selection of leaseholders to discuss this important issue in a more controlled environment.
- This was agreed by all leaseholders and Barnet Homes agreed.

# LOVELL'S - WORKS

- Barnet clearly stated when questioned and in their documentation that Lovell's cannot do the electrical riser mains so it being sub-contacted out to UK Power who was originally responsible for maintaining, repairing and replacing these cables as they are the organisation responsible for these.
- It was also discovered at a later date by the Homeowners that Lovell's was the contractor who carried out the inspection to prove these works needed doing. Barnet Homes must have been fully aware of this fact when they re-engaged their services, this again leads us to question the validity of the entire said works and associated works and justification of costs.
- How can Barnet Homes engage same company that was unable to do the job then be asked to carry out the very limited inspection to validate all the works that allegedly needed doing?

# HOMEOWNER SUPPORT GROUP MEETING

- A meeting was arranged and organised by Christopher Delaney & Jasmin Parsons to discuss the new work costs, due to the only way to describe it a shambles meeting held by Barnet on 16<sup>th</sup> December 2014.
- This meeting took place with selection of leaseholders. The leaseholders made their point of view as to how we all felt about the cost and the very limited proposal that Barnet Homes had and still were putting before us. We put our own proposals forward for discussion and consideration. This was not dismissed at the meeting, but we now know it was not put to PAG or the CSC.
- Minutes of meeting were also taken with a list of issues and questions put forward for Barnet Homes to respond to. This did not happen as Jacky Nelson stated there would be no reduction for anyone as this was a blanket charge covering all the leaseholders regardless.
- No proper feedback has come back from Barnet Homes on the issues and the questions that were handed to Barnet Homes at the said meeting.

# MINUTES HSG AND BARNET AND BARNET RESPONSE OR LACK OF RESPONSE



## Minutes of Homeowners Support Group Meeting (HSG)

Held on Wednesday 22nd January 2014 at 189 the Broadway

### PRESENT

Christopher Delaney  
Jasmin Parsons  
Graham Ambler  
Jacky Nelson  
Jo Sartori  
Jackie Coleman  
Humayne Khalick  
Shirley Backes  
Stephen Collinge  
Sally Simmonds  
Naveed Siddiqui  
John Morris

### REPRESENTING

**CD** Chair of the HSG  
**JP** Vice-Chair of the HSG  
**GA** Barnet Homes  
**JN** Barnet Homes  
**JS** Barnet Homes  
**JC** HSG Committee Member  
**HK** HSG Committee Member  
**SB** HSG Committee Member  
**SC** HSG Committee Member  
**SS** HSG Committee Member  
**NS** HSG Committee Member  
**JM** Residents Independent Advisor & minutes

### ACTION/ DECISION

#### 1.0 INTRODUCTIONS AND APOLOGIES

1.1 All introduced themselves. There were no apologies.

#### 2.0 QUESTIONS FROM JP/CD PAPER

The agenda for the meeting was structured around the written questions and comments prepared in advance by JP and CD. It was noted that many questions, being technical will have to be taken back for Gavin Bass to answer. These are highlighted in these minutes in **green**.

#### 2.1. Outsourcing work

2.1.1 (1.2 on sheet). Re: Lovell's qualification to do works.

JN explained that Lovell's were appointed as main contractors under a framework agreement in April 2012.

They are allowed to use their own sub contractors to carry out specialist work such as these electrical works. There are approx. 100 schemes already completed by these specialist companies.

## West Hendon

### Electrical Rising Mains and associated works

Notes taken from residents meeting 16 December 2013

In attendance and representing Barnet Homes:-

Gavin Bass (GB) Project Manager  
Bryan Wilton (BW) Electrical Supervisor  
Paul Rose (PR) Mechanical & Engineering Project Manager  
David Hann (DH) Head of Operations (Property)  
Jacky Nelson (JN) Leasehold Services Manager  
Jo Sartori (JS) Leasehold Development Officer  
Daisy Dawson (DD) BH Resident Liaison Officer  
Cliff Byles Project Manager - Lovell  
Kevin MacDermott Operations Manager - Lovell  
Greg Slater Vallectric (Sub-contractor to Lovell)  
Jason Oakford Vallectric (Sub-contractor to Lovell)

Please note: This document is an informal record captured by Leasehold Development Officer Joanna Sartori not detailed minutes of the meeting.

No	Item
1	JN introduced Barnet Homes staff and explained that GB would give a presentation to illustrate what the Electrical Rising Main replacement programme involves, why it is being carried out and the timescales (see attached PowerPoint slides). JN requested for the assembled residents to refrain from asking questions until the presentation had been completed.
2	A number of questions were raised during and at the end of the presentation and these are summarised as follows: -  An analogy was made relating to cars of the same age not breaking down at the same time.  It was also suggested that all existing cables are under 10mm and therefore not compliant with current regulations and not satisfactory.  GB indicated that lighting regulations have changed over time and explained that the existing does not comply with the current regulations for safe lighting.  GB stated that a report for the lighting was available if required.  The lighting on the landings is too low in terms of lux level and needs to be amended in order to be made compliant.  GB stated that a sample examination was carried out on the ventilation

# MAINTENANCE AND HEALTH & SAFETY ELECTRICAL COMPANY

- We have asked for copies of the Inspections, Maintenance and Service Contracts relating to all of the maintenance of the said Electrical works and Associated works.
- Again we have had no response to our request and have asked a number of times and still nothing.
- What is covered by Maintenance ?
- How is this Maintenance carried out and Monitored?
- What is covered by Insurance ?
- What would make the said Insurance Null-en-void?

