



CREDIT NOTE

London Borough of Camden
 Supporting Communities
 Leaseholder Services
 Town Hall
 Judd Street
 London
 WC1H 9DB
 Phone 020 7974 3559
 VAT Reg No. 232 3164 03

Goldthorpe
 Camden Street
 London
 NW1

Customer Number
 Credit Reference No.
 Date 08 February 2017
 SCP Code

DESCRIPTION	VAT CODE	AMOUNT	VAT
In respect of Property Ref: _____ Flat Goldthorpe, Camden Street, London, NW1			
Adjustment in respect of Invoice No.	E	-132.32	0.00
THIS IS NOT A DEMAND FOR PAYMENT			
The sum of £-132.32 has been credited to your Service Charge Account.			
	Total	£-132.32	0.00
	Total Credit Due	£-132.32	

If you have a query, please call 020 7974 3559 or view your account online at www.camden.gov.uk/camdenaccount.

This credit note is issued for Statutory VAT purposes only. It is not negotiable for cash and has been used to reduce the amount owed on invoice or any other outstanding invoices on your service charge account. It may not be used to reduce any other debt owed to the London Borough of Camden.

You can check your account statement at www.camden.gov.uk/camdenaccount. Should the credit have resulted in an overall credit balance on your account a refund can be requested by writing to the address at the top of this letter.

LEASEHOLDER CHARGES SUMMARY

08/02/2017

Mechanical and Engineering Works - Heating
Curnock Street Estate
Contract Numbers

09/303

SCHEME#1004

Your Contribution

25 Goldthorpe		22732	
	Notes		
Rateable Value	1		359
Total Estate Rateable Value	3		87,451
Your % Apportionment Estate Costs	5		0.41%
Total Estate Costs	6		1,562,915.56
Actualised Costs:-			
Your Heating Works Costs		6,416.01	
Government Grant Allocation	14	0.00	
Your Contribution	9		<u>6,416.01</u>
Gross Works Actualised Cost	10	£	6,416.01
Major Works Indirect Cost	12	5.77% £	370.20
Your Contribution towards Total Actualised Costs		£	<u>6,786.22</u>
Less:			
Reduction for Right To Buy S125 Limitation			0.00
Limitation due to Late Submission of Account			0.00
Reduction to Reflect LVT Decision			0.00
Your Final Total Contribution			6,786.22 *
Less Original Invoice/s			6,918.53
Account Adjustment		£	(132.31) *

*Variation of £0.01p is possible due to roundings

Explanatory Notes

1. Your major works service charges are apportioned to your flat or house on the basis of its Rateable Value. Although Council Tax Bandings replaced Rateable Values some years ago, most of our leases make reference to Rateable Values and the Council has therefore decided to retain them as a means of calculating service charges.
2. Your Block Rateable Value is the total of the individual Rateable Values for each unit in your block. This will enable us to calculate your proportion of block costs.
3. Your Estate Rateable Value is the total of the individual Rateable Values for each unit on your estate. This will enable us to calculate your proportion of estate costs.
4. Your Percentage Apportionment of Block Costs is calculated by dividing your individual Rateable Value by the Total Block Rateable Value.
5. Your Percentage Apportionment of Estate Costs is calculated by dividing your individual Rateable Value by the Total Estate Rateable Value.
6. The Total Block Costs are those costs incurred in relation to works to your block under this contract (but excluding the cost of any non-structural work to tenanted or void units).
7. The Total Estate Wide Costs are those costs incurred in relation to communal estate works under this contract.
8. Your Estate Contribution is calculated by applying your Percentage Apportionment of Estate Costs to the Total Estate Wide Costs.
9. Your Block Contribution is calculated by applying your Percentage Apportionment of Block Costs to the Total Block Wide Costs.
10. Your Gross Works Final Cost is the sum of your Estate Contribution and your Block Contribution.
11. Major works indirect cost covers the Council's costs in commissioning the works, consulting leaseholders, answering leaseholder queries, maintaining contract information, instruct & record variations to the contract, finalise the cost of the works and calculating leaseholder invoices at estimate & final account.
12. A variation of £0.01p is possible due to the nature of the calculations; there is some rounding of the composite elements of the charge to the nearest penny. This might give a false impression of arithmetical errors in the pence figures.
13. There are Government grants available for some elements of work carried out to properties e.g. insulation. If Camden has received a grant for carrying out this type of work, where applicable, any credit will be passed onto leaseholders.

