

# Rendall & Rittner Limited

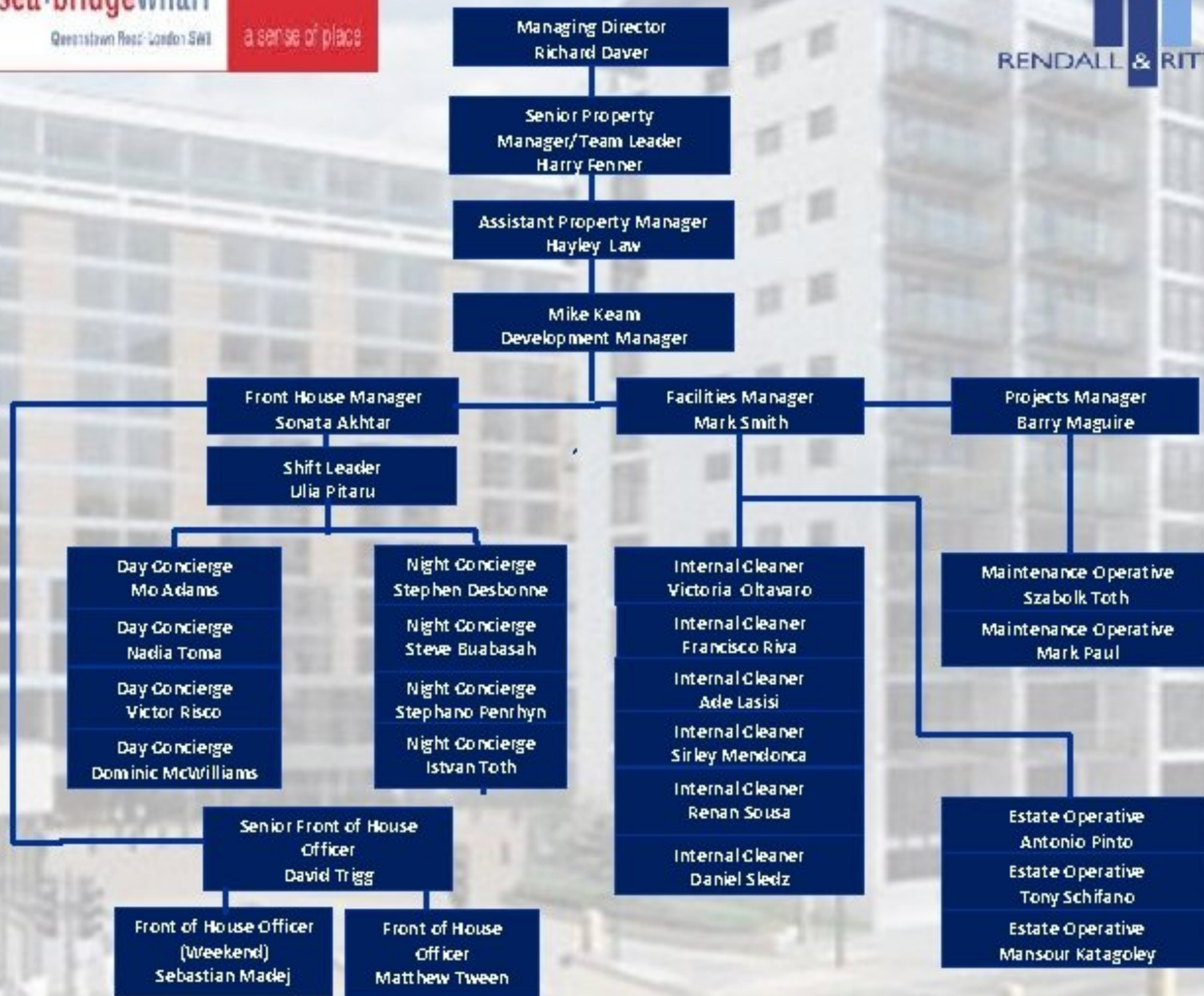
Tuesday 1<sup>st</sup> March 2016

19.00-20.30

# Meeting Agenda

- **R&R Management Update**
  - **Staffing introductions and structure**
  - **Projects update**
  - **Financials**
  - **Summary**
  - **Questions & Feedback**