# TIME LINE AND CORONERS REPORT

- Since the fire in 2009 that killed two fireman, there has been no checks or maintenance on electrical rise mains by the electrical company or Barnet.
- The fire in upper fosters caused this works to become a priority and the results from the fire shows that Barnet failed to maintain and have correct safety equipment in place.
- The time line from 2009 – 2011 clearly shows that there was no concern or worry in regards what they needed to do.
- The West Hendon Estate was not scheduled to be rewired until the dates 2039 - 2045
- In October 2011 Barnet was given a flyer from UK Power handing over fuse control, but does not mention electrical rise mains.
- This clearly shows that Barnet failed to follow this up and have any pre / post checks done as clearly stated by Jacky Nelson no checks was done.

# HANDOVER FROM ELECTRICAL COMPANY



## Important Notice



October 2011

### Restoration of Supply in London Area

From 30<sup>th</sup> October 2011 we will no longer be able to change fuses in customer owned distribution boards.

If there is a problem with the distribution board fuse you will need to use a competent electrician. If there is a problem with the internal wiring in the property you should contact a competent electrician as our staff are not trained to repair internal wiring faults.

We will also no longer be able to carry out work on electricity meters. If there is a problem with the meter you should contact your electricity supplier. Their telephone number is available on the electricity bill.

#### How will it affect you?

In London where a number of properties are fed from a distribution board you are the owner of this equipment and if we find on a visit that your fuse has blown we will not be able to replace it. We will be instructing your tenant to contact you to carry out the repair. If there is a fault with your tenants meter we will be advising them to contact their Supplier (whoever they pay their electricity bill to)

**Please be aware UK Power Networks are not authorised to repair or replace faulty meters**

#### What work will U K Power Networks carry out?

Our responsibility as the Network Owner is only for our assets up to and including the main fuse. This is the fuse in our service head.

#### How can you help UK Power Networks?

Supply us with any keys to enter your intake rooms where our cables enter your building.

#### How can we work together to prevent your tenant being left off supply longer than is necessary?

If we are called and identify the fault is on your cables we will advise the customer to contact you.

#### Who can you contact if you have a query about a job?

Contact 0800 028 0247 – If you have the incident number and the date fault reported this would help with your enquiry.

- The handover was a flyer ( Picture to Left ).
- This was to inform Barnet that the replacement of fuses is not down to them, as in past Barnet would contact UK Power to fix.
- This did not in any way cover the handover of the Lateral Electrical Riser mains, Which Leaseholder are expected to contribute to.
- We asked for the official letter for this handover, Joanna Sartori said that was the letter, but Jacky nelson said there was an official letter.
- We have asked to see this and again we still waiting after many request .

# MAINTENANCE AND HEALTH & SAFETY BARNET

- What is covered by Maintenance ?  
We are still waiting for list
- What is covered by Insurance ?  
We are still waiting for list
- Who carried out the inspections?  
We are still waiting for said information
- What action was taken?  
We are still waiting for said information

# LETTER FROM JACKY NELSON TO CLLR SODHA (1) ( HAVE EMAIL PROOF )

**From:** Nelson, Jacky **Sent:** 25 February 2014 16:35

**To:** Sodha, Cllr Ansuya ,  
Gillett, Sarah

**Cc:**

**Subject:** West Hendon estate leaseholders

Dear Councillor Sodha,

- Further to our telephone discussion earlier today I would like to suggest that you provide me with the text for your communication to the West Hendon leaseholders and I will arrange for it to be mail merged and sent out on your behalf. Doing it this will ensure that no breach of data protection legislation occurs. I hope this is acceptable to you.
- With regard to the meeting held with the Council this morning I can advise you that it has been agreed that a revised version of the policy will go to the Cabinet Resources Committee meeting on the 2 April 2014.
- As discussed the detail should not be shared with the leaseholders until the policy has been ratified by the committee but subject to being ratified will give **resident** leaseholders who bought prior to the regeneration plans being made public, the opportunity to enter into a payment plan on the following basis: -
- To spread payments over the number of years anticipated as the life span of the element (in the case of West Hendon the electrical rising mains) up to a maximum of 12 years.
- This means that at the time of the compulsory purchase buy out taking place they will have made approximately 44 of a total of 144 payments and will have nothing further to pay (this example assumes that the CPO will take place in 2017).

# LETTER FROM JACKY NELSON TO CLLR SODHA (2)

- An illustration of how this will work is as follows: -

Total value of the works = £10,000, anticipated lifespan of the element = 144 months (12 years).  $£10,000 \div 144 \text{ months} = £69.50$  per month

April 2014 to November 2017 = 45 months

$45 \times £69.50 = £3,402.78$

( **Figures based on full charge not estimated** )

- Therefore if the regeneration takes place as planned the leaseholder in this example will only pay £3,402.78 of the total value of the works (£10,000) in monthly instalments.
- If there is any slippage in the regeneration the leaseholder will continue to pay a monthly instalment up to the point the CPO is served up to the total value of £10,000.
- This concession will not be available to non-resident leaseholders, those who bought in the knowledge that the regeneration was planned, Housing Associations, investment leaseholders or investment/property companies.
- Bearing in mind that this is likely to be a far more palatable proposition for the leaseholders do you think it would be wise to hold the proposed meeting between ourselves and the leaseholder representatives after the 2 April when the CRC decision will be confirmed?
- I have copied Sarah Gillett into this email as she will arrange the meeting once the decision on when to hold it has been agreed so will await your preference.

# LEASEHOLDERS TO MEET CRC

- The CRC had asked to meet a delegation of leaseholders to discuss the issue concerning the new works, we requested dates on a number of occasions, via email from Cllr Sodha on 15<sup>th</sup> February 2014.
- We was informed by Cllr Sodha that Jacky Nelson has stated that we had to wait until after the CRC has had their meeting to discuss this issue, this was in an email dated 25<sup>th</sup> February 2014.
- Unaware to leaseholders, but fully aware by Barnet Homes that the CRC would be disbanded leaving the Leaseholders with no recourse and no way of appealing any decision that the CRC would make as we was unaware the CRC was no longer exist.
- Barnet Homes clearly manipulated this situation to ensure that PAG would not be made aware of all the issues and also to ensure that the leaseholders would not have a chance to challenge the works invoice.
- This clearly shows that Barnet Homes never had any intention of either listening to, or helping any leaseholder and deliberately calculated how to hold all the leaseholders to ransom under the alleged terms of our lease to get money out of us for unjustified reasons.

