




Haringey Council

Agenda item:

**Procurement Committee Meeting**

**On 22<sup>nd</sup> July 2010**

<b>Report Title.</b> North Tottenham Decent Homes Programme 2010/11 NT15	
<b>Report authorised by:</b> Niall Bolger, Director of Urban Environment   . 30 July 2010.	
<b>Contact Officer :</b> Pauline Hinds, Strategic Client Representative Tel: 020 8489 1151 Email: pauline.hinds@homesforharingey.org	
<b>Wards(s) affected:</b> Waltham Cross, Bruce Grove, Northumberland Park, Tottenham Hale, White Hart Lane, West Green	<b>Report for:</b> <b>Key Decision</b>
<b>1. Purpose of the report (That is, the decision required)</b> 1.1 This report sets out a detailed programme of works, which relates to various properties in the North Tottenham Area, known as NT15 within the delivery of the Decent Homes Programme. The works outlined in this report dates of commencement and completion are subject to funding and programming by agreement of the contracting parties As such, this report is seeking Procurement Committee approval to award the contract for the works in this Project.	
<b>2. Introduction by Cabinet Member</b> 2.1 In accordance with our stated commitment to improve the quality of homes for our tenants and to meet housing need, this report informs Members of the Procurement Committee of the the final packages of work to complete the YR3 works within the Decent Homes programmes as delivered by Homes for Haringey. 2.2 It is to be noted that delegating this award to the Urban Environment Director, subsequent upon the satisfactory completion of the leaseholder consultation and planning approval processes, allows the delivery team adequate leeway to seamlessly sustain the tempo of the decent homes programme once appropriate funding is confirmed, without any counterproductive breaks in programming and scheduling.	

### **3. Links with Council Plan Priorities and actions and /or other Strategies:**

3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

### **4. Recommendations**

To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:

4.1 To award the contract for the above Project, subject to confirmation of funding, to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.

4.2 That finalisation of the award, including confirmation of funding and satisfactory completion of the leaseholder consultation and planning approval processes, be delegated to the Director of Urban Environment

4.3 The scheme is to be funded from the Decent Homes allocation (see Appendix A) subject to confirmation of funding.

### **5. Reason for recommendation(s)**

5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.

5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

5.3 In February 2007, following a robust and extensive partner selection process, administered

by Homes for Haringey, four constructor partners were appointed in accordance with EU legislation and the Council's procurement procedures.

## **6. Other options considered**

6.1 None applicable.

## **7. Summary**

7.1 The package of works set out in this report forms part of the overall delivery of the Decent Homes Programme

### **7.1.0 Agreed Maximum Price of this works package**

7.1.1 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30<sup>th</sup> November 2006.

7.1.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the Project Partnering Contract (PPC2000) form of contract. The PPC2000 was developed following from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

## **7.2 Background**

7.2.1 The PPC2000 is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The PPC2000 also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

### **7.3 Detailed below is a summary of contractor details:**

Total estimated construction cost (excluding fees)	para 2.2 Appendix A
Anticipated Contract start on site subject to funding	April 2011
Anticipated Contract completion subject to funding	December 2011
Contract duration	38 weeks
Contractor	para 2.1 Appendix A

## **7.4 Property address location**

7.4.1 This report details the specific works required to the 726 properties in the North Tottenham area and are priced in accordance with the framework agreement.