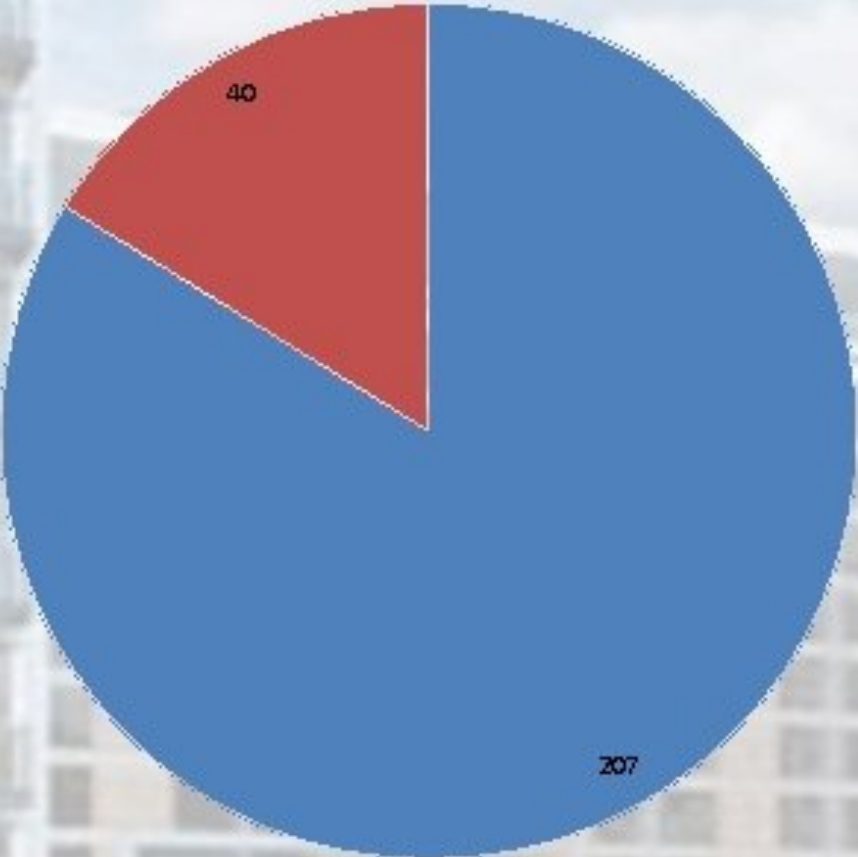


# Major Redecorations

- **Lanson** Complete – Carpets to be replaced
- **Burnelli** Complete
- **Hawker** Painting and Carpets to take place 2016
- **Howard** Complete ( bar external tiles)
- **Warwick** Complete
- **Oswald** Complete
- **Eustace** Complete
- **Centurion** Complete
- **Horace** Painting and Carpets to take place 2017