# CABINET RESOURCES CABINET (CRC)

On the 22<sup>nd</sup> April 2014 the CRC advised Barnet to go back and review the whole process regards the new work cost.

These are :

- To look into claiming cost from previous electrical company
  
- Lease Types 1 - 7 :
  - A clear broken down so that each leaseholder gets clear and accurate information on what they have to or not to pay under their lease, as clearly stated by Jacky Nelson a blanket cost is in place and this is incorrect.
- In the words of the chair...Improving Lease? Repair Lease? Maintenance Lease?
  
- To review cost imposed on leaseholders by reviewing the following :
  - All works that actually needed to be done
  - All works that don't need to be done
  - All works that should not be charged to leaseholders

# NO REBATE OR DISCOUNT FOR MARSH DRIVE AND WARNER CLOSE

- This clearly states that we are excluded from any form of discount and this also includes Warner close.
- Electrical riser mains have a minimum life of 25 years and a cost should be based on the elements life and a reasonable cost be set, or more justifiable no cost at all to leaseholders. If the work had actually been carried out when it actually needed to be carried out years ago the cost would have been part of the electrical company and not to Barnet or the Leaseholders. And much of the associated works would not need to be done.
- It is also very clear that both the Electrical Company, Barnet and Barnet Homes have failed to monitor, failed to maintain and worse of all failed under the very Health, Safety and Welfare claims to carry out all this new works in the first place.
- The alleged rebate/discount is only for those being regenerated between 2004-2017, and even this is based on full payment each month, the only alleged discount is for the property coming down that why they are not facing the full cost at this time.
- This clearly proves the unfairness towards the leaseholders and that Barnet Homes fully intend to continue to burden the leaseholders now and in the future.

# NO REBATE OR DISCOUNT FOR MARSH DRIVE AND WARNER CLOSE

- Having investigated the current cost of works and the statement that the cabinet Resources Committee (CRC) stated on 2<sup>nd</sup> April 2014 under section 11 Paragraph 5 & 6 Regeneration estates essential major works programme: discounted resident leaseholder charges.
- Marsh Drive has been excluded from any form of rebate or discount.
- Having raised this with John Bangs on 21<sup>st</sup> May 2014 this is the following breakdown that was presented to me in its final format.

<b>9127.63</b>	Estimate Cost
<b>144</b>	Divide by 144 Months that is 12 years of the element (Electric Riser Mains)
-----	Equals
<b>63.39</b>	A month, rounded up

# DISCOUNT

- On previous works for windows and satellite/Ariel installation and removal, Barnet gave a two thirds discount as the works would not benefit us due to the regeneration.
- Why have Barnet Homes refused to implement this same process?

# Other Documents

Appendix 1 to be added here

Appendix 2 to be added here

## Block 1 to 192 Marsh Drive

## Electrical Rising Mains Replacement, Communal and Emergency Lighting

Description	Block Cost	Lease %age	Your Individual Contribution
<b>Communal Area Lighting/Emergency Lighting and Power</b>			
Supply and install 2 new lift supplies using PVC SWA from intake to loft areas	£ 2,976.03	0.5413	£ 16.11
Supply and install 27 new supplies using PVC SWA in existing riser for roof top fans and associated equipment	£ 41,552.22	0.5413	£ 224.92
Supply and install 84 surface mounted metal clad 13A lockable socket outlets with all necessary wiring and containment - 56 for caretaker and 28 risers	£ 5,648.28	0.5413	£ 30.57
Supply and install 21 surface mounted metal clad 13A switched fused outlets with all necessary wiring and containment - 7 caretakers heaters, 7 TV amplifiers and 7 door entry systems	£ 1,378.01	0.5413	£ 7.46
Supply and install 133 surface mounted metal clad switched fused emergency light key switch with all necessary wiring and containment	£ 28,149.04	0.5413	£ 152.37
Supply and install 64 surface mounted 28W 2D maintained surface run emergency luminaires in 28 existing risers, 14 store cupboards and 14 bin stores and 8 roof walkover balconies	£ 8,075.12	0.5413	£ 43.71
Supply and install 7 surface mounted metal clad 13A switched photocell over ride with all necessary wiring and containment for external amenity lighting	£ 1,461.77	0.5413	£ 7.91
Supply and install 17 new 16 way RCD protected metal clad distribution board including all MCB's, RCD's, main switch tails and suitable blanks	£ 2,577.01	0.5413	£ 13.95
<b>Rising and Lateral Mains</b>			
Supply and install 7 new 120mm tails in 150 x 150mm trunking linking service head and disboard	£ 3,486.70	0.5413	£ 18.87
Supply and install 3 6-way TP&N 100A distribution boards	£ 2,486.46	0.5413	£ 13.46
Supply and install 9 12-way TP&N 100A distribution boards	£ 12,262.62	0.5413	£ 66.38
Supply and install 13 18-way TP&N 100A distribution boards	£ 20,347.03	0.5413	£ 110.14
Supply and install a 239 replacement lateral main system	£ 426,449.84	0.5413	£ 2,308.37
<b>Associated Works</b>			
<b>Ventilation Fans</b>			
Supply and install 7 refuse chute extraction fans	£ 14,535.27	0.5413	£ 78.68
Supply and install 9 communal extraction fans for bathrooms within dwellings	£ 63,603.20	0.5413	£ 344.28
<b>Ductwork</b>			
Supply and install lagging to ductwork in roof space	£ 16,818.40	0.5413	£ 91.04
Clean bathroom ventilation ductwork in all flats	£ 163,169.44	0.5413	£ 883.24
Clean kitchen ventilation ductwork in all flats	£ 57,424.44	0.5413	£ 310.84
Additional RLO activity for bathroom and kitchen ventilation ductwork cleaning	£ 10,202.88	0.5413	£ 55.23
<b>Lighting</b>			
Supply Thorlux lighting materials	£ 98,191.38	0.5413	£ 531.51
<b>Lighting following NIFES Consultancy Report</b>			
NIFES Consulting fees - Design review of Core Area, corridors and stairwell lighting	£ 10,692.48	0.5413	£ 57.88
Modifications to core and ramp area- fittings and cables to remain in situ	£ 18,558.98	0.5413	£ 100.46
Rewire flat corridor lighting including conduit	£ 12,081.70	0.5413	£ 65.40
Rewire stairwell lighting- fittings and containment to remain in situ	£ 4,284.87	0.5413	£ 23.19
Conduit modification for stairwell lights	£ 1,014.60	0.5413	£ 5.49
External lighting controls to ramp area only. Photocell control	£ 3,146.95	0.5413	£ 17.03