#### 7.4.2 Property Address details

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Argyle Road N17	3	Houses	2	0	Pitch	No
Asplins Road N17	1	House	2	0	Pitch	No
Asplins Road N17	30	Low rise	2&3	8	Pitch	No
Bisley Close EN8	4	Houses	2	1	Pitch	No
Broadwater Road N17	3	Houses	2	0	Pitch	No
Broadwater Road N17	4	Low rise	2	2	Pitch	No
Bromley Road N17	11	Houses	2	0	Pitch	No
Bruce Way EN8	3	Houses	2	0	Pitch	No
Burlington Road N17	1	House	2	0	Pitch	No
Campbell Road N17	5	Houses	2	0	Pitch	No
Campbell Road N17	18	Low rise	3	7	Pitch	No
Chalgrove Road N17	4	House	2	0	Pitch	No
De Quincey Road N17	28	Houses	2	0	Pitch	Tower Gardens
De Quincey Road N17	4	Low rise	2	2	Pitch	Tower Gardens
Elsden Road N17	2	Houses	2	0	Pitch	No
Elsden Road N17	2	Low rise		1	Pitch	No
Forest Gardens N17	1	House	2	0	Pitch	No
Hartham Road N17	2	Low rise	2	1	Pitch	No
Kenworth Close EN8	6	Houses	2	0	Pitch	No
Kenworth Close EN8	12	Low rise	3	6	Pitch	No
Lancaster Close N17	2	Houses	2	0	Pitch	No
Landsdowne Road N17	12	Houses	3	0	Pitch	North Tottenham High Road
Landsdowne Road N17	15	Low rise	3	13	Pitch	North Tottenham High Road
Leven Drive EN8	30	Houses	2	0	Pitch	No
Leven Drive EN8	14	Low rise	2	6	Pitch	No
Linley Road N17	1	House	2	0	Pitch	No
Lordship Lane N17	144	Low rise	3	52	Pitch	Lordship Lane
Manor Road N17	8	Houses	2	0	Pitch	No

Manor Road N17	7	Low rise	2	5	Pitch	No
Newlyn Road N17	5	Houses	2	0	Pitch	No
Newlyn Road N17	7	Low rise	2	0	Pitch	No
Concord House, Park Lane N17	22	Low rise	4	9	Flat	No
Park Lane N17	3	Houses	2	0	Pitch	No
Park Lane N17	8	Low rise	2	5	Pitch	No
Park Lane EN8	8	Houses	2	0	Flat	No
Park Lane EN8	2	Low rise	2	3	Flat	No
Park Road EN8	1	House	2	0	Pitch	No
Pembury Road N17	1	Houses	2	0	Pitch	No
Pembury Road N17	2	Low rise	2	2	Pitch	No
Poynton Road N17	28	Houses	2	0	Pitch	No
Poynton Road N17	2	Low rise	2	0	Pitch	No
Radley Road N17	5	Houses	2	0	Pitch	No
Radley Road N17	6	Low rise	2	2	Pitch	No
					Pitch	
Rheola Close N17	48	Low rise	2	19		No
Roseberry Avenue N17	7	Houses	7	0	Pitch	No
Ruthven Avenue EN8	4	Houses	4	0	Pitch	No
Seymour Avenue N17	8	Houses	8	0	Pitch	No
Siddons Road N17	5	Houses	8	0	Pitch	No
Stirling Road N17	2	Houses	2	0	Pitch	No
Stoneleigh Close EN8	5	Houses	5	0	Pitch	No
The Avenue	6	Houses	2	0	Pitch	No
The Avenue N17	12	Low rise	2	1	Pitch	No
The Roundway N17	2	Low rise	2	2	Pitch	Tower Gardens
Tower Gardens Road N17	132	Houses	2	0	Pitch	Tower Gardens
Tower Gardens N17	4	Low rise	2	6	Pitch	Tower Gardens
Walden Road N17	6	Houses	2	0	Pitch	Tower Gardens
Wateville Road N17	7	Houses	2	0	Pitch	Tower Gardens
Wateville Road N17	1	Low rise	2	1	Pitch	Tower Gardens

## 7.5 Schedule of works

7.5.1 The scope of improvements works included under this phase of the programme will include renewal of flat roof, replacement of windows, installation of extractor fans, asbestos removal, cavity wall insulation, brickwork and concrete repairs and external decorations. External works to Lordship Lane properties are planned to be carried out in a later phase of works, subject to funding.

Element of works	Yes	No
*Roof replacement	✓	
Window and door replacement	✓	

Window and door refurbishment	✓	
Bathroom replacement	✓	
Kitchen replacement	✓	
Boiler replacement	✓	
Central heating replacement	✓	
Rewiring	✓	
Extractor fans	✓	
Smoke detectors	✓	
Brickwork and concrete repairs	✓	
Cavity wall insulation	✓	
External decoration	✓	

\* complete roof replacement at 62-63 and 70-76 Park Lane only.

#### 7.5.2.1 Proposed Roof works

7.5.2.2 It is proposed to replace the flat roofs at 62-63 Park Lane and 70 – 76 Park Lane EN8 with a flat roof.

#### 7.5.3 Life Cycle Costing Analysis

7.5.3.1 The lifecycle costing in Appendix C show that the replacement of the flat roof with a flat roof is cheaper over a 35 year period by £26,071.00.

