

# Cabinet

Tuesday 17 December 2019

4.00 pm

Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 3

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7.	<b>Deputation Requests</b> To consider any deputation requests.	1 - 3
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### Contact

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Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 13 December 2019

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 17 December 2019	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Deputation requests	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATION

1. That cabinet considers whether or not to hear deputations from:
  - Ledbury Resident Project Group (RPG)
  - Kingswood Estate Tenants and Residents Association (TRA)
  - Brandon Estate Tenants and Residents Association.

### BACKGROUND INFORMATION

2. When considering whether to hear the deputation request, cabinet can decide:
  - To receive the deputation at this meeting or a future meeting; or
  - That the deputation not be received (if the matter is not dealt with by cabinet, the matter shall be referred without debate to the relevant cabinet member who shall after consideration, respond with an open reply to the sender); or
  - To refer the deputation to the most appropriate committee/sub-committee.
3. A deputation shall consist of no more than six people, including its spokesperson. Only one member of the deputation shall be allowed to address the meeting for no longer than five minutes. After this time cabinet members may ask questions of the deputation for up to five minutes. At the conclusion of the questions, the deputation will be shown to the public area where they may listen to the remainder of the open section of the meeting.

### KEY ISSUES FOR CONSIDERATION

4. The deadline for receipt of deputation requests for this cabinet meeting was midnight 11 December 2019. The above requests were received within this constitutional deadline.

#### Deputation requests

##### Ledbury Residents Project Group

5. The deputation have explained that the general subject of their deputation will be the emerging information on the costs of refurbishment on Ledbury and the process of consultation of residents and decision making on options.

##### Kingswood Estate Tenants and Residents Association

6. The deputation wish to address cabinet with regard to a number of issues as follows:

- The proposed EWI (external wall insulation) cladding work on their blocks
- Ask that cabinet examine the report submitted by the contractor in respect of what the deputation feel were exaggerated levels of damp
- Request to carry out a due diligence on the material of the EWI with specific concerns about the health implications of this material on all residents
- Request for an estate wide open ballot concerning EWI cladding and for residents to be given some say in the matter
- The deputation request that an alternative solution to the claimed damp issues should be considered and that consultation is carried out with residents.

### **Brandon Estate Tenants and Residents Association**

7. The deputation wish to address cabinet in respect of major works on the estate in relation to:
- New Homes on the Brandon Estate
  - Hidden homes
  - Confirmation of works
  - Services charges for the year.

### **Community impact statement**

8. The Southwark Constitution allows for deputations to be made by groups of people resident or working in the borough.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Cabinet procedure rule 2.12 on deputations:	160 Tooley Street London SE1 2QH	Paula Thornton 020 7525 4395
<b>Link (copy and paste into browser):</b> <a href="http://moderngov.southwark.gov.uk/documents/s80630/Cabinet%20procedure%20rules%20November%202016.pdf">http://moderngov.southwark.gov.uk/documents/s80630/Cabinet%20procedure%20rules%20November%202016.pdf</a>		

### **APPENDICES**

<b>No.</b>	<b>Title</b>
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidilim Agada, Proper Constitutional Officer	
<b>Report Author</b>	Paula Thornton, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	13 December 2019	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		13 December 2019

## **Elemental Order of Cost Estimate**

**Preferred Option (3)**

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**for and on behalf of:**

**London Borough of Southwark  
Housing and Modernisation  
Third Floor, Hub 3  
160 Tooley Street  
London  
SE1 2QH**

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**Date** **25 November 2019**  
**K180809/E8/0263/JCH/G3**

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**Elemental Order of Cost Estimate****Contents**

- 1 Executive Summary
- 2 Essential Works
- 3 Heating System
- 4 Broadband System
- 5 Preliminaries
- 6 Assumptions
- 7 Exclusions
- 8 Definitions

## 1. Executive Summary

1.1 This report has been prepared to advise the updated estate refurbishment costs including our estimated cost of structural strengthening works as detailed in Arup's report dated 24th October 2019.

1.2 In summary, the Arup report identifies the following structural repairs:

- Demolition and reconstruction of existing communal stair and lift core serving the residential dwellings
- Construction of rooftop steel frame to support strengthening structure
- Construction of new steel structure to provide support to existing panels and floors from floor 8 to roof level in the event of partial collapse
- Construction of new "jacket" to strengthen shear wall from Ground to 14th floor
- Construction of new frame to support / strengthen wall between 1 bed flats from Ground to 4th Floor
- Removal of existing floor screeds to all levels and replacement with new reinforced structural screed
- Construction of new foundation slab to support new structures and strengthen existing footings
- Replacement of existing external cladding system

1.3 The following works are modelled in this estimate:

### Preferred Option (3)

- Structural reinforcement works to include all stripping out and reinstatement of affected areas including floors, ceilings, sanitaryware, mechanical and electrical installations, fixtures and fittings etc.
- Permanent fire stopping.
- Making good cracks / gaps between external wall panels and intermediate cross-wall panels.
- Heating.
- Communal Satellite TV System and Broadband.
- Renewal of all service pipes, waterproofing to WC and bathroom floors, renewal of existing soil stacks and renewal of communal cold water tanks. ~
- Improvements to ventilation to stairways and landings where cold bridging, condensation and ingress of rainwater causing trip/slip hazards. ~
- Renew existing lifts. ~
- Provide improved insulation to the flats and (communal areas ~).
- Repair/renew key building components such as roofs and windows. ~
- Improve illumination to stairways and communal areas. ~
- Improve water pressure to upper floors (booster pumps). ~

1.4 Subsequent to the first iteration of this estimate, Arup have undertaken further investigations and devised a more extensive solution for stabilising the existing structures to allow continued safe occupation. A consequence of the increased scope of the remedial structural works is that the works identified ~ above are subsumed into the strengthening works and can no longer be considered optional. Options 1 and 2 that were previously identified cannot now be considered as distinctly separate solutions.