Ref	WORK ITEM	Quantity	Unit	Rate	Block Cost	Unit Cost
1	Heating Works					
	Boiler House & Heating Distribution Refurbishment works					
2						
3	Preliminaries:					
4	Insurances etc.				£ 3,895.00	£ 15.99
5	Supervision (above ground works)				£ 23,300.00	£ 95.65
6	Builders / Engineering drawings				£ 7,600.00	£ 31.20
7	Protection of plant / materials				£ 5,846.00	£ 24.00
	Below ground pre-insulated pipework: Excavate trench and lay heating flow & return mains, including backfill with the appropriate material, disposal of spoil and reinstatement. Allow for all fittings, branches, valves, connections, flushing, filling, dosing, commissioning for the entire installation, all in the following pipe sizes -					
8						
9	32 dia.				£ 32,642.40	£ 134.00
10	40 dia.				£ 27,072.00	£ 111.13
11	50 dia.				£ 45,007.20	£ 184.76
12	65 dia.				£ 258,552.00	£ 1,061.40
13	100 dia.				£ 17,080.80	£ 70.12
14	125 dia.				£ 31,809.60	£ 130.58
15	Valve chambers				£ 6,859.20	£ 28.16
16	House entries				£ 27,176.80	£ 111.57
17	Supervision				£ 24,028.00	£ 98.64
	Replacement of District Heating pipework in Public & Private car parks: Supply & fit medium grade steel heating mains to masonry at high level. Allow for all fittings, branches, etc., and provision for expansion, including bellows, guides, anchors, brackets, painting red oxide, and insulating with 25mm Armaflex for the entire installation Allow for all connections, flushing, filling, dosing, and commissioning, all in the following pipe sizes:-					
18						
19	100 dia.				£ 73,836.00	£ 303.11
20	80 dia.				£ 24,800.00	£ 101.81
21	65 dia.				£ 79,593.00	£ 326.74
22	50 dia.				£ 57,184.50	£ 234.75
23	32 dia.				£ 133,679.00	£ 548.77
24	Weather enclosures for Barnborough risers:					
	Installation of thermostatic & lockshield radiator valves and assoc. works:				£ 8,450.00	£ 34.69
25						
26	T.R.V.				£ 44,896.87	£ 184.31
27	L / S				£ 49,360.82	£ 202.63
28	Redecorations & making Good				£ 45,315.38	£ 186.03
29	Flush thru one rad. within each property, and balance:				£ 7,066.05	£ 29.01
	Supply & installation of 2 no. 8000 litre - Cold Water Storage tanks and associated pipework:					
30						
	Strip out existing tanks / maintain down service/service valves				£ 4,850.00	£ 19.91
31						
32	8000 litre CWS. Tank / fittings				£ 29,774.00	£ 122.23
	Supply & fit copper tube to EN1057 (table X) to masonry. Allow for all fittings, branches etc., and provision for expansion, brackets as required. Allow for all connections, sterilization, flushing, filling, commissioning, and thermal insulation, all in the following pipe sizes:-					
33						
34	108 dia.				£ 1,612.50	£ 6.62
35	76 dia.				£ 1,734.00	£ 7.12
36	67 dia.				£ 1,761.60	£ 7.23
37	54 dia.				£ 1,393.00	£ 5.72
	Boiler room air intake fan system inclosing ductwork:					
38					£ 6,974.00	£ 28.63
39	Supply & install high level acoustic louvre:				£ 1,450.00	£ 5.95
	Supply & install acoustic enclosure to Boiler ventilation:					
40					£ 3,640.00	£ 14.94
	Supply & install steel doors and blanking plates to boiler room:					
41					£ 3,025.00	£ 12.42
42	Cost of acoustic report:				£ 1,200.00	£ 4.93
43	Builders work:				£ 30,216.00	£ 124.04
44	Removal of redundant heating pipework:				£ 14,500.00	£ 59.52