7.5.3.2 The total Life Cycle Cost is calculated by adding the total cost of the roof renewal and the Energy Costs.

7.5.3.3 Life cycle costings are being undertaken for key components as required by the Construction Procurement Group. A life cycle cost analysis has recently been produced for the decent homes main elements, kitchen, bathrooms, boilers, windows and roofs. This is awaiting verification.

#### 7.5.4 Whole Life Costing

7.5.4.1 An assessment has been made on the energy loss where a pitched roof or flat roof is being considered. The indicative figures above represent the potential savings over a 35 year period.

7.5.4.2 Heat will escape through all building surfaces, but heat will escape more readily through flat roofs than pitched roofs. The energy saving to residents by choosing pitched is the cumulative energy cost of all flat roofs, less the energy costs of pitched roofs.

7.5.4.3 Assuming pitched roofs use a 300mm cellulose insulation with a 0.13 U-value; Average annual temperature lift of 19.08°F; No skylights; Gas central heating in all build. Combined saving of £924.68 to residents over the 35 year period.

### 7.6 **Planning Approval**

7.6.1 The Planning department will be consulted under the standard application methods on the

above and will advise us on their concurrence with our proposals prior to Procurement Committee.

## **7.7 Environmental Improvements**

7.7.1 There are no proposed environmental works during this phase of decent homes works.

## **7.8 Sustainability**

7.8.1 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.8.2 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.

7.8.3 The contractor is registered and complies with the Considerate Constructors Scheme

7.8.4 The new flat roof will be a Langley High Performance warm roof system incorporating 100mm/140mm Paraform Ultra insulation to achieve a minimum U-value of 0.25 W/m<sup>2</sup>K to improve the thermal qualities of the roof. The life expectancy of flat roofs has improved over the years with increased levels of thermal performance. The replacement of the roof comes with a 20 year insurance backed guarantee.

## **7.9 Conservation Areas**

7.9.1 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.

7.9.2 For the purposes of this programme, the Planning department has confirmed that there are conservation consents required in this phase.

## **8. Chief Financial Officer Comments**

8.1 The costs of the works outlined in this report are within the costs envisaged at the outset of the Decent Homes programme. Therefore the cost can be met from the Decent Homes budget identified for 2010-11.

8.2 However, it should be noted that external grant funding from Central Government is subject to considerable uncertainty at present and although £30.5m of Decent Homes funding is expected in 2010/11, the Council should not enter into any contractual commitment for this work until confirmation has been received that this funding is secure.

## **9. Head of Legal Services Comments**

9.1 This report is seeking Procurement Committee approval to award a call-off contract for

Decent Homes works at 726 properties in the North Tottenham area of the borough (details of which are set out in paragraphs 7.4 and 7.5 of the report) to the contractor named in paragraph 2.1 of Appendix A to the report.

- 9.2 Cabinet Procurement Committee had on 13<sup>th</sup> February 2007 granted approval to the award of four Decent Homes Construction Partner Framework Agreements in respect of four areas within the borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 9.3 The Framework Agreements were tendered in the EU and selection of the Framework Contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisors (Trowers and Hamblins) who provided legal advice on the procurement of the Framework Agreements.
- 9.4 The Contractor named in paragraph 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the North Tottenham area.
- 9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee in accordance with CSO 11.03.
- 9.6 The Head of Legal Services has been consulted in the preparation of this report and advises that he is satisfied that statutory leaseholder consultation has been carried out to date (16 June 2010) in accordance with the relevant Regulations and the decision of the Leasehold Valuation Tribunal of 14 May 2007 (Ref: LON 00AP/LDC/2007/0003 and 0004). It is noted, however, that the consultation has not yet been completed (see paras. 12.10 – 12.12).
- 9.7 The contract is a key decision and, as such needs to be included in the Council's Forward Plan (in accordance with CSO 11.04). The Director of Urban Environment Directorate has confirmed that this has taken place.
- 9.8 The Head of Legal Services confirms that, provided the Council has considered any comments arising from the statutory leaseholder consultation and from the Planning Department and subject to confirmation of funding, there are no legal reasons preventing Members from approving the recommendations in this report.

