

Dear fellow owner,

We have been fortunate to be joined by a new member onto the committee who has experience in the Cradle industry. In the past, we have recognised the substantial costs to our members for this apparatus however on discussing its future and alternative solutions we constantly came up against a brick wall as no-one including the factor had any experience of, nor source of, unbiased information. The timely intervention of Ken could not have been better planned as we have been advised by the contractor of the need to completely overhaul all cradles at the significant cost of approximately £350,000 following the 10 year LG3 inspection. This led us to look again at the alternatives on the market, which would meet our needs for residential use, a task that Ken has taken on in his first few months with us.

We recognised that the cradles are used mainly to allow the window cleaners access therefore we discussed the potential increase in cost should we require abseiling for the towers and confirmation that this would be possible. We were advised that yes, they could carry out window cleaning by abseiling to these buildings and the increase to our contract would be £4,000 per annum based on the current three per year cleaning schedule. We then have a choice to accept the increase in costs or reduce the cleaning to twice yearly which would alleviate this increase to our window cleaning costs. Your opinion on this will be sought at the AGM.

The cradles have also been used by the appointed contractors for the purposes of investigating and repairing storm damaged areas to replace panels etc. Our own contractors have used them to investigate and complete maintenance work. The alternative for us is to use temporary access cradle equipment which is available at a cost of approximately £700.00 per week, which would then be, hired by our contractors and only cost us as and when required. This would alleviate the need for a contract of maintenance and inspections, currently costing approximately £12,000.00 annually. We believe the potential savings are significant and worthy of change as in the future we carry the risk of replacement costs as the cradles age and are open to the elements on top of our buildings. We note that of all the new high-rise residential developments, we have yet to find any with fixed cradles. Even although our new member has sourced suppliers who are quoting significantly less than our existing contract, this is still a huge cost to us of somewhere in the region of £92,000 over the next 3 years.

Option1 - Stay with existing contractor -The quotation for repairs for Eurosafe Solutions is excessive, to say the least. With contingency of 20% added, and VAT added the price

was £350,000.00. This sum is required to put the cradles back into working order as currently (again) they are out of commission.

Option2 - An alternative supplier has been sourced. Possible upgrading and maintenance for the existing equipment over a 24-month contract for around £80,000.00. This would then reduce dramatically to an estimated £12,000.00 ongoing. Their contract would include all testing and certification.

Option3 - Decommission the equipment. The 2 cradle baskets would be best removed from the roof and stored. The trolleys would need to be permanently secured by welding them to the tracks. This would be a simple and inexpensive one-off cost; it is expected to be around £5000.00.

In conclusion, it would appear that Option 3 is the cheapest way to go. Our project owner says: ***Decommissioning is the only sensible option. Not only from a financial standpoint, but also from a safety and liability standpoint. It is normal for contractors to supply their own temporary access to carry out works.***

Should you wish to ask any questions on this matter or make any comment for communication at the AGM, please send an email to us at pagh99@gmail.com. Alternatively, you can drop a written note into the green post box outside of the Concierge Office.

Thank you for taking time to understand and vote on this matter, Your Committee.