1.5 The estimated costs cover works to the following properties:

LEDBURY ESTATE						
BLOCK	CONSTRUCTION YEAR	NO. STOREYS	NO. UNITS	ACCOMMODATION	GIA	STRENGTHENING WORKS
Sarnsfield House	1969	14 storey tower	56	10nr 1B Flats 10nr 3B Flats 36nr 2B Flats	4,522	Works as set out in Arup Report: Demolish and rebuild communal access core (steel framed construction assumed). Rooftop steel frame and suspension system to support floors 8-14 Reinforced concrete raft foundation to support jacketed shear wall from floors G-4 Structural steel frame to support separating wall between 1 bed flats G-4th floor
Skenfrith House	1969	14 storey tower	56	28nr 1B Flats 28nr 3B Flats	4,522	Works as set out in Arup Report: Demolish and rebuild communal access core (steel framed construction assumed). Rooftop steel frame and suspension system to support floors 8-14 Reinforced concrete raft foundation to support jacketed shear wall from floors G-4 Structural steel frame to support separating wall between 1 bed flats G-4th floor
Peterchurch House	1970	14 storey tower	56	28nr 1B Flats 28nr 3B Flats	4,522	Works as set out in Arup Report: Demolish and rebuild communal access core (steel framed construction assumed). Rooftop steel frame and suspension system to support floors 8-14 Reinforced concrete raft foundation to support jacketed shear wall from floors G-4 Structural steel frame to support separating wall between 1 bed flats G-4th floor
Bromyard House	1968	14 storey tower	56	10nr 1B Flats 10nr 3B Flats 36nr 2B Flats	4,522	Works as set out in Arup Report: Demolish and rebuild communal access core (steel framed construction assumed). Rooftop steel frame and suspension system to support floors 8-14 Reinforced concrete raft foundation to support jacketed shear wall from floors G-4 Structural steel frame to support separating wall between 1 bed flats G-4th floor
			224		18,088	m <sup>2</sup>

Accommodation per block		
1B Flat	76	Tenanted
2B Flat	72	Leasehold
3B Flat	76	
	224	

1.6 The estimate generates the following headline costs:

Preferred Option (3)			
	Total Cost	Cost £/m <sup>2</sup> GIA	£/dwelling
Structural and associated Essential Works	85,158,419.50	4,708	380,172
Heating Works *1	4,320,000.00	239	19,286
Broadband Installation *2	235,000.00	13	1,049
<b>TOTAL COST</b>	<b>89,713,419.50</b>		

\*1 - Lump sum for Heating Works. These costs should be taken as indicative; the project is at feasibility stage and there is limited design information available.

\*2 - Lump sum allowance for broadband installation; indicative costs are used for the purpose of this exercise. They will vary according to the specification selected.

\*3 - Landscaping works lump sum allowance assumes a mix of hard and soft landscaping the design of which is to be determined.

1.7 **Tender inflation:** Costs are current at 4Q2019. No adjustment has been made for inflation to any potential future tender date

1.8 **Construction inflation:** Is excluded from the estimated costs above





71	Allowance for water pumps	m <sup>2</sup>	10.00	4,522	45,220.00	4,522	45,220.00	4,522	45,220.00	4,522	45,220.00
72	New Front Entrance Door	nr	1,300.00	56	72,800.00	56	72,800.00	56	72,800.00	56	72,800.00
73	New panel over Front Entrance Door, including fire stopping low voltage cables.	nr	500.00	56	28,000.00	56	28,000.00	56	28,000.00	56	28,000.00
74	New panel below window in access lobby, including testing of existing.	nr	800.00		-		-		-		-
75	Doors in communal areas	nr	1,000.00		-		-		-		-
76	Remove security grilles from flat front entrance doors. (Allowed 3 doors per block).	nr	100.00	3	300.00	3	300.00	3	300.00	3	300.00
77	FD30 doors to bin chutes	nr	1,000.00		-		-		-		-
78	Fire and safety signage	nr	500.00	1	500.00	1	500.00	1	500.00	1	500.00
79	Remove existing electrical riser panels and block up	item	7,500.00		-		-		-		-
80	Ryefield board cupboard door stop cover	item	500.00		-		-		-		-
81	Install new refuse disposal system (single chute).	item	150,000.00		-		-		-		-
82	Allowance for improvements to the refuse areas. An allowance of £15K has been made per block. Please note that this is just an allowance, as the scope of works required is not known.	item	15,000.00		-		-		-		-
83	Strip off existing wall paper in communal areas	m <sup>2</sup>	1.50		-		-		-		-
84	Strip off existing ceiling paper in communal areas	m <sup>2</sup>	1.50		-		-		-		-
85	Strip out existing vinyl to communal area, including skirtings and excluding stairs and landings.	m <sup>2</sup>	1.00		-		-		-		-
86	New vinyl flooring to communal area. Including skirtings and excluding stairs and landings.	m <sup>2</sup>	45.00		-		-		-		-
87	New vinyl flooring to stairs and landings.	item	13,000.00		-		-		-		-
88	Plaster and emulsion paint on walls to communal area, including skim plaster and decoration.	m <sup>2</sup>	25.00		-		-		-		-
89	Plasterboard to ceiling on mf to communal area including skim plaster and decoration.	m <sup>2</sup>	45.00		-		-		-		-
90	New main entrance door	nr	2,500.00		-		-		-		-
91	Allowance for decoration only to stairs	item	25,000.00		-		-		-		-
<b>Building Works Estimate</b>					<b>14,100,979.14</b>		<b>14,104,180.64</b>		<b>14,105,082.14</b>		<b>14,100,077.64</b>
<b>Inflation adjustment to costs (3Q 2018 - 4Q 2019)</b>				0.05	<b>141,881.27</b>		<b>142,031.34</b>		<b>142,073.60</b>		<b>141,839.02</b>
<b>Total block inflation adjustment</b>											<b>567,825.23</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>											<b>56,978,144.79</b>
Preliminaries											11,416,423.94
<b>Sub-total</b>											<b>68,394,568.73</b>
Main Contractor's Overheads and Profit				%	8.00						5,471,565.50
<b>Sub-total</b>											<b>73,866,134.23</b>
Main contractor's design fee				%	0.25						184,665.34
<b>Sub-total</b>											<b>74,050,799.56</b>
Contingency				%	15.00						11,107,619.93
<b>Sub-total</b>											<b>85,158,419.50</b>
Tender inflation				%	Excl.						Excl.
<b>Sub-total</b>											<b>85,158,419.50</b>
Construction inflation				%	Excl.						Excl.
<b>COST LIMIT</b>											<b>85,158,419.50</b>
Cost £/m <sup>2</sup> Residential GIFA											4,708
Cost £/dwelling											380,172

