

BUILDING SUMMARY

Trellis Mews is a 12 unit development comprising of:

10 x 1 bed (One wheelchair adaptable) c50m2

2 x 2 bed c70m2

1 disabled parking bay only plus lockable bike stores

External bin store with 2 x 1100l general waste, 1620l recycle in 2 bins (1 large, 1 small) plus 140l foodwaste bin

Purchase price £3,377,000 (GLA grant of £1.2m - net cost £2.177m) c£181,500/unit

Key review area	Description	Progress	RAG Rating
Grant Funding	Confirmation and details of any grant funding received	n/a no funding received - claimed by LBC £100k/unit	
Planning	Copy of Planning permission	17/06360 approved 23/3/18 amendment 20/06437	
	Copy of Condition discharge notices	Conditions 6,8,9, 12 no discharge notice as compliance only. All others provided. One subject to a NMA that has been completed	
	Copy of S106 Agreement	27/09/22	
	Copy of S106 Deed of variation	Not required	
	Copy of CIL Regulation 52 compliant transfer notification	Outstanding - awaiting confirmation that letter has been sent to Planners informing of sale but as properties have been completed and will be used for social housing no risk of any transfer of financial liability so v low risk	
Party Wall Award	Copy of any Party Wall Award	3 award documents supplied	
Highway Agreements	Section 38 (Highways Act 1980)	Highways have confirmed no documentation required	
	Section 50		
	Section 107 (Water Industry Act 1991)		
	Section 116 (Water Industry Act 1991)	N/A	
	Section 184		
	Section 185 (Minor diversions)		
	Section 278 (Highways Act 1980)		
Development Information	Accommodation Schedule (inc areas and hab rooms)	yes	
	Site or estate plan including parking rights	yes 1 disabled space only plus bike racks	
	Project directory with details of the Building Contractor and other members of the Developer's Team	yes 1 disabled space only plus bike racks	
	As-built plans/ drawings	yes	
	Fixtures & fittings specification	yes	
	Bin Storage and Refuse Strategy	yes 2x1100l general 1620l recycle (2 bins) and 140l food waste in locked bin stores	
	Electrical Vehicle Charging Point Details	n/a	
	Car Club Details	n/a	
	Lift operating manuals and installation and commissioning documents	n/a	
	Snagging Report	Final item report provided confirming 10 have been closed down and two with minor issues. Detailed report for original snagging received and confirmation now received that all items completed	
	Ground condition, contamination and environmental reports including remediation records	yes	
Collateral warranties	Policy documents	All warranties are siting with the Council for completion. These will not be amended so very low risk and within our control	
	Certificates	Received	
General Documents	Fire Risk Assessments for common areas	FRA provided with some issues - 3 need early attention 14 less significant. BBB confirmed the major items have been picked up through defects list and some of the minor ones relate to occupational requirements rather than defects so now resolved.	
	Smoke/fire detection/AOV/emergency lighting installation and required service record documents	commissioning certs provided but all will need annual re-test. BBB have agreed to carry out	
	General H&S Risk Assessment	Yes	
	Building Control final certificate	Yes March 2022 one for each flat	
	NHBC policy documents	Yes but some documents missing and start date needs to be confirmed. Total cover £952,998, individual max claim £136,143 excess £1850. Start date to be confirmed NB NHBC cover starts 2 years after commencement of policy for flats and 3 years for common partsNHBC choice cover for the affordable units automatically commenced 08-MAR-2022 and will expire on 07-MAR-2032 as noted on the certificates. The NHBC buildmark cover for the private units will commence upon sale completion, the activation codes are within the customer services folder	
	Electrical Installation Certificates - Homes	Yes but dated 2/11/21 so need retest	
	Electrical Installation Certificates - common areas	Yes but dated 15/2/22 so will need retest	
	Gas Safety Certificates -Homes	yes dated 23/11/21 so need retest	
	Gas Safety Certificates - Common areas	n/a	
	Water Quality test certificate	Yes dated 28/9/21 so need to retest/chlorinate	
	Air tightness and ventilation certificate	yes 17/1/22	
	Estate or building service charge budget	n/a stand alone development	
	Copy of any Management Agreement (Mainstay)	n/a	
	O&M Manual	Yes	
	Health and Safety File	Yes but some bits to be completed. Picked up in snagging for common parts but awaiting confirmation that have all been completed. Major items now all been completed	
	EPC	Yes - cat B	
	EWS1 Certificate	Report provided and OK	
Mansafe Equipment	Yes		
Door Entry Commissioning	Yes		
Lightening Protection	Yes		
	Attached	No but all info provided in above documents so not required	
Completion of P292 and P621 documents			

Building also has a sprinkler system due to restricted fire tender access and commissioning report provided