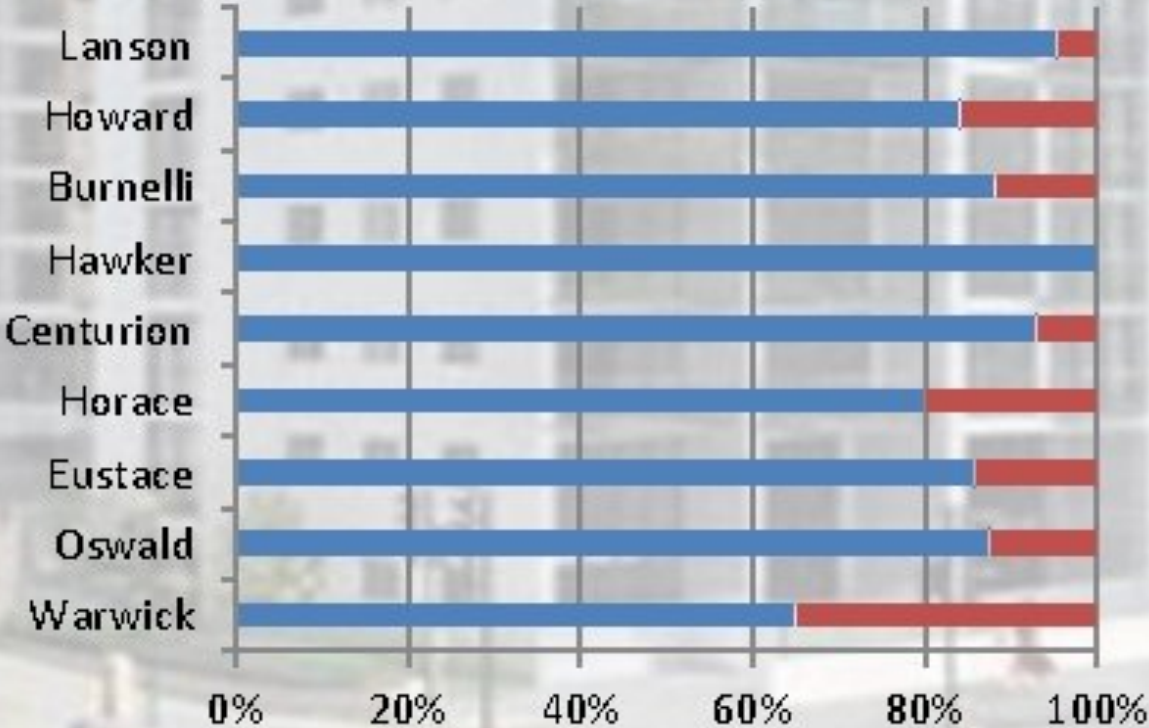


# Security Doors Project



■ Yes ■ No

## The Ballot Results



# Security Doors Project



# Considerations

- Redundant equipment
- Risk of failure
- Theft and break ins
- Future proofing the system
  
- Current finances doesn't allow for works to proceed without additional funding



# Options

## Option 1.

Change all security doors now and upgrade access control & Intercom system at a later date.

## Option 2.

Change all security doors and upgrade Access control & Intercom system at the same time.

## Option 3

Change all security doors and upgrade Access control now, but recycle Intercom system and utilise parts in order so cost can be controlled.



# Summary

## Security Doors

## Support Equipment

					<u>Total incl VAT</u>
ASSA ABLOY	204,342.40	Couldn't offer piano hinge spec or ballistic glass.	ENSPIRE SECURITY	522,325.20	<u>726,667.60</u>
BRADBURY	311,217.20		K.I.D.D SECURITY	438,219.00	<u>749,436.20</u>
SUNRAY DOORS	376,400.00	Couldn't offer PASS24 only SR1/2 or 3	UNABLE TO QUOTE		
ABSOLUTE SHUTTERS	288,300.60		UNABLE TO QUOTE		
CORNERSTONE	£270,764.40		CORNERSTONE	440,321.20	<u>711,085.60</u>

# Cost Breakdown

• Access Control	£313,225.60
• Fobs	£42,840.00
• Intercom Recycling	£18,280.00
• Monitoring System	£22,442.00
• Fibre Backbone	£43,533.60
• Security doors	£270,764.40
• <u>Total incl VAT</u>	<u>£711,085.60</u>



# Water Features Project



## **Brief Scope of Works**

(Lighting, pathways, soak away systems, re-lining)

Preparation to date (Consultants have been instructed on tendering process) prices received to date: 752,886.00, 886,300.00 & 794,313.70 incl VAT

S20 process

Schedule/scope of works to be received. (winter months) (balcony lifts) ( 4 phased approach, 3 weeks per area)

# LED Lighting

**Area Reviewed – Carp Park CP1/CP2  
- All buildings**

**Car Park cost £109,525.00 incl VAT**

**£87,950 to be covered by Berkeley**

**£21,575 to be covered by Car Park reserves**

**Current consumption for the carpark per annum currently sits at circa £9,300 per month, new solution is estimated to reduce consumption to circa £2,600 per month.**

**ROI – 13.8 months**



# LED Lighting

- Buildings

A/A	Building	No of Floors	No of Flats	Ceiling Cost Parts	Ceiling Cost Labour	Lights Parts (Ceilings + Stairwell)	Lights Labour (Ceilings + Stairwell)
1	Oswald	9	142	£57,802	£86,703	£16,552	£8,276
2	Centurion	8	101	£55,217	£82,826	£15,812	£7,906
3	Warwick E3	9	166	£26,896	£40,344	£7,702	£3,851
4	Warwick E4	11	75	£12,195	£18,292	£3,492	£1,746
5	Hawker	7	37	£14,967	£22,451	£4,286	£2,143
6	Horace	6	28	£4,587	£6,881	£1,314	£657
7	Burnelli	11	90	£14,616	£21,924	£4,185	£2,093
8	Lanson	11	147	£79,080	£118,621	£22,646	£11,323
9	Eustace	11	170	£68,137	£102,206	£19,512	£9,756
10	Howard	8	159	£64,349	£96,523	£18,427	£9,214
			<b>1115</b>	<b>£397,847</b>	<b>£596,771</b>	<b>£113,929</b>	<b>£56,965</b>

Average per Flat	Total ALL
£1,192	£169,334
£1,602	£161,762
£475	£78,793
£476	£35,725
£1,185	£43,848
£480	£13,438
£476	£42,818
£1,576	£231,670
£1,174	£199,611
£1,186	£188,512
<b>Total</b>	<b>£1,165,511</b>
<b>Vat</b>	<b>£233,102</b>
<b>TOTAL</b>	<b>£1,398,614</b>

# Pipelined projects for CBW

- Sky Q installation
- Phone signal
- E communications/Billing and the benefits that come with it.