3. Heating System

				Preferred Option (3)							
				Sarnsfield House		Skenfrith House		Peterchurch House		Bromyard House	
Item	Unit	Rate		Quantity	(£)	Quantity	(£)	Quantity	(£)	Quantity	(£)
1	Allowance to remove all old boilers and make good (scaffold required)	item	14,000.00	1	14,000.00	1	14,000.00	1	14,000.00	1	14,000.00
2	Energy centre (Pro-rata per block)	item	1,300,000.00	0.25	325,000.00	0.25	325,000.00	0.25	325,000.00	0.25	325,000.00
3	Allowance for communal system as per existing with permanent boilers (Pro-rata per block)	item	480,000.00	0.25	120,000.00	0.25	120,000.00	0.25	120,000.00	0.25	120,000.00
4	Enabling works. Heating installation including the removal of the heating circuit, associated radiators and hot and cold water.	nr	2,550.00	56	142,800.00	56	142,800.00	56	142,800.00	56	142,800.00
5	Heating system	m <sup>2</sup>	50.00	4,522	226,100.00	4,522	226,100.00	4,522	226,100.00	4,522	226,100.00
<b>Building Works Estimate</b>					<b>827,900.00</b>		<b>827,900.00</b>		<b>827,900.00</b>		<b>827,900.00</b>
<b>Inflation adjustment to costs (3Q 2018 - 4Q 2019)</b>					<b>38,807.81</b>		<b>38,807.81</b>		<b>38,807.81</b>		<b>38,807.81</b>
<b>Total block inflation adjustment</b>											<b>155,231.25</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>											<b>3,466,831.25</b>
	Preliminaries	%	-								-
	<b>Sub-total</b>										<b>3,466,831.25</b>
	Main Contractor's Overheads and Profit	%	8.00								277,346.50
	<b>Sub-total</b>										<b>3,744,177.75</b>
	Main contractor's design fee	%	0.25								9,360.44
	<b>Sub-total</b>										<b>3,753,538.19</b>
	Contingency	%	15.00								563,030.73
	<b>Sub-total</b>										<b>4,316,568.92</b>
	Tender inflation	%	Excl.								Excl.
	<b>Sub-total</b>										<b>4,316,568.92</b>
	Construction inflation	%	Excl.								Excl.
	<b>COST LIMIT</b>										<b>4,316,568.92</b>
	<b>SAY</b>										<b>4,320,000.00</b>
	Cost £/m <sup>2</sup> Residential GIFA										239
	Cost £/dwelling										19,270

4. Broadband Installation				Preferred Option (3)							
				Sarnsfield House		Skenfrith House		Peterchurch House		Bromyard House	
Item	Unit	Rate	Quant	(£)	Quant	(£)	Quant	(£)	Quant	(£)	
1	Broadband installation	m <sup>2</sup>	10.00	4,522	45,220.00	4,522	45,220.00	4,522	45,220.00	4,522	45,220.00
<b>Building Works Estimate</b>					<b>45,220.00</b>		<b>45,220.00</b>		<b>45,220.00</b>		<b>45,220.00</b>
<b>Inflation adjustment to costs (3Q 2018 - 4Q 2019)</b>					<b>2,119.69</b>		<b>2,119.69</b>		<b>2,119.69</b>		<b>2,119.69</b>
<b>Total block inflation adjustment</b>											<b>8,478.75</b>
<b>TOTAL BUILDING WORKS ESTIMATE</b>											<b>189,358.75</b>
	Preliminaries	%	-								-
	<b>Sub-total</b>										<b>189,358.75</b>
	Main Contractor's Overheads and Profit	%	8.00								15,148.70
	<b>Sub-total</b>										<b>204,507.45</b>
	Main contractor's design fee	%	0.25								511.27
	<b>Sub-total</b>										<b>205,018.72</b>
	Contingency	%	15.00								30,752.81
	<b>Sub-total</b>										<b>235,771.53</b>
	Tender inflation	%	Excl.								Excl.
	<b>Sub-total</b>										<b>235,771.53</b>
	Construction inflation	%	Excl.								Excl.
	<b>COST LIMIT</b>										<b>235,771.53</b>
	<b>SAY</b>										<b>235,000.00</b>
	Cost £/m <sup>2</sup> Residential GIFA										13
	Cost £/dwelling										1,053