## **10. Head of Procurement Comments.**

- 10.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.
- 10.2 An Agreed Maximum Price has been agreed by the parties prior to start on site, in accordance with the process allowed under the form of contract.
- 10.3 A Life cycle costing exercise is currently being undertaken for key components and will need to be completed for the project as a whole.
- 10.4 The Head of Procurement therefore states that the recommendations in this report offer best value for the Council.



## **11. Equalities and Community Cohesion Comments**

11.1 Homes for Haringey's Asset Management Strategy, 2010/2017, covers all investment in the Councils housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

## **12. Consultation**

### **Internal**

- 12.1 Homes for Haringey have consulted council officers in the preparation of the proposed year 2-5 programme, which was approved by the Board in July 2008. The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered.
- 12.2 Residents have been consulted through the Homes for Haringey Asset Management Panel and Leasehold Panel.
- 12.3 Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

### **External**

- 12.4 Homes for Haringey has carried out detailed consultation with the residents that will be affected by the works set out in this report. A residents' meeting was held on 10<sup>th</sup> February 2010 and 30 residents attended in total. The Ward Members were invited to attend. This will be followed by a newsletter to residents within 10 days of the meeting..
- 12.5 Leasehold consultation forms part of the overall consultation process and is a statutory requirement. Details of this are set out below.
- 12.6 The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations') require Homes for Haringey to conduct formal consultation with every leaseholder in the Borough who may be affected by the proposed works. A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21 July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March 2007 the LVT awarded the dispensation in respect of some of the statutory consultation requirements in relation to the appointment of the Constructor Partners (written decision: 14 May 2007).

## **Leasehold Implications**

- 12.7 As a result of applications made under the Right to Buy legislation, there are 154 leaseholders living in the properties affected by the works described in this report. The number of leaseholder dwellings where the Section 125 Notice is within or outside the 5 year period will be advised following serving of the Section 20 notices.
- 12.8 Under the terms of their lease the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.
- 12.9 In accordance with The Service Charges Regulations 2003, under schedule 3, notices will be issued and expire before the works start.
- 12.10 The notice will give leaseholders a description of the proposed works and provide leaseholders with an estimate for the cost of the works. The 30 day statutory consultation period commencement is to be confirmed following serving of Section 20 notices.
- 12.11 The total amount estimated to be recovered from the leaseholders will be advised when the Section 20 notice is served.
- 12.12 Leaseholders within and outside the 5 year Section 125 period total estimated recoverable charges are to be advised when Section 20 notices are served.
- 12.13 The charges to all 154 leaseholders will be limited to the estimates contained in their Offer Notices. Invoices for these works will be included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.
- 12.14 The Council will not enter into an agreement to carry out the works or give instructions to commence work on site, until completion of the 30 day statutory leaseholder consultation period. The Council will have regard to any observations made by leaseholders and will respond in writing to those observations.
- 12.15 No works will commence on site until completion of the notice period or if there is an outstanding leasehold enquiry as a result of the notice.
- 12.16 A supplementary note referring to observations from leaseholders will be sent to the committee.

## **13. Service Financial Comments**

- 13.1 The total cost of works within this report is to be funded from the decent homes budget

allocation of £33.5m for 2010/11 (Allocation from CLG, £30.5m & £3.0m under spend, carried forward from 2009/10.) Value for money has been achieved in the project through approved framework agreements. There is also an agreed maximum price for the works.

- 13.2 Over all the decent homes 5 year programme has achieved efficiency saving through an annual value for money review process that is ongoing . The exercise concluded in 2009/10 will see an average saving on the previous rates of 13.1%, applicable to the balance of the programme. The new rates have been applied to all the current work packages for 2010/11 and represent a net saving on 2008/09 and 2009/10 rates.
- 13.3 The new rates are comparable to current market rates and represent good value for money. "These rates mean that the tender cost within this report is within the assumed cost when the £198m Decent Homes budget was initially allocated"

#### **14. Use of appendices /Tables and photographs**

- 14.1 Appendix A AMP cost and breakdown
- 14.2 Appendix B, Expenditure to date (attached)
- 14.3 Appendix C, Life Cycle cost details.

#### **15. Local Government (Access to Information) Act 1985**

- 15.1 The background papers relating to this project are:
- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
  - Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
  - Short List Report dated October 2006
  - Invitation to Tender Document dated October 2006
  - Tender Reports dated February 2007

These can be obtained from Pauline Hinds – Strategic Client Representative on 020 8489 1151.