Item No: 10

Board:	The Barnet Group Audit and Risk Committee
Date:	30 July 2012
Title of Report:	Upper Fosters Fire
Purpose of Report:	To inform the committee of the outcomes of the post investigations of the Upper Fosters Fire and the risks identified and the actions taken to mitigate them.
Classification: General Release / Exempt (if exempt state relevant ground)	Items are exempt from publication under Category 3 of Schedule 12a of the Local Government Act 1972 as the report refers to financial information relating to the financial or business affairs of any particular person (including the authority holding that information)

Recommendations:
1. The Committee are asked to note the contents of the report

Report Author:	Mandy Dunstan Head of Environment (Operations)	Date:	5.7.12
Telephone:	020 8359 5202	Email:	mandy.dunstan@barnethomes.org

**1. Policy context/ Business Aim**

1.1 This report is intended to provide the Committee with an overview of the management of risk in relation to electrical rising lateral mains which are reaching the end of their serviceable life. The report also provides information on the fire at Upper Fosters and the lessons learnt for Barnet Homes in relation to Emergency Planning and Risk Management

**1.1 Background**

2.1 Many of our low rise and all our high rise blocks of flats are served by an electrical rising main (ERM) which supplies individual properties and communal areas with electric. The ERM carries electric current from the main fuse centers which are owned by UK power networks to the electric meter located within each dwelling and any landlord's meters. It would appear that historically ERM's were owned and maintained by the utility company and that responsibility was then transferred to landlords/local authorities.

2.2 At the time of transfer of repairs and maintenance responsibility to Barnet Homes in 2004 some of these rising mains had already exceeded their anticipated service life. These cable installations were designed in the



## Performance Advisory Group

Monday 10 March 2014  
9<sup>th</sup> Floor Board Room

Main Meeting 6:30pm until 8:30pm

**Present:** Jan Andersson, Chair (JA), Maxwell Doku (MD), John Davies (JD), Tim Blanc (TB), Kimberley Wadham (KW), Angela Shine (AS), Kanu Dave (KD), Gary McIntosh (GM), Colette Gallagher (CG), Hazel Mensah (HM), Katarzyna Motaali (KM), Aruna Bhatt (AB), Norah Fallon (NF), Kevin Turmpenny (KT), Jacky Nelson (JN), Ryan Bolton (RB)  
**Observer:** Wyndham Clampett (WC)

Item	Title	Action
1	<b>Apologies and welcome</b> No apologies noted	
2	<b>Minutes of last meeting</b> It was agreed by members that the minutes were a true record.	Kimberley to publicise
3	<p><b>Regeneration Estates Major Works Discount Policy Discussion</b> Jacky Nelson and Kevin Turmpenny gave an overview of the Regeneration Estates Major Works Discount Policy. It had been suggested that the draft policy came to PAG for discussion.</p> <p>There are very expensive major works coming up and currently in process that cannot be avoided as they are currently a Health &amp; Safety issue. For example, the Electrical Rising Mains project in West Hendon at the moment needs to be completed as the VIR cabling that encloses the electrical wiring has become brittle over time and is not safe. Therefore all the cabling has to be replaced. They have also had to remove asbestos where necessary.</p> <p>Barnet Homes have discussed that Leaseholders will not realise the full benefit of the works due to the demolition of the properties as part of the regeneration. JA asked how they would know how long a leaseholder will benefit from the works? JN replied that they calculate the expected life of the element (12 years) divided by the total cost multiplied by 144 (12 years in months). They then would pay the monthly figure up to the point the works are used till. For example if the works are benefited from for 20 months the bill will only be £3,500 instead of the full £10,500 bill for the 12 years. The reason Barnet Homes have felt to bring in the policy now is due to the Electrical Rising Mains works being of the highest value in the near future.</p>	JN to update PAG when the policy has been presented to the Cabinet Resources Committee.

**BARNET HOMES BOARD**  
**6th November 2012**  
**6pm**  
**9<sup>th</sup> floor Board Room, Barnet House**

ITEM	TITLE	STATUS	PRESENTING
1	Apologies		
2	Declaration of Interests		
3	Agree Minutes & Matters Arising from Board meeting of 13th September 2012 (pages 3-7 )		
4	CEO/Director of Operations update report (pages 8-20 )	Information	Tracey Lees
The report provides the Board with information on important external and internal issues which impact on the business of Barnet Homes.			
5	Performance Management Information (Pages 21-36 )	Monitoring	Derek Rust
This report with attachments outlines the performance of Barnet Homes for Q2 2012-13.			
6	Budget Monitoring 2012/13 (pages 37-43 )	Monitoring	Troy Henshall
This report sets out the budgetary position for the Company on a year to date basis as at the end of September 2012 and projects the full year figures for 2012/13.			
7	Fire risk and electrical rising mains update (pages 44-49)	Information	Derek Rust
This report provides the Board with an update in respect of our two highest priority technical health and safety areas and subsequent progress in each.			
8	ASB Strategy and Performance (carried over from September board) (pages 50-60)	Information	Elliot Sweetman
The report informs the Board on how we are managing change and performance of Anti- Social Behaviour in Barnet in line with the Governments vision.			
9	Welfare Reform update (pages 61-66)	Information	Kevin Turpenney
This report provides the Board with an update on the pending welfare reform changes and action being taken to mitigate the impacts.			