5. Preliminaries				Preferred Option (3)	
Programme Duration (Weeks)				410	
	Item	Unit	Rate	Quantity	(£)
	<b>Preliminaries – Site Overheads</b>				
<b>A</b>	<b>Management / Site Staff</b>				
1	Contracts Manager	Week	1,950.00	410.00	799,500.00
2	Forward Surveys and Colour Choices	Week	25.00		-
3	Agent	Week	1,950.00	410.00	799,500.00
4	Quantity Surveyor	Week	1,750.00	205.00	358,750.00
5	Site Supervisor	Week	1,750.00		-
6	General Foreman	Week	1,250.00	410.00	512,500.00
7	Finishing Foreman	Week	1,300.00	205.00	266,500.00
8	General Labourer	Week	1,000.00	1,640.00	1,640,000.00
9	Resident Liaison Officer	Week	350.00	410.00	143,500.00
10	Commissioning Engineer	Week	1,750.00	0.00	-
11	Site Expenses	Week	1,000.00	410.00	410,000.00
					-
<b>B</b>	<b>Health and Safety</b>				
1	Health & Safety Officer (visiting)	Week	150.00	410.00	61,500.00
2	Health & Safety Officer Signage	Week	100.00	410.00	41,000.00
3	Health and Safety consumables	Week	50.00	410.00	20,500.00
					-
<b>C</b>	<b>Parking Costs</b>				
1	Per vehicle per week	Week	25.00	1,640.00	41,000.00
					-
<b>D</b>	<b>Site Set Up / Compound</b>				
					-
1	Hire of Contractors office 32' ( inc furniture)	Week	45.00	410.00	18,450.00
2	Hire of canteen / drying room	Week	35.00	410.00	14,350.00
3	Hire of Meeting Room (inc furniture)	Week	50.00	410.00	20,500.00
4	Hire of storage container 20' (4nr)	Week	15.00	1,640.00	24,600.00
5	Transportation (delivery & collection per unit)	Item	200.00	7.00	1,400.00
6	Welfare facilities / consumables / stationary	Week	40.00	410.00	16,400.00
7	Site & Contract Signage	item	500.00	1.00	500.00
					-
<b>D</b>	<b>Site Set Up / Compound (Cont'd)</b>				
15	Welfare facilities / consumables / stationary	Week	150.00	410.00	61,500.00
16	Hire Sanitary Unit 3+1 (4 nr)	Week	100.00	1,640.00	164,000.00
					-
<b>E</b>	<b>Office equipment</b>				
1	Photocopier	Week	10.00	410.00	4,100.00
2	Computer	Week	5.00	410.00	2,050.00
3	Printer	Week	5.00	410.00	2,050.00
4	Site stationary	Week	5.00	410.00	2,050.00
					-
<b>F</b>	<b>Security</b>				
1	Plywood hoarding price per metre run per week	Week	1.50	123,000.00	184,500.00
2	Pair of timber gates to hoarding	Week	150.00	1.00	150.00
3	Decorate timber hoarding (colour to be agreed)	LM	5.00	300.00	1,500.00
4	Erect and dismantle timber hoarding per metre run	LM	5.00	300.00	1,500.00
5	Mesh fencing price per metre per week	Week	2.00	196,800.00	393,600.00
6	Erect and dismantle per metre run	LM	10.00	480.00	4,800.00
7	Planked footway price per metre run per week	Week	1.00	10,250.00	10,250.00
8	Erect and dismantle per metre run	LM	2.00	25.00	50.00
9	PVC encapsulated identity cards	Item	6.50	35.00	227.50
10	Site security guard / petrol	Hour	100.00		-
11	Hire of Security Guard Cabin (inc furniture)	Week	25.00		-
12	Transportation (delivery & collection per unit)	Item	150.00		-
13	Flag Pole	Each	15.00		-
14	Reinstate compound area	Item	10,000.00	1.00	10,000.00
15	Windows protection	Item	35,000.00		-
					-
<b>G</b>	<b>Power</b>				
1	Temporary Check Meter(s) installation	Item	75.00	1.00	75.00
2	Temp power and light to compound units	Week	225.00	410.00	92,250.00
3	Heating installation into storage container	Item	35.00		-
4	Heating - container running costs	Week	35.00		-

<b>H</b>	<b>Water</b>				-
					-
1	Temp water installation to compound (assume 2 Nr sanitary)	Item	350.00	1.00	350.00
2	Connect sanitary unit to foul sewers	Item	150.00	1.00	150.00
3	Reinstate after removal	Item	100.00	1.00	100.00
					-
<b>J</b>	<b>Communications - Landline</b>				-
1	Landline installation	Item	125.00	1.00	125.00
2	Landline rental / calls	Week	12.50	410.00	5,125.00
3	Broadband installation	Item	35.00	1.00	35.00
4	Broadband connection / rental	Week	7.50	410.00	3,075.00
					-
<b>K</b>	<b>Communications - 'Mobiles'</b>				-
1	Mobile Phone Costs	Week	65.00	410.00	26,650.00
					-
<b>L</b>	<b>Plant and Tools</b>				-
	<u>Generally</u>				-
1	Cherry picker (7.5m)	Day	250.00	205.00	51,250.00
2	Concrete / mortar mixer (0.12/0.09m <sup>3</sup> )	Week	15.00		-
3	Transit Van	Week	50.00	410.00	20,500.00
4	Beam Hoist	Week	175.00		-
5	Small Tools	Set	35.00		-
6	Hoist				-
	Transport	nr	2,500.00	8.00	20,000.00
	Electrical Connection	nr	421.32	4.00	1,685.28
	Erect & Test	nr	5,500.00	4.00	22,000.00
	Dismantle	nr	4,500.00	4.00	18,000.00
	Weekly Inspections	nr	70.00	4.00	280.00
	Weekly rental	wk	990.00	1,230.00	1,217,700.00
8	Crane on truck	day	225.00	1,230.00	276,750.00
	<u>Tower Crane</u>				-
9	Tower crane and operator hire	week	6,655.00		-
10	Tower crane erection	Item	34,000.00		-
11	Tower crane dismantle	Item	32,000.00		-
12	Foundation anchor/spigot/cruciform	Item	9,000.00		-
13	Appointed person	week	1,845.00		-
14	Lift Supervisor	week	1,625.00		-
15	Relief operator	week	1,525.00		-
16	Aircraft warning lights	Item	3,500.00		-
17	Blockcam (including installation and removal)	Item	1,750.00		-
18	CC90 Zoning	Item	800.00		-
19	Climb deterrent	week	30.00		-
20	Mobile crane mats (2 nr)	nr	4,500.00		-
21	Operator rescue package	Item	3,000.00		-
22	Radio equipment	Item	1,500.00		-
23	Remote anemometer (internet connection)	Item	2,800.00		-
24	Tower crane inspections	nr	600.00		-
25	Wind sails	nr	600.00		-
11	Crane base	nr	10,000.00		-
	<u>Scaffolding</u>				-
12	Scaffold including all associated equipment to accommodate site constraints	m <sup>2</sup>	45.00	22,848.00	1,028,160.00
	Additional hire period over and above 70 week baseline	Item			1,997,568.00
					-
<b>M</b>	<b>Towers / Youngmans</b>				-
1	Towers / Youngman's	Item	75.00		-
					-
<b>N</b>	<b>Licences</b>				-
1	Local fees generally	Item	350.00	1.00	350.00
2	Skip Licence	Item	225.00	1.00	225.00
	Public footpath closure				-
	Suspended parking bays (7nr)				-
					-
<b>O</b>	<b>TV Aerials/Satellite Dishes</b>				-
1	Remove and refix aerial	Each	35.00		-
2	Remove and refix satellite dish	Each	65.00	224.00	14,560.00
					-
<b>P</b>	<b>Rubbish Disposal Skips with Lockable Lids</b>				-
1	Skips - 8 Cubic Yard	Each	175.00		-
2	Skips - 12 Cubic Yard	Each	185.00		-
3	Skips 30 Cubic Yard	Each	250.00	220.00	55,000.00
4	Skips - Roll On-Roll Off	Each	350.00		-