# HOW IS 2016 LOOKING Financially SO FAR?

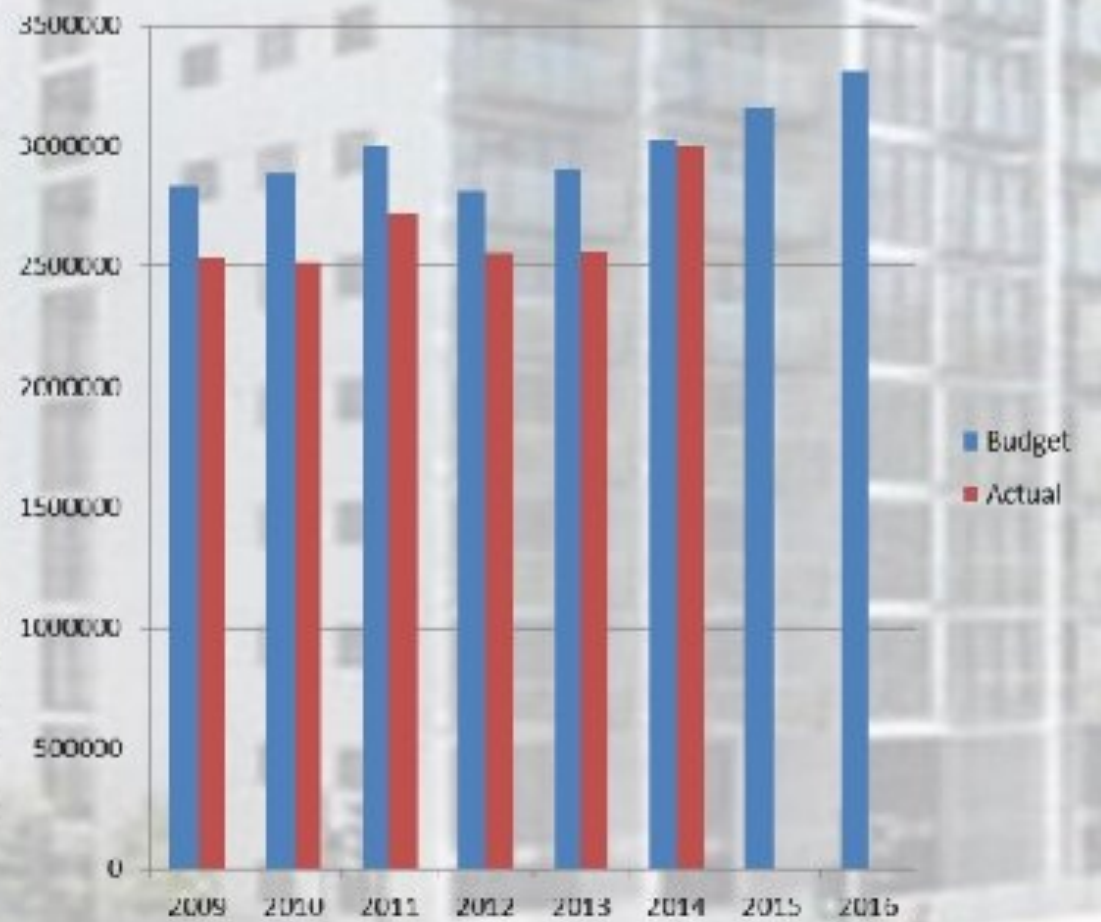
- Contract reviews have been carried out and prices to be held for a second year, should their services be chosen again.
- Contract savings and service level increase in regards to TV Communication.