**LOVELL**

**Valletric**  
Mechanical and Electrical Services



Block Name - 1-24 Marsh Drive

Address – Marsh Drive, Hendon, Barnet, London NW9 7

Reason for Report – Overview of Existing Rising and Lateral Electrical Mains

## Introduction

Following the instruction to proceed on the 10<sup>th</sup> September 2012 Valletric were provided with a remit to undertake an overview of the Electrical Rising and Lateral Mains, and the Communal Electrical Circuitry on the following West Hendon sites for the Client, Barnet Homes.

- Marsh Drive
- Marriotts Close
- Tyrell Way
- Warner Close

It was agreed that Valletric would allocate on a given a block one working day to test and review the Electrical Rising and Lateral Mains and one working day to test and review the Communal Electrical Circuitry, on a block by block basis.

## Report

With initial concerns being raised following a visual inspection of the sites prior to the testing works commencing, predominantly associated with the Electrical Rising and Lateral Mains, we have compiled the following report to bring some clarity and substance to the observations made. Due to synergy across the respective Blocks we have referred to 1 to 24 Marsh Drive which typifies that found in every Block and associated Electrical Intake location.

The attachments to this Report are as follows –

- NIC/EIC Electrical Condition Report
- Digital Images
- HEVACOMM Calculations

Date of Report – 5<sup>th</sup> October 2012 – Author – Greg Slater – Valletric Limited

## ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations

### A: DETAILS OF THE CLIENT

Client: Barnet Homes	Address: 1255 High Raod Whetstone London	Postcode: N20 DEJ
----------------------	--	-------------------

### B: PURPOSE OF THE REPORT

This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required:	Condition report of the rising and lateral sub-mains
Date(s) on which inspection and testing were carried out:	17/09/2012

### C. DETAILS OF THE INSTALLATION

Occupier: Barnet Homes	Address: 1-24 Marsh Drive Edgware London London	Postcode: NW9 7QE					
Estimated age of the electrical installation:	42 years	Description of premises: Domestic	Evidence of alterations or additions	No	If yes estimated age	N/A	years
Date of previous inspection:		(Please state)	Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No:	N/A			
Records of installation available:	No	Records held by:	N/A				

### D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:  
Periodic inspection of communal lighting and associated landlords services

Agreed limitations including the reasons, if any, on the inspection and testing:  
Live tests carried out only due to age of installation and possible damage caused from dead tests. Minimum of 20% of properties tested

Agreed with: Barnet Homes

Operational limitations including the reasons (see page No. )

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected.

### E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):  
Requires urgent improvement

Summary of the condition of the installation continued on addition pages? No  Yes  Specify page

Overall assessment of the installation: **UNSATISFACTORY** (Delete as appropriate)

An 'Unsatisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified

This report should have been reviewed and confirmed by the Qualified Supervisor of the Contractor responsible for issuing it. (See declaration on page 2)

Page 1 of 9

This report is based on the modal forms shown in Appendix 6 of BS 7671

Please see 'Notes for Recipients'

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MIPR31

# Electrical Rising Mains, Communal Lighting & Fan Works

Marsh Drive, Tyrrel Way & Warner Close

Residents Meeting

16<sup>th</sup> December 2013 at 7.00pm





## Minutes of Homeowners Support Group Meeting (HSG)

Held on Wednesday 22nd January 2014 at 189 the Broadway

### PRESENT

Christopher Delaney  
Jasmin Parsons  
Graham Ambler  
Jacky Nelson  
Jo Sartori  
Jackie Coleman  
Humayne Khalick  
Shirley Backes  
Stephen Collinge  
Sally Simmonds  
Naveed Siddiqui  
John Morris

### REPRESENTING

**CD** Chair of the HSG  
**JP** Vice-Chair of the HSG  
**GA** Barnet Homes  
**JN** Barnet Homes  
**JS** Barnet Homes  
**JC** HSG Committee Member  
**HK** HSG Committee Member  
**SB** HSG Committee Member  
**SC** HSG Committee Member  
**SS** HSG Committee Member  
**NS** HSG Committee Member  
**JM** Residents Independent Advisor & minutes

### ACTION/ DECISION

#### 1.0 INTRODUCTIONS AND APOLOGIES

1.1 All introduced themselves. There were no apologies.

#### 2.0 QUESTIONS FROM JP/CD PAPER

The agenda for the meeting was structured around the written questions and comments prepared in advance by **JP** and **CD**. It was noted that many questions, being technical will have to be taken back for Gavin Bass to answer. These are highlighted in these minutes in **green**.

##### 2.1. Outsourcing work

2.1.1 (1.2 on sheet). Re: Lovell's qualification to do works.

**JN** explained that Lovell's were appointed as main contractors under a framework agreement in April 2012.

They are allowed to use their own sub contractors to carry out specialist work such as these electrical works. There are approx. 100 schemes already completed by these specialist companies.