<b>Q</b>	<b>Small Plant and Tools</b>				
1	Bench Saw	Week	12.00		-
2	Grinder 4.5"	Week	12.00		-
3	Wall Chaser	Week	12.00		-
					-
<b>R</b>	<b>Sundries</b>				
1	Sundries	Week	50.00	410.00	20,500.00
			<b>Sub-total £</b>		<b>10,905,240.78</b>
			<b>Inflation adjustment to costs (3Q 2018 - 4Q 2019)</b>	0.05	<b>511,183.16</b>
			<b>Preliminaries Estimate Total Carried to Cost Plan Summary £</b>		<b>11,416,423.94</b>

## 6. Assumptions

The following has been assumed in the preparation of this Order of Cost estimate:

- 1 **Procurement** - Work will be carried out in at least two phases. It is intended that Phase 1 (Bromyard House) is procured in accordance with London Borough of Southwark's existing TPC 2005 Partnering Framework Agreement. Phase 2 and any subsequent phases that may be determined may be procured using a different process to that utilised for Phase 1 however for the purposes of this estimate we have assumed that the balance of the works will be undertaken by the same contractor as Phase 1, at rates and prices negotiated on the basis of those agreed for Phase 1.
- 2 **Preliminaries** - Preliminaries cost has been developed based on a 410 week construction period. Construction works will commence in August 2021 and be carried out in the sequence as set out in calfordseaden's notional programme. The programme identifies an overall duration of 440 weeks however 30 weeks are for the relocation of residents into the newly completed Bromyard House dwellings and will not incur preliminaries or similar oncosts.
- 3 **Overheads & Profit** - Taken at 8%.
- 4 **Main Contractor's Design Fee** - Taken at 0.25% assuming contractor design of temporary / enabling works.
- 5 **Construction Inflation** - Construction inflation is excluded from this estimate.
- 6 **Contingency** - Taken at 15%.
- 7 **CCTV** - No allowance made.
- 8 **Demolition and enabling work** - An allowance has been included for demolition of existing structures as necessary to undertake the works. Further investigations are required to verify that it is practicable to carry out works in the sequence assumed.
- 9 **Diversions & Services** - Costs exclude diversion and alteration of existing services to facilitate the works. The location of services around the other blocks has not yet been fully ascertained.
- 10 **Asbestos identification and removal** - is based on the pilot works undertaken at Bromyard House.
- 11 **Contaminated land** - No allowance has been made for remediating any contaminated ground that may be encountered.
- 12 **Heating** - Costs include for provision of a district heating system to supply all dwellings in the Ledbury high rise towers.
- 13 **General Construction** - Raft foundation to all blocks. New communal core to be steel framed construction. Existing residential blocks to be strengthened with steel frame and reinforced concrete.
- 14 **Existing Services** - Assumed that the existing services have sufficient capacity to serve the new development.
- 15 **Substation** - No allowance included for a substation; it is assumed that there is sufficient spare network capacity to accommodate the new development. This will be reviewed as discussions progress with service providers.
- 16 **Facade Enhancements** - The estimate includes an addition for external cladding, specification and design of which is unknown.
- 17 **MVHR** - Is not included in this cost estimate.
- 18 **Roof** - Flat roof to all blocks as existing.
- 19 **Specification** - The estimate has been based on London Borough of Southwark specifications.
- 20 **Accommodation schedule** - Numbers of units and types are as existing.

### Qualifications and Exclusions

The following constraints influenced the accuracy of the estimated cost:

- Dimensioned internal layouts were not available.
- Full access scaffold included to external elevations.
- Allowance for new external cladding subject to review on design.
- Communal areas to be demolished and reconstructed.
- Decant of all dwellings required.
- Dwellings will be fully stripped out and refitted on completion to habitable standards.
- Existing footings remain in place and will be augmented to withstand new loadings.
- Existing roofs to be strengthened to receive new structural frame.
- Rooftop steel frame will not be clad to minimise additional wind loading on structure.
- Work will be procured under London Borough of Southwark's existing framework arrangement.
- Construction and tender inflation are excluded.
- Preliminaries, OH&P and Contingency are included in the estimated cost.
- No allowance for has been made for external works and landscaping.
- The estimate assumes average quality materials for external and internal works. Any change would increase the total cost.
- Flat layouts remain the same as existing.
- The number of units is as advised by London Borough of Southwark.
- A planning application will be required because the external cladding is being changed.