Ref	WORK ITEM	Quantity	Unit	Rate	Block Cost	Unit Cost
45	O & M manual / Log book:				£ 3,100.00	£ 12.73
46	Temporary lighting to tank room:				£ 450.00	£ 1.85
47	Electrical installation to air intake fans in boiler room, including wiring to controller/BMS.:				£ 3,860.00	£ 15.85
48	Calorifiers; remove existing and replace with 4 new				£ 34,080.00	£ 139.90
49	ADDITIONAL WORKS:					
50	Increase bundle sizes in calorifiers and associated works				£ 9,712.90	£ 39.87
51	Erect enclosure smoke test removal of concrete capping slab & asbestos insulation board & contaminated rubble				£ 3,204.00	£ 13.15
52	To move ventilation ductwork in boiler house				£ 1,375.00	£ 5.64
53	Cleaning & disinfecting works to refuse room riser cupboard				£ 189.00	£ 0.78
54	Renew 5 valves in plant room & 2 heating valves for Ravenscar block				£ 1,535.00	£ 6.30
55	Replace flow & return isolation valves to 9 risers to Ravenscar & 25 mtrs of galvanised pipe work				£ 3,881.00	£ 15.93
56	Reinsulate Ravenscar new hot water pipe work				£ 492.00	£ 2.02
57	Replacement of radiators				£ 21,256.23	£ 87.26
58	Scaffold structure to provide protection for asbestos enclosure				£ 780.00	£ 3.20
59	Asbestos removal to trench between 2 car parks				£ 125.00	£ 0.51
60	Temporary hot water plant				£ 15,531.46	£ 63.76
61	Disconnection of Hickleton block from old pipework for changeover				£ 1,590.00	£ 6.53
62	Asbestos removal to trench behind The Marr				£ 300.00	£ 1.23
63	Finalise design H&S and mobilisation to site for hot water pipework renewal to 2 car parks				£ 6,000.00	£ 24.63
64	Delivery of tube & fittings for car parks hot water pipe work 100%				£ 60,000.00	£ 246.31
65	Completion of zone 1 first fix 100% - car parks hot water pipe works				£ 45,000.00	£ 184.73
66	Completion of zone 2 first fix 100% - car parks hot water pipe works				£ 45,000.00	£ 184.73
67	Completion of second fix & transfer onto to new system 100% - car parks hot water pipeworks				£ 30,000.00	£ 123.15
68	Completion of strip out 100% - car parks hot water pipe works				£ 20,000.00	£ 82.10
69	Testing & commissioning hand over 100% - car parks hot water pipe works				£ 14,411.24	£ 59.16
70	Additional lighting				£ 1,244.00	£ 5.11
71	TOTAL COST OF WORKS				£ 1,460,297.55	£ 5,994.75
72	Contractors Running Costs & Fees					
73	Fixed Fee	7.00%			102,220.83	£ 419.63
74	Performance Fee	1.00%			14,615.53	£ 60.00
75	Contractors Running Costs	19.09%			278,805.60	£ 1,144.54
76	TOTAL CONTRACTOR COSTS				£ 1,855,939.51	£ 7,618.92
77	Omit Works not recharged (See line ref 25 above)				-£ 8,450.00	-£ 34.69
78	Omit Works not recharged (See line ref 56 above)				-£ 492.00	-£ 2.02
79	Omit Works not recharged (See line ref 58 above)				-£ 780.00	-£ 3.20
80	Omit Works not recharged (See line ref 59 above)				-£ 125.00	-£ 0.51
81	Omit Works not recharged (See line ref 62 above)				-£ 300.00	-£ 1.23
82	Omit Works not recharged (See line ref 63 above)				-£ 6,000.00	-£ 24.63
83	Omit Works not recharged (See line ref 64 above)				-£ 60,000.00	-£ 246.31
84	Omit Works not recharged (See line ref 65 above)				-£ 45,000.00	-£ 184.73
85	Omit Works not recharged (See line ref 66 above)				-£ 45,000.00	-£ 184.73
86	Omit Works not recharged (See line ref 67 above)				-£ 30,000.00	-£ 123.15
87	Omit Works not recharged (See line ref 68 above)				-£ 20,000.00	-£ 82.10
88	Omit Works not recharged (See line ref 69 above)				-£ 14,411.24	-£ 59.16
89	Omit Fixed Fee costs relating to works not recharged				-£ 16,139.08	-£ 66.25
90	Omit Performance Fee costs relating to works not recharged				-£ 2,307.56	-£ 9.47
91	Omit Contractor Running costs relating to works not recharged				-£ 44,019.06	-£ 180.71
92	TOTAL RECHARGEABLE COSTS				£ 1,562,915.57	£ 6,416.01
93	Major Works Indirect Cost	5.77%				£ 370.20
94	TOTAL CONTRIBUTION					£ 6,786.22

*Variation of £0.01p is possible due to roundings

CERTIFICATE OF SERVICE CHARGE EXPENDITURE FOR CONTRACT 09/303 CHME3468 SCHEME#1004

CONTRACT:**Curnock Street Estate**

	Schedule Date:	09-Nov-16	Actual Expenditure
CONTRACT EXPENDITURE FOR YEAR	13/14		-1,637.57
CONTRACT EXPENDITURE FOR YEAR	12/13		0.00
CONTRACT EXPENDITURE FOR YEAR	11/12		310,075.73
CONTRACT EXPENDITURE FOR YEAR	10/11		1,547,501.35
			<u>1,855,939.51</u>

I hereby certify that in my opinion the above is a fair summary complying with Section 21 (5) of the Landlord and Tenant Act 1985 (as amended) of the costs incurred by or on behalf of London Borough of Camden in connection with the above matters for which the service charge is payable, and is sufficiently supported by accounts, receipts and other documents which have been produced to me.

09/303 CHME3468 SCHEME#1004

This certificate relates to costs arising from the above capital contract expenditure only.
Revenue Service Charges for which the leaseholder may be liable for are not listed above.

Mike O' Donnell
Director of Finance



Date:09/11/2016