

Rainwater Goods (i.e. Gutters/ Downpipes) repairs or replacement

The process on the gutter and downpipe repairs is as follows;

- The rainwater goods will be inspected and areas marked for repairs.
- The areas will be marked up/ photographed and scheduled with sizes and agreed with both the consultants and Lambeth prior to commencing.
- The allowances within your estimate are therefore 'provisional', as these areas have to be inspected once scaffold is erected, to confirm the quantity of repairs. This cannot be done prior to starting on site and a reasonable allowance has therefore been given for your Section 20 estimates submitted.
- As the costs are provisional, if the quantity identified is below the number of repairs identified, this saving will be passed back to the leaseholders.
- At final account, the leaseholders have a right to request a schedule of all repairs identified to their blocks.
- **Please Note:** If the attached AMP shows a cost for full replacement, the above will not apply. In such cases, the blocks have been inspected and it is considered that the condition of the rainwater goods warrants renewal. If you do not agree with this judgement, please make contact with the representatives from the consultants who can provide a copy of the condition survey/ feasibility undertaken and further discussion.