## 7. Exclusions

The following items are excluded from this Order of Cost Estimate. They are known to have costs and allowances should be provided from other budgets:

- 1 Professional/legal fees, planning/building control fees, statutory fees, site surveys, monitoring costs, environmental audits.
- 2 Project insurances.
- 3 Value Added Tax (VAT).
- 4 Inflation except as stated in the Summary.
- 5 Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over-sailing licences, scaffold licences, sale or letting fees/costs and other developer's costs.
- 6 Costs arising from a Section 106 agreement.
- 7 Costs arising from a Section 278 agreement.
- 8 Costs arising from a Community Infrastructure Levy assessment.
- 9 Independent Commissioning Management fees.
- 10 Client finance costs and insurances.
- 11 Monitoring of adjacent buildings.
- 12 Local Authority charges, road closures, etc.
- 13 Archaeological survey.
- 14 Any off-site reinforcement of services infrastructure.
- 15 Developer's risk allowance/project contingency.
- 16 Party wall agreements.

The following items are excluded from this Order of Cost Estimate. They may result in additional costs and a separate contingency allowance should be retained to cover these costs:

- 1 Phasing of construction works is anticipated with Bromyard House to be completed first and the remaining blocks to follow. For the purposes of this estimate, it is assumed that Phase 2 (and any additional phases that may be identified) follows the completion of phase 1 without any intervals.
- 2 BREEAM assessment costs.
- 3 Abnormal ground conditions and unknown basements in existing structures.
- 4 Feature hoarding.
- 5 Out of hours working.
- 6 Cost of project collaboration tool (e.g. project intranet).
- 7 Deep sewer outfalls in excess of 3m.
- 8 Remediation of contaminated soils and/or groundwater.
- 9 Artworks.
- 10 Measures associated with barriers against methane/carbon dioxide gas.
- 11 Sewerage pumps.
- 12 Any works caused by aquifers.
- 13 Allowance for bee/bat boxes.
- 14 Allowance for service diversions except as specifically identified.
- 15 Any treatment of Japanese Knotweed
- 16 Any measures due to flood risk.
- 17 Tree survey.
- 18 CCTV



## 8. Definitions

Terms used in this Order of Cost Estimate have the following meanings:

Base Cost Estimate	The estimated cost of the works including allowances for preliminaries, overheads & profit and fees, but excluding risk and inflation
Building Works Estimate	The estimated cost of the construction works before the application of allowances for preliminaries, overheads & profit, fees, risk allowances and inflation
Construction Inflation	Inflation from the anticipated tender return date to the mid-point of the construction period
Construction Risk	Risks relating to the construction process (e.g. underground obstructions, geotechnical problems, services, site access, weather, disputes)
Consultants' Fees	Fees to consultants paid by the client (e.g. project and design team fees, specialist consultants' fees, site investigation fees)
Cost per square metre	The Cost Limit divided by the Gross Internal Area
Cost per unit	The Cost Limit divided by the total number of residential units
Cost Limit	The maximum estimated expenditure for the works including the estimated cost of the construction works with allowances added for fees, overheads & profit and risk
Design Development Risk	Risks relating to the development of the design (e.g. uncertainty of design, design coordination, uncertainty of area schedules)
Employer Change Risk	Risks relating to employer changes (e.g. changes in scope, quality or programme)
Employer Other Risk	Risks relating to other employer matters (e.g. brief changes, project programme, funding, tender strategy, insolvency, claims, planning delays, market conditions)
Gross Internal Area (GIA)	The internal area of the building measured to the inner face of the external walls with no deduction for the space occupied by internal walls, interruptions or voids
Main Contractor's Design Fees	Fees to consultants paid by the contractor to complete the design, including post novation fees
Main Contractor's Pre-construction Fees	Costs incurred by the main contractor during any pre-construction period project involvement (e.g. management and staff costs, specialist advice, temporary accommodation, overheads & profit on these)
Net Internal Area (NIA)	The useable internal area of the building - usually, the lettable or saleable area. This is measured to the inner face of the external walls with the space occupied by internal walls, interruptions or voids deducted. Note: architects' area schedules often use NIA for the total area of flats in a building, although this calculation may be composed of the individual GIAs for the flats added together and is not, strictly, in accordance with the definition of NIA.
Other Development/Project Costs	Other client costs not covered in the building works estimate, preliminaries, overheads & profit and fees (e.g. land acquisition costs, finance costs, planning fees, building control fees and the like, adoption charges, planning contributions, insurances, decanting costs, furniture, marketing)
Tender Inflation	Inflation from the estimate date to the anticipated tender return date



# Ledbury Estate

## Weekly newsletter

08 November 2019

## Responses to the issues raised by the Ledbury Resident Project Group at the recent Cabinet Meeting on the Arup Report

As we reported in last week's newsletter, the council's Cabinet considered a report at its meeting on Tuesday 29 October. The Cabinet agreed that the recommendations that Arup have made to strengthen the blocks are costed, and the new costs along with the impact on resident's properties be included in a new options appraisal process.

At the meeting, the Cabinet heard from residents on the Ledbury Resident Project Group and they raised a number of questions that Councillor Kieron Williams, Cabinet Member for Housing Management & Modernisation agreed to ensure that the points were responded to.