# **Our targets and visions for Chelsea Bridge Wharf**

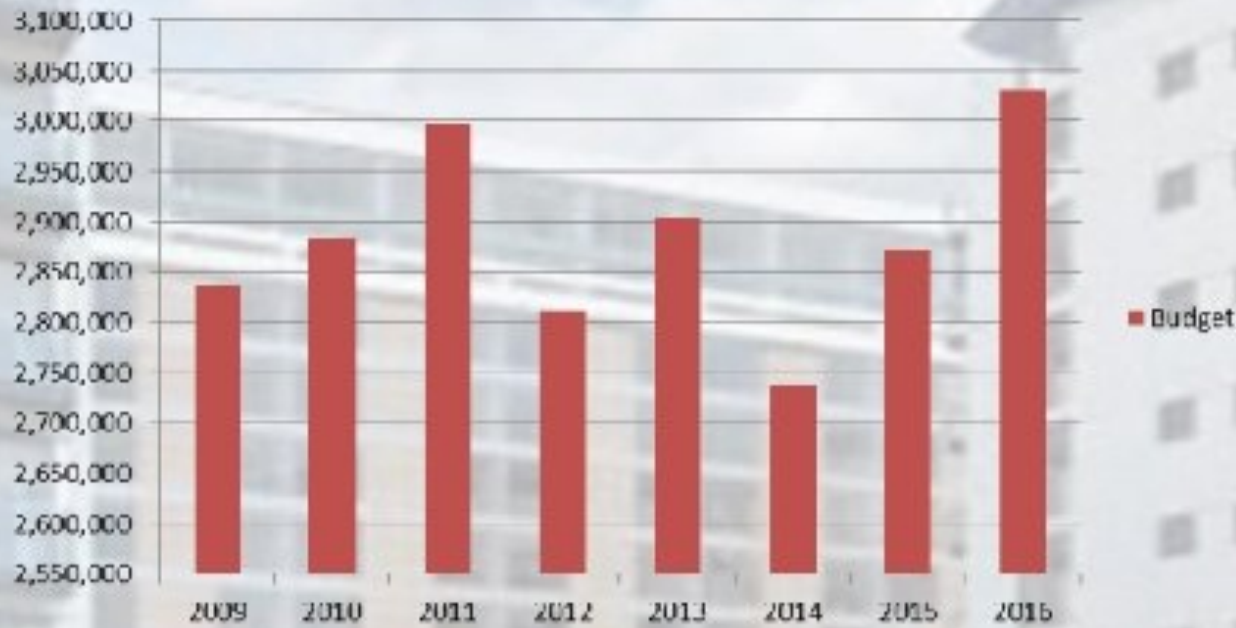


# Service Charge Increases Explained

	<u>Budgeted amount</u>	<u>Actual</u>
2009	2,835,411	2,535,763.85
2010	2,885,045	2,517,267.60
2011	2,997,677	2,717,210.07
2012	2,812,392	2,553,582.19
2013	2,903,228	2,560,505.22
2014	3,019,357	2,998,400.00
2015	3,154,642	Unknown as of yet
2016	3,314,009	Unknown as of yet
<u>Summary</u>	<u>2.4% increase per annum over 7 years</u>	

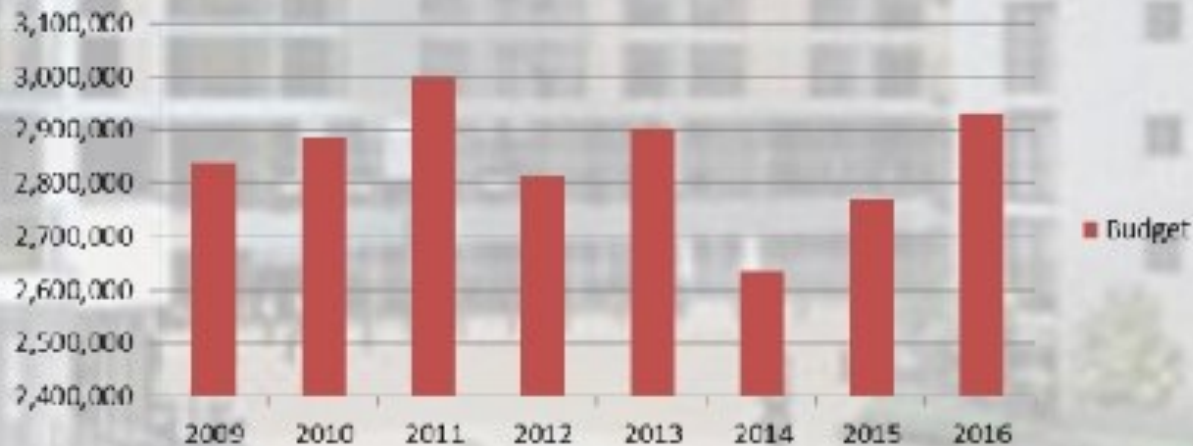


### Budget with reserve increase removed



	2009	2,835,411
	2010	2,885,045
	2011	2,997,677
	2012	2,812,392
	2013	2,903,228
R&R Budget	2014	2,736,857
R&R Budget	2015	2,872,142
R&R Budget	2016	3,031,509

### Budget with reserve increase and additional staff removed



	2009	2,835,411
	2010	2,885,045
	2011	2,997,677
	2012	2,812,392
	2013	2,903,228
R&R Budget	2014	2,634,857
R&R Budget	2015	2,770,142
R&R Budget	2016	2,929,509





# **What Would You Like To See Happen?**

**Questions/Ideas/Comments ?**