## **Coordinated responses to the issues raised by the West Hendon Home Owners Group at or since the meeting on 22 January 2014**

**A. Southwark v Woelke decision** – The point I believe Mr Khalick was making at the meeting on the 22 January when he asked about Barnet Homes lease types and commented that it was his understanding there were some leases that required the landlord to give 12 months advance notice of major works may have related to the recent Woelke versus Southwark decision. I have outlined the implications of that decision below (as requested a summary of Barnet lease types has also been provided as a separate document - [appendix 1](#)).

### **Implications of the Southwark v Woelke decision**

In laypersons terms the Southwark v Woelke decision in relation to service charge billing says that the landlord must issue a statement of the estimated costs that it expects to incur during the next financial year before the 1 April each year.

The statement of estimated costs should include both annual service charges and major works service charges.

The estimated costs become payable on demand within fourteen days and can be recovered in instalments on or before the following four quarter days or as specified in the lease (1 April being the 1<sup>st</sup> quarter day).

If leaseholders opt to stick to the letter of the lease the above will apply. Therefore payment arrangements and interest free repayment periods will not apply and the costs would need to be paid in full on or before 1 February the following year.

## **B. Responses to the document handed to the Barnet Homes attendees at the meeting on 22 January and entitled *Requests/Questions/Comments regards electrical works and associated works appertaining to the West Hendon Estate***

### **1. OUTSOURCING WORKS**

**2. *It was stated at the meeting held on Monday 16 December that Lovell's are not qualified to do the electrical works and have therefore outsourced these works.***

**Response:** This statement has been misquoted or taken out of context. Lovell's were appointed as the main contractor for this category of works borough-wide under a long term partnering agreement for 10 years from the 1 April 2012 to 31 March 2022. Under the terms of the contract they are entitled to use a supply chain of sub-contractors and direct labour as best suited for the works.



## BARNET LEASE TYPES

This is a general summary of Barnet's of lease types.

- Lease type A** Voluntary, or pre-RTB lease.
- Lease type B** Repair only, 10 year defects structural notice, fixed lease percentage. Does not differentiate between Annual and Major Works Service Charges. 1980-1987 approx.
- Lease type C** Repair only, 10 year defects, fixed lease percentage (similar to Lease 'B'). 1980-1987 approx.
- Lease type D** Repair only, 5 year section 125 notice, fixed lease percentage. 1987-1988 approx.
- Lease type E** Repair only, 5 year section 125 notice, variable lease percentage. 1988-1989 approx.
- Lease type F** Repairs and improvements, 5 year section 125 notice, variable lease percentage. 1989-1994 approx.
- Lease type G** New lease from approximately 1 December 1994. Repairs and improvements, 5 year section 125 notice, variable lease percentage, nuisance clause. Differentiates between annual and major works service charges



October 2011

## Restoration of Supply in London Area

From 30<sup>th</sup> October 2011 we will no longer be able to change fuses in customer owned distribution boards.

If there is a problem with the distribution board fuse you will need to use a competent electrician. If there is a problem with the internal wiring in the property you should contact a competent electrician as our staff are not trained to repair internal wiring faults.

We will also no longer be able to carry out work on electricity meters. If there is a problem with the meter you should contact your electricity supplier. Their telephone number is available on the electricity bill.

### How will it affect you?

In London where a number of properties are fed from a distribution board you are the owner of this equipment and if we find on a visit that your fuse has blown we will not be able to replace it. We will be instructing your tenant to contact you to carry out the repair. If there is a fault with your tenants meter we will be advising them to contact their Supplier (whoever they pay their electricity bill to)

Please be aware UK Power Networks are not authorised to repair or replace faulty meters

### What work will U K Power Networks carry out?

Our responsibility as the Network Owner is only for our assets up to and including the main fuse. This is the fuse in our service head.

### How can you help UK Power Networks?

Supply us with any keys to enter your intake rooms where our cables enter your building.

### How can we work together to prevent your tenant being left off supply longer than is necessary?

If we are called and identify the fault is on your cables we will advise the customer to contact you.

### Who can you contact if you have a query about a job?

Contact 0800 028 0247 – If you have the incident number and the date fault reported this would help with your enquiry.

### Appendix 3 - Asbestos Register Summary – West Hendon Estate

#### Franklin House Flats - typical

Area Used	Building Component	Approx Area	Comment	Analysis Result	Analysis quantities	Material Type
All areas of flat	Textured Coating	40m <sup>2</sup>	Textured coating to ceilings throughout.	Chrysotile	Trace	Applied Coating
All areas of flat	Floor Tiles	40m <sup>2</sup>	Floor tiles.	Chrysotile	Trace	Vinyl
Balcony	Panel	3m <sup>2</sup>	2 N° panels beneath window and 2 N° to each end.	Chrysotile	Significant	AC
Bathroom	Riser Panel	2m <sup>2</sup>	Panel to service riser.	Chrysotile	Significant	AIB
Kitchen	Sink Pad	< 1m <sup>2</sup>	Bitumen pad beneath sink.	Chrysotile	Significant	Bitumen
Living Room	Panel	< 1m <sup>2</sup>	Panel piece within 'Conistor' storage heater.	Amosite		AIB
Living Room	Packing	< 1m <sup>2</sup>	Paper lining to base of 'Conistor' storage heater.	Chrysotile		Paper

#### 1 Bedroom Flats West Hendon - typical (Tyrell Way/Marsh Drive/Marriott Close/Wamer Close)

Area Used	Building Component	Approx Area	Comment	Analysis Result	Analysis quantities	Material Type
All areas of flat	Textured Coating	40m <sup>2</sup>	Textured coating to ceilings throughout.	Chrysotile	Trace	Applied Coating
All areas of flat	Floor Tiles	40m <sup>2</sup>	Floor tiles.	Chrysotile	Trace	Vinyl
Balcony	Panel	3m <sup>2</sup>	2 N° panels beneath window and 2 N° to each end.	Chrysotile	Significant	AC
Bathroom	Riser Panel	2m <sup>2</sup>	Panel to service riser.	Chrysotile	Significant	AIB
Kitchen	Sink Pad	< 1m <sup>2</sup>	Bitumen pad beneath sink.	Chrysotile	Significant	Bitumen
Living Room	Panel	< 1m <sup>2</sup>	Panel piece within 'Conistor' storage heater.	Amosite		AIB
Living Room	Packing	< 1m <sup>2</sup>	Paper lining to base of 'Conistor' storage heater.	Chrysotile		Paper