The issues and responses were discussed at this week's Ledbury Project Group. The council's response to the 9 questions asked are as follows:

1. How long it will take to come to a decision on what will happen to the blocks based on the new information?

### Response from Southwark Council

The costings from Calford Seaden will be ready by the end of November 2019. Therefore, the December 2019 Resident Project Group will have this information. At that meeting, we will be able to discuss a possible timeline for resident engagement which strikes the right balance between the time needed for full resident involvement without causing a concern about undue delays in getting to a decision about the future of residents' homes.

Once the Ledbury RPG has this information, officers will be discussing with residents at the RPG on how the consultation on the options will proceed.

2. Will the reopening of the option appraisal process only include the towers, and the red line boundary be unchanged from the one used in 2018?

### Response from Southwark Council

The reopening of the options appraisal will only include the Towers and the red line boundary will be unchanged from the one used in 2018.

3. Is there a commitment that there will be at least as many Council homes at the end of this process on the site of Ledbury Towers and the rented homes will be Council Homes for Council Rent?

### Response from Southwark Council

There are currently 203 council owned homes in the Ledbury Towers and it is our commitment that there will be at least 203 council rented homes at the end of this process. All council rented homes will continue to be at council rents on secure lifetime tenancies.

4. Will the costs for tenants (including those who take up the right to return) of the rent and service charges in any new homes be at the same rent and service charge as their Ledbury Towers homes?

### Response from Southwark Council

This was one of the requests made at the recent public meeting and we undertook to investigate this. This will take some time to look into and you can be assured that we will respond to you on this issue before the consultation on the options appraisal process begins.

5. Does the right to stay on the estate for both tenants and leaseholders continue, and can we have an idea of Council Tax levels in any new homes?

### Response from Southwark Council

This is a long standing commitment by the council that tenants and resident leaseholders who want to remain on the estate in a refurbished or new council home can. Nothing has changed with this promise. Ahead of the consultation on the options appraisal we will write to all tenants and resident leaseholders who have a right to return to reconfirm

this right will be retained whichever option is selected.

In respect of Council Tax levels, we will provide information on what the likely Council Tax levels would be as part of the consultation on the options appraisal process.

6. Will the offer to leaseholders take into account the likely loss of floor space as recommended in the Arup Report?

Response from Southwark Council

This was one of the requests made at the recent public meeting and we undertook to investigate this. This will take some time to look into and you can be assured that we will respond to you on this issue before the consultation on the options appraisal process begins.

7. Will the November 2024 end date on the Offer to Ledbury tenants from Councillor Cryan on 23 March 2018, with the Right to Return be extended when the Option Appraisal process is complete to protect all former Ledbury Towers tenants?

Response from Southwark Council

The current right to return date of November 2024 will be extended if the opening up of the options appraisal process extends, the date for which the final homes whether refurbished or new are ready for occupation. The intention of the right to return guarantee was to ensure that when refurbished (or now possibly new homes) are ready to let they will be made available to all those tenants with a right to return. This guarantee will remain in place until all the refurbished or new homes are let.

8. Will the Cabinet stand by Councillor Cryan's undertaking to refurbish the towers on Ledbury where it is clear this is resident's preference?

Response from Southwark Council

The council will work with residents to fully explore the option of refurbishing

the towers alongside other options. In looking at refurbishment we will consider with residents the practicality of doing the works Arup have identified, the value for money of refurbishment and the impact on the quality of the homes alongside other factors. As Councillor Williams stated at the public meeting, if the cost of refurbishing the blocks to give them a 50 year life span would be more than the cost of building new high quality replacement homes it would be unlikely that we could conclude this would be a reasonable option.

9. If there is any change to the option chosen, will any new homes built on Ledbury all be Council homes at Council Rents?

Response from Southwark Council

All options considered will include an increase in council homes (at council rents on secure lifetime tenancies) as well as sufficient homes for ownership to allow those resident leaseholders who wish to exercise their right to return to do so. The full tenure mix will be identified as part of the options appraisal.

This week's Ledbury Resident Project Group heard from Calford Seaden who are now working on costing the works recommended in the Arup report. Calford Seaden confirmed that they will have the costs in about three weeks time, this will then be available for the Ledbury Resident Project Group at their meeting on Tuesday 3 December 2019.

Arup were also present to respond to a range of queries that residents on the Ledbury Resident Project Group have raised on their report. Next week's newsletter will report on the questions raised and the responses Arup gave.

If you have any questions about the Arup report or any concerns, please do not hesitate to contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

### The Southwark Group of Tenants Organisations are looking for unwanted gifts

The Southwark Group of Tenants Organisations are looking for unwanted gifts for their Christmas Bazaar.

If you have any donations please contact them at Bells Gardens Community Centre, 19 Buller Close, Peckham, London SE15 6UJ or Telephone **020 7639 6718** or email [estela@sgto.co.uk](mailto:estela@sgto.co.uk) .

### Resident Services Officer for the Ledbury Low Rise properties

Rochelle Ferguson is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Rochelle on **020 7525 4833** and her email address is [rochelle.ferguson@southwark.gov.uk](mailto:rochelle.ferguson@southwark.gov.uk)

All repairs for the Ledbury Estate should be reported by calling **0800 952 4444**.

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm.

### Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove.

You can contact him at [obie.ebanks@southwark.gov.uk](mailto:obie.ebanks@southwark.gov.uk) or on **020 7525 4198**.

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**.

### Resident Services Officer for Churchyard Row

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact her at [debbie.ming@southwark.gov.uk](mailto:debbie.ming@southwark.gov.uk) or on **020 7525 1165**.

As a reminder all repairs for Churchyard Row should be reported by calling **0800 952 4444** or for the first two years

to [newhomes.defects@southwark.gov.uk](mailto:newhomes.defects@southwark.gov.uk)

It would be helpful to the council that if you are reporting a repair by email you could include a photograph of what is wrong to help us work out if the problem is a defect or a repair.

### Reminder on Oxygen Cylinders

One of the issues that could jeopardise safety is the use of oxygen cylinders in the blocks. This means that no visitors to the blocks will be able to come in if they require an oxygen cylinder.