- 15.2 This report contains exempt and non exempt information.

Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category ( identified in the amended Schedule 12A of the Local Government Act 1972):

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

## APPENDIX B

Decent Homes Expenditure to date **2010/11**

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
Hornsey	Phase 12	£6,699,091.41	29/03/10	31/03/11
South Tottenham	Phase 14	£2,190,000.00	09/11/09	29/10/10
North Tottenham	Phase 14	£2,301,006.89	05/04/10	20/08/10
Wood Green	Phase 17	£2,986,513.23	05/04/10	18/03/11
Wood Green	Phase 19	£4,404,620.05	05/07/10	01/07/11
North Tottenham	Phase 14a	£2,743,850.51	05/05/10	24/09/10
North Tottenham	Phase 16	£2,094,838.63	19/04/10	24/09/10
South Tottenham	Phase 15	£5,617,311.65	12/04/10	11/03/11
Sheltered and Parkland Road	Sheltered	£5,629,510.31	31/05/10	27/05/11
South Tottenham	Phase 16	£5,561,105.52	01/04/11	17/12/11
North Tottenham	Phase 15	£8,523,956.80	01/04/11	17/12/11
Wood Green	Phase 18	£2,244,050.38	01/04/11	17/12/11
<b>Total</b>		<b>£34,666,742.68 *</b>		

\* Total figure excludes South Tottenham 16, North Tottenham 15 and Wood Green 18. Start and completion dates of phased are subject to confirmation of funding.

## Assessment of North Tottenham phases to date.

Phase	Original prediction	AMP submitted to Procurement	Agreed final account
NT1	£ 626,271	£ 1,063,712	£ 972,294
NT2	£ 218,799	£ 369,122	£ 151,455
NT3	£ 1,346,457	£ 1,237,224	£ 1,299,527
NT4	£ 875,197	£ 941,315	£ 881,891
NT5	£ 1,312,795	£ 1,203,761	£ 1,226,455
NT6	£ 1,228,642	£ 834,404	£ 1,174,525
NT7	£ 1,716,732	£ 1,068,991	£ 829,446
NT8	£ 1,901,870	£ 1,845,167	£ 153,120
NT9	£ 1,750,394	£ 1,622,590	£ 815,633
NT10	£ 383,749	£ 3,394,476	£ 3,371,200
NT11	£ 5,806,595	£ 5,408,705	on site
NT12	£ 201,969	£ 489,792	on site
NT12a	£ 134,646	£ 181,825	on site
NT13	£ 269,291	£ 334,424	on site
NT14	£ 4,779,922	£ 2,301,007	on site
NT14a	£ 2,878,051	£ 2,743,851	lead in
NT15	£ 12,219,095	£ 8,523,957	on hold
NT16	£ 3,029,528	£ 2,094,839	on site

**Note:** The Original prediction is based on the total budget divided into the total number of properties deemed to be non decent.

Disparities arise where it is identified that, within some phases, major areas of work i.e. roofs and/or windows are or were not required.

## Appendix C

### 62/63 and 70-76 Park Lane EN8

#### Flat Roof Renewal Option

	Inflation % Increase	Original/Maintenance Cost	Inflation Cost	Total Costs
	3	£300.00	£0.00	<b>£30,240.00</b>

#### Flat to Pitch Conversion

	Inflation % Increase	Original/Maintenance Cost	Inflation Cost/Yr	Total Cost
	3	£360,000	£0.00	<b>£55,836.</b>

#### Flat Roof Renewal Option

	Inflation % Increase	Original/Maintenance Cost	Inflation Cost	Total Costs
	3	£300.00	£615.00	<b>£98,496.00</b>

#### Flat to Pitch Conversion

	Inflation % Increase	Original/Maintenance Cost	Inflation Cost/Yr	Total Cost
	3	£1,300.00	£2,665.00	<b>£124,567</b>

#### Energy Costs for 62/63 and 70-76 Park Lane EN8

2 floors – total Roof area 243.2m<sup>2</sup>= £101.22 (Flat Roof),£74.81 (Pitched)

Total Life Cycle Costs (35 yr): £3,542.86 (Flat Roof), £2,618.1 (Pitched Roof)