

Rooftop flats - Planning Application Confirmation

The planning application pack has been submitted to Ealing planners and has now acknowledged as registered by them - Application Reference: 221114FUL

If you think a presentation of the plans and proposed construction methodology would be helpful then please let us know by emailing: service@swanside.co.uk (asap) and we will see what can be arranged with the architects.

In order to minimize risk or disruption to the Residents and their guests, the proposed roof works will be completed at the same time as the planned general external maintenance to the building as a whole. The Freeholder will provide the additional finance to enable planned maintenance to be carried out in a single phase as opposed to several phases spread over a number of years. This strategy will be considerably less disruptive to Residents.

The proposed method of construction is to install a new steel and timber floor structure just above the existing flat roof. This will mean i) that the existing roof coverings will not need to be removed during construction, ii) that a safety 'deck' will exist between the existing flats and the construction site and iii) that the existing flats will be acoustically protected against much of the construction noise. Thermal & fire insulation will be introduced between the existing roof and the new floor.

A scaffold with hoist will be constructed alongside the East gable wall of the 1970's block adjacent to the driveway. All unloading of materials will be directly from vehicles in the driveway and hoisted to roof level. This will enable the majority of construction and contractors' vehicles to load and unload without access to the residents parking area or garden. There will be no loading or unloading of materials in areas where residents or guests need to walk.

Contractor welfare accommodation & a small storage compound including site office & toilets, will be located close to the scaffold.

Additional rubbish and recycling bins will be temporarily relocated to the front of the buildings so that those flats without rear garden access will not need to walk around the building while the works are in progress.

Who is paying for the development of the proposed rooftop flats?

The freehold owners - Swanside shareholders, are paying for the building work with their own investment funds. No service charge funds could be or will be used for to contribute to these costs (See below for further explanation of the legal position).

In fact, it will be Swanside who are subsidising the Service Charge Fund to enable their works to be completed ahead of sufficient service charge fund reserve having been collected from leaseholders.

What are the benefits to the leaseholders of the flat roofs' development project?

- This saves the leaseholders needing to pay for two new roofs i.e. in the region of £80,000
- It enables most of the preventative maintenance work to be done in one session. With scaffolding being erected around the building:

Benefits to the leaseholders (continued)

- The maintenance work can be completed more efficiently and therefore more cheaply for the leaseholders
- It enables the work to be completed more quickly i.e. within 3 months
- There will be much less upheaval for residents and avoids the need for multiple contractors being on-site over several years
- It reduces the ongoing service charge contribution for existing leaseholders with 4 additional leasehold contributors
- It will improve the attractiveness of the Thorpe Hall and improves the curb-appeal, with greater saleability and value of the flats
- And in addition, Swanside are offering to pay two years' service charge contribution payments for leaseholders

What is Swanside's offer to leaseholders?

If you support the planning application (Reference 221114FUL) by registering your support on the Ealing Planning application portal, then Swanside will pay your service charge contribution for **two years**, from the profits from the sale of the flats

<https://pam.ealing.gov.uk/online-applications/>

Some people say that this money can be clawed back with later increases in the service charge?

This is not the case. Money paid into the Service Charge Fund can only be used for that purpose i.e. maintenance and upkeep payments for Thorpe Hall. No-one can remove money from the service charge fund for any other purpose and the accounts are subject to an audit each year (by an independent firm of Chartered Accountants), to ensure money has been spent correctly. Any additional funds paid into the service charge funds are held as a reserve against any future qualifying expenditure requirements.

How much is Swanside prepared to pay?

Based on the 2022/2023 service charge of £99,350 and the works are completed this year, then Swanside will pay the qualifying leaseholders service charge for 2023-2025.

If the service charge contributions remain at the current level, then Swanside will pay your share of that amount, if for whatever reason they need to increase over those years then Swanside will pay the higher amount so that your service charge contributions are paid for those two years **in their entirety**.

If you consider you are specifically impacted by the development then get in touch

If you believe you or your flat value are specifically affected by the development, then please get in touch so we can look at the specific circumstances and any options that may be available so as to ensure as far as possible that issues have been resolved.

We want to ensure as many people as possible understand the benefits and support the development for the longer-term benefit of the Thorpe Hall estate.