From the home visits we have carried out it is clear that, at present, no current resident has the need to use an oxygen cylinder.

However no one knows what their health will be in the future. If an issue arises with your health that means that you will need to have use of an oxygen cylinder, please speak to your doctor and then let your Resident Service Officer (whose contact details are in this newsletter) know immediately so we can work with you to ensure your health needs are catered for.

Non-resident leaseholders are being asked to make sure their tenants in the block are also aware of this issue.

### Warning re bottled gas

It remains vitally important residents do not bring any bottled gas or gas appliances into the tower blocks; we have been advised that the buildings will not withstand the force of a gas explosion.

Fire wardens will also be monitoring to check that no gas canisters are brought into the buildings.

### Local Police Sessions

PC Twinkal Sharma, PC Adrian Moroz and PCSO Felix Adeyanju will be holding hour-long contact sessions in the Ledbury TRA Hall so residents can meet with the local Old Kent Road Ward Police team.

Date	TIME
13/11/2019	12 noon to 1pm

20/11/2019 12 noon to 1pm  
26/11/2019 11am to 12 noon

The police have requested that any crime must be reported if it is an emergency to **999**, and for non emergencies to **101**.

The team can also be contacted by emailing **oldkentroad.snt@met.police.uk** or by telephone on **020 8721 2436**, or they can be tweeted at **@MPSOldkentRoad**.

### Ledbury webpage

Don't forget! Everything we have issued to residents, including these newsletters and answers to frequently asked questions, will also be uploaded to our website at **www.southwark.gov.uk/Ledbury**

### Housing Updates

All residents in the tower blocks will have to leave their homes for a period while work is carried out, regardless of which future option is agreed upon.

All tenants will have the right to return to the estate.

Please note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies.

Ledbury Towers tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

When you bid, your position may change depending on other applicants' stars, application date or tenancy date.

If you need help with bidding or you think your application can attract stars because you or someone else in your household is working or carrying out voluntary work for more than 16 hours a week, do not forget to come in and see the Ledbury Team for help.

There are **178 properties now empty** in the Towers, following the moves of 165 tenanted households in to new homes, and 13 leaseholders selling their properties back to the council. Of course those tenants who have moved retain the right to return.

No tenants are awaiting a date to move into their new home. No tenants are waiting to attend a viewing.

There have been **194 properties refused** by tenants who have had a viewing of a new home. Many of these have already received further offers and have already moved into their new homes. No one from the Ledbury Towers is suspended from bidding if a property is refused.

### Independent Tenant and Leaseholder Advisors

The Tenants and Residents' Association and the Ledbury Action Group agreed the appointment of Neal Purvis from Open Communities as the Independent Tenant and Leaseholder Advisor for the Ledbury Estate.

Neal holds drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm.



**Neal Purvis**

Or if you would like to arrange a home visit you can contact Neal, or the rest of the Open Communities team, on 0800 073 1051.

### The Ledbury Team

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**. Please e-mail the team at **Ledburyhousingteam@southwark.gov.uk**

Staff that are permanently based on Ledbury are:



**Mike Tyrrell – Director of Ledbury Estate.**

Mike works on a part time basis and his days are flexible, depending on what meetings he needs to attend. If you want to see Mike, just arrange for your RSO to make an appointment with him on the days he is working.

[mike.tyrrell@southwark.gov.uk](mailto:mike.tyrrell@southwark.gov.uk)



**Olive Green – Resident Services Manager**

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



**Hema Vashi – RSO for Bromyard**

Tel: 07852 766058

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

Tel: 07984 144224

[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)



**Sharon Burrell – RSO for Sarnsfield**

Tel: 07432 738774

[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)



**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

[modupe.somoye@southwark.gov.uk](mailto:modupe.somoye@southwark.gov.uk)

The following staff are no longer permanently based on Ledbury, but are still supporting the Ledbury Team to ensure that residents concerns are responded to swiftly:



**Cheryl Russell – Head of Accommodation & Support**

[cheryl.russell@southwark.gov.uk](mailto:cheryl.russell@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@southwark.gov.uk)

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)



Abigail Buckingham – Design and Delivery Manager

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



Sharon Shadbolt – Project Manager

[sharon.shadbolt@southwark.gov.uk](mailto:sharon.shadbolt@southwark.gov.uk)



Kim Hooper – Communications

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



Gary Wallace – Homeowners Operations

[gary.wallace9@southwark.gov.uk](mailto:gary.wallace9@southwark.gov.uk)



Ricky Bellot – Housing Choice and Supply Manager



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**CABINET AGENDA DISTRIBUTION LIST (OPEN)****MUNICIPAL YEAR 2019-20**

**NOTE:** Original held by Constitutional Team; all amendments/queries to  
Paula Thornton Tel: 020 7525 4395

Name	No of copies	Name	No of copies
<b>Cabinet Members</b>		<b>Chief Officer Team</b>	
Peter John	1	Eleanor Kelly	1
Jasmine Ali	1	Duncan Whitfield	1
Leo Pollak	1	David Quirke-Thornton	1
<b>Other Councillors</b>		Michael Scorer	1
Jane Salmon	1	Kevin Fenton	1
<b>Electronic Versions (no hard copy)</b>		Caroline Bruce	1
Rebecca Lury		<b>Officers</b>	
Stephanie Cryan		Doreen Forrester-Brown	1
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Victoria Mills		<b>Others</b>	
Johnson Situ		Louise Neilan	1
Kieron Williams		Paula Thornton, Constitutional Officer	10
Ian Wingfield		<b>Total:</b>	
Leanne Werner		28	
Peter Babudu		<b>Dated:</b> 1 July 2019	
Victoria Olisa			
Gavin Edwards			
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Helen Dennis			
Jason Ochere			
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