#### 2 Bedroom Maisonnettes West Hendon - typical (Tyrell Way/Marsh Drive/Marriott Close/Wamer Close)

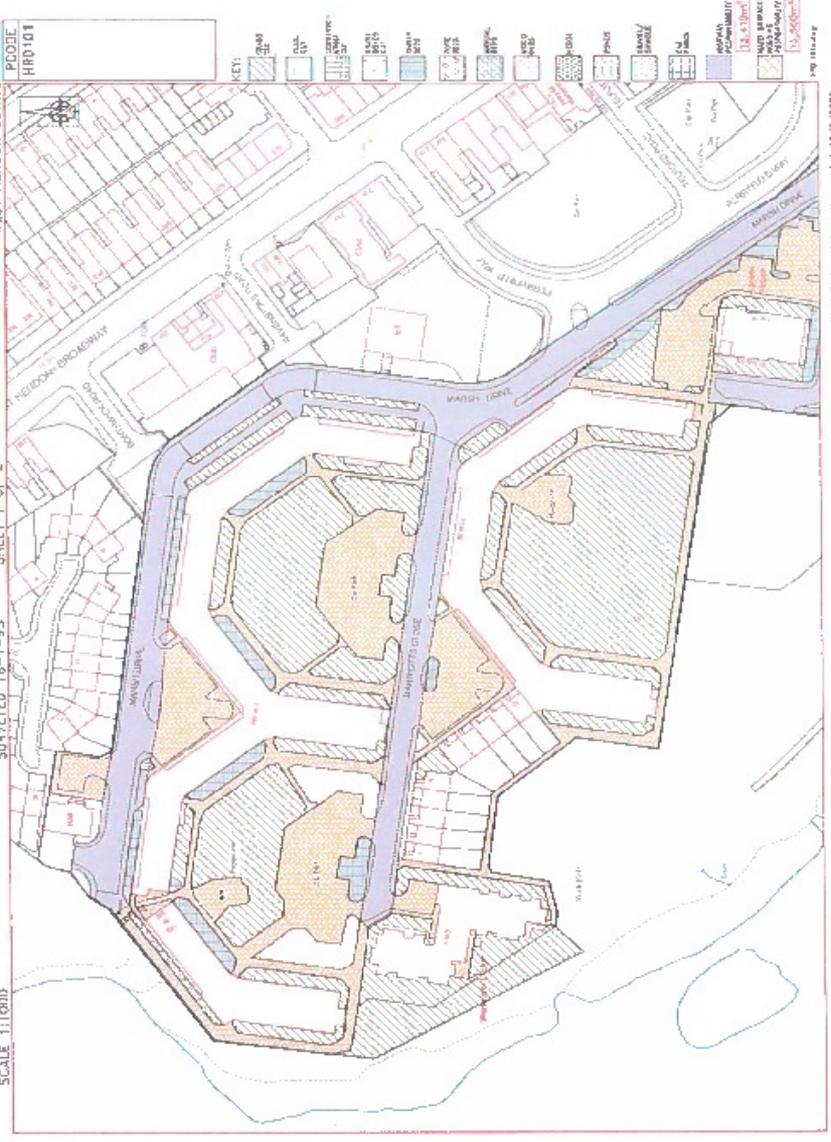
Area Used	Building Component	Approx Area	Comment	Analysis Result	Analysis quantities	Material Type
All areas of	Floor Tile	50m <sup>2</sup>	Black floor tiles throughout.	Chrysotile	Trace	Vinyl

SCALE 1:1000

SURVEYED 18-1-93

SHEET 1 OF 2

WEST HENDON ESTATE  
PROBE  
HRD101



Hard Surface Interim section dated 15/9/2002  
Amended 5/12/2002



E. St. C. Wiseman  
H.M. CORONER for the Southampton  
City and New Forest District

Sir Ken Knight  
Chief Fire and Rescue Advisers Unit  
Department for Communities and Local Government  
Eland House  
Bressenden Place  
LONDON  
SW1E 5DU

Date: 04 February 2013

Dear Sirs

**INQUEST INTO THE DEATHS OF ALAN BANNON AND JAMES SHEARS**

I am writing to you concerning the Inquest into the tragic deaths of Firefighters Alan Bannon and James Shears.

Both men died on the 6<sup>th</sup> of April 2010 when fighting a fire in a high-rise block of flats in Southampton. The Jury brought a narrative verdict as follows:

Death by misadventure in each case in conjunction with the following narrative:

"Firefighters Alan Bannon and James Shears died from sudden exposure to initially intense heat from 20.38 to 20.41 and thereafter to excessive heat while dealing with a fire in a flat on the 9<sup>th</sup> floor of the high-rise tower block Shirley Towers. Obvious precautions to prevent the fire occurring were not taken in addition, operating conditions for all firefighters involved became extremely difficult and dangerous and thus significantly contributed to the deaths of Firefighters Alan Bannon and James Shears. Numerous factors have been identified as being relevant in the chain of causation which could have affected the eventual outcome and which, where appropriate, will form the basis of recommendations to improve safety in the future."

I am writing to you under the provisions of Rule 43 of the Coroners Rules which reads "a Coroner who believes that actions should be taken to prevent the recurrence of fatalities similar to that in respect of which the Inquest is being held, may announce at the Inquest that he is reporting the matter in writing to the person or authority who may have power to take such action and he may report the matter accordingly".

I received a number of very helpful reports that assisted me at the Inquest and at its conclusion I have agreed with all the advocates representing those entitled to be heard

Coroner's Office  
12-18 Hulse Road, Southampton, SO15 2JX  
Tel: 023-80-674266/7 Fax: 023-80-674479  
Email: Elaine.Ridley@hants.gov.uk

# EMAIL JACKY NELSON TO CLLR SODHA

Outlook.com Print Message

Page 1 of 3

[Print](#)

[Close](#)

## FW: Meeting with Barnet

From: **Sodha, Cllr Ansuya** (Cllr.A.Sodha@barnet.gov.uk)  
Sent: 30 April 2014 17:03:51  
To: Christopher Delaney (christopherdelaney@btinternet.co.uk)

Is this the email you wanted

-----Original Message-----  
From: Nelson, Jacky  
Sent: 30 Apr 2014 09:59  
To: Sodha, Cllr Ansuya  
Subject: RE: Meeting with Barnet

Dear Councillor Sodha,

Thank you for your email regarding Christopher Delaney's request.

Is the email below the one you are/are Delaney is referring to?

Sent: 25 February 2014 16:25  
To: Sodha, Cllr Ansuya  
Cc: Gillman, Sarah  
Subject: West Hendon estate Leaseholders

Dear Councillor Sodha,

Further to our telephone discussion earlier today I would like to suggest that you provide me with the link for your communication to the West Hendon leaseholders and I will arrange for it to be mail merged and sent out on your behalf. Doing it this will ensure that no breach of data protection legislation occurs. I hope this is acceptable to you.

With regard to the meeting held with the Council it is pleasing to hear advise you that it has been agreed that a revised version of the policy will go to the Cabinet Resources Committee meeting on the 2 April 2014.

As discussed the detail should not be shared with the leaseholders until the policy has been notified by the committee but subject to being notified will give the leaseholders who bought prior to the regeneration plans being made public, the opportunity to enter into a payment plan on the following basis:-

To spread payments over the number of years anticipated as the life span of the element in the case of West Hendon the electrical rising main) up to a maximum of 22 years. This means that at the time of the compulsory purchase buy out taking place they will have made approximately 14 of a total of 144 payments and will have nothing further to pay (this example assumes that the CPC will take place in 2017).

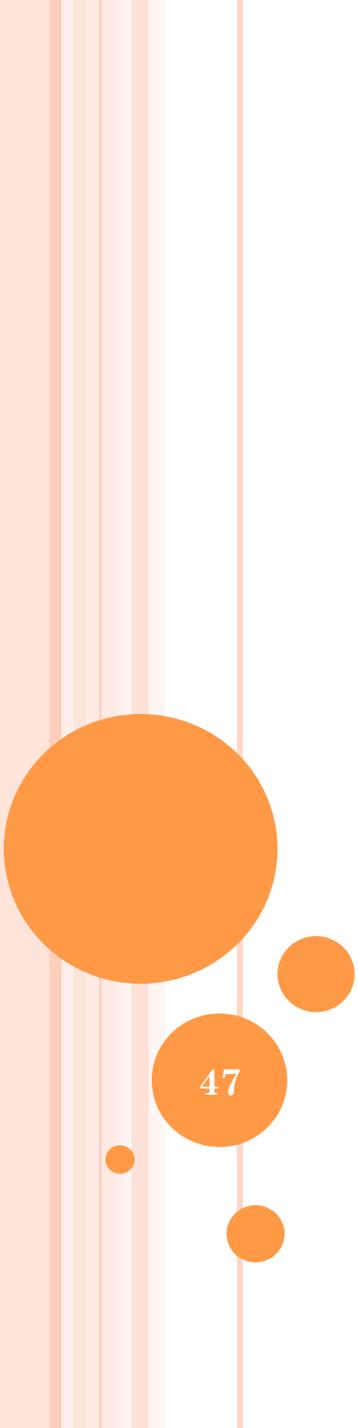
An illustration of how this will work is as follows:

Total value of the works = £10,000, anticipated lifespan of the element - 144 months (12 years) = £10,000 ÷ 144 months = £69.50 per month

April 2014 to December 2017 = 45 months

Questions from Ms Jasmin Parsons

Qn Number	Agenda pack reference	Question Raised	Answer
1	Item 11, p100  2. RELEVANT PREVIOUS DECISIONS	Can I have a copy of all these documents above [2. 1-2.3] and a written explanation as to what they mean and to what they appertain to please.	These documents are available on the council's website through the links below. Delegated Powers Report number 532: <a href="http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=2389">http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=2389</a> Delegated Powers Report number 1574: <a href="http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=3820">http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=3820</a> Delegated Powers Report number 1789: <a href="http://barnet.moderngov.co.uk/mglIssueHistoryHome.aspx?lId=13329&amp;Opt=0">http://barnet.moderngov.co.uk/mglIssueHistoryHome.aspx?lId=13329&amp;Opt=0</a> .
2	Item 11, p.100  3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS  Paragraph 3.1	First sentence refers to the Corporate Plan 2013 to 2016 priority,  <b>a.</b> How does the council expect to maintain the right environment for a strong and diverse local economy when many of the local people will be forced to sell up and move away due to the destructive and divisionary nature of the present	<b>a.</b> The regeneration programmes will contribute towards this in a number of ways, including: <ul style="list-style-type: none"> <li>• Enhance Barnet as a place where people want to live through the delivery of quality new places and neighbourhoods in the areas of the borough in greatest need of investment and renewal.</li> <li>• Deliver sustainable housing growth and infrastructure, and improve the condition and sustainability of the existing housing stock.</li> <li>• Promote economic growth by encouraging new business growth while supporting local businesses and town centres.</li> <li>• Help residents to access the right skills and training to</li> </ul>



# New Work Costs

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