

## Lister and Treves – Current condition and viability

### 1. An Overview

John Rowan and Partners (JRP) have been commissioned to carry out a detailed condition survey of Lister and Treves Houses, London, E15.

The commission incorporates the following scope of service;

- Detailed stock condition report with elemental renewal costs and predicted failure dates.
- Detail of the structural defects to the existing buildings and the implications of retention on resident safety, energy efficiency etc.
- List and costings for “essential” (e.g. FRA works) that must be completed regardless of the decision about the future of the blocks
- NPV (Net Present Value) of the building
- Likely leaseholder buy-out costs
- An overall view of the value of the site in the context of the Whitechapel Vision, should the council wish to sell the site to a developer.

The purpose of the survey is to establish the current condition of the building in relation to its component life cycles, emergency works, health and safety aspects and fire safety works.

### 2. Condition of the building

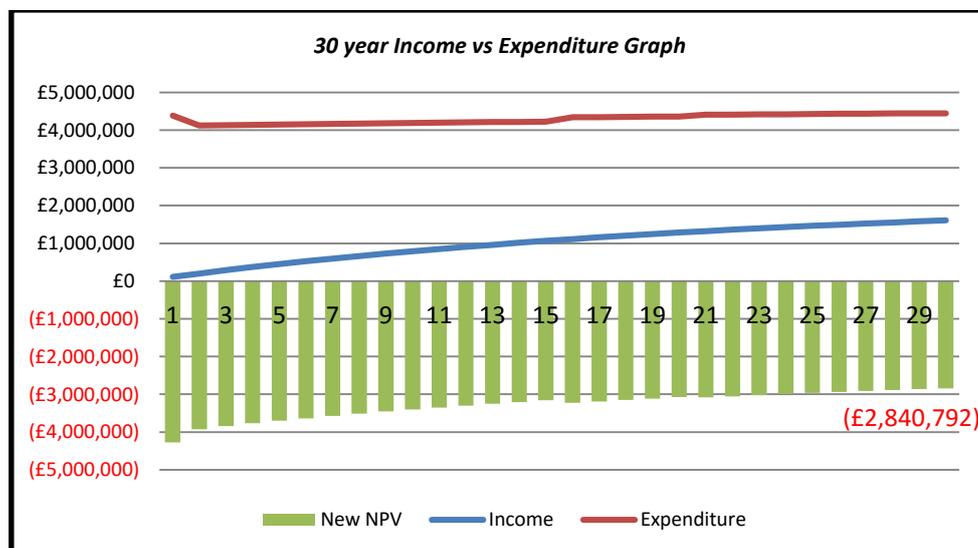
The condition of the building’s key construction elements are listed below and carry a priority status alongside. A few selected photographs are contained in **Appendix 1**.

KEY ASPECT	STATUS	PRIORITY STATUS
Lister House - Roof	Roof with leaks and is at end of useful life	
Lister House – Lightning protection	Damaged current system	
Lister House - Cladding	Poor thermal protection and water and air ingress ...	
Lister House - Windows	Windows in derelict state and falling down	
Plant room in roof	Concrete remedial repairs necessary	
Lister House – Fabric and structure	Numerous cracks and carbonation probably present	
Lister House – Air Handling Units	AHU serving bathrooms and toilets have reached the end of their useful life	
Lister House – Gas	Gas pipework to be run at high level	
Lister House – Cold Water Tanks	Systems non-compliant with ACoP L8 legislation.	

KEY ASPECT	STATUS	PRIORITY STATUS
Lister House - Fire Safety – Compartmentation	Risers do not afford appropriate vertical and horizontal compartmentation in toilet areas	Red square
Lister House – Fire Safety in Flats	No heat detectors in kitchens and some flats missing smoke detectors	Red square
Lister House – Fire Safety – Communal Areas	No smoke detectors in communal areas, neither bells or sounders or call points	Red square
Lister House – Fire Safety - Doors	Flat entrance doors not compliant and no fire/smoke proof. Security grilles need to be removed	Red square
Lister House – Fire Safety – Communal Areas	Communal FE doors not fully complaint. No smoke seals and hard to open	Red square
Treves House - Roof	Roof with leaks and is at end of useful life	Red square
Treves House – Lightening protection	Damaged current system	Red square
Treves House - Cladding	Poor thermal protection and water and air ingress ...	Yellow square
Treves House - Windows	Windows in bad condition	Red square
Treves House – Fire Safety in Flats	No heat detectors in kitchens and some flats missing smoke detectors	Red square
Treves House – Fire Safety – Communal Areas	Communal FE doors not fully complaint. No smoke seals and hard to open	Red square

### 3. Net Present Value

Present value: *Calculating the net present value of the difference between the streams of costs and benefits provides the net present value (NPV) on an option. The NPV is the primary criterion whether the decision can be justified or not in relation to future investment.*



#### 4. Indicative Cost Estimate

Retain Lister and Treves with long term investment based on the current condition.

	LISTER	TREVES
Construction Works including fees and preliminaries	£3,985,570	£2,170,329
VAT	£797,114	£434,066
Total works including VAT	£4,782,684	£2,604,395

Emergency works to improve health and safety if no long term investment is planned

	LISTER	TREVES
Construction Works including fees and preliminaries Works	£579,847	£150,113
VAT	£115,969	£30,023
Total works including VAT	£695,816	£180,136

#### 5. Likely leaseholder buy out cost and value of the site

Lister House				
Size	Cost	Quantity	No. Leaseholder	Leaseholder buy out cost
2 Bed	£310,000	30	20	£6,200,000
3 Bed	£325,000	0	0	£0
4 Bed	£340,000	2	2	£680,000
5 Bed	£355,000	1	0	£0
<b>Total</b>		33	22	£6,880,000

Treves House				
Size	Cost	Quantity	No. Leaseholder	Leaseholder buy out cost
2 Bed	£310,000	0	0	£0
3 Bed	£325,000	18	12	£3,900,000
4 Bed	£340,000	0	0	£0
5 Bed	£355,000	0	0	£0
<b>Total</b>		18	12	£3,900,000

<b>Grand Total</b>	<b>£10,780,000</b>
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The likely value of the site if the council wish to sell to a developer is £5,000,000 to £7,000,000.

## 6. Redevelopment Options

John Rowan and Partners also carried out an appraisal to re-develop the entire block based on Whitechapel vision. Planning appraisal and a detailed assessment was carried out to optimise the site potential to generate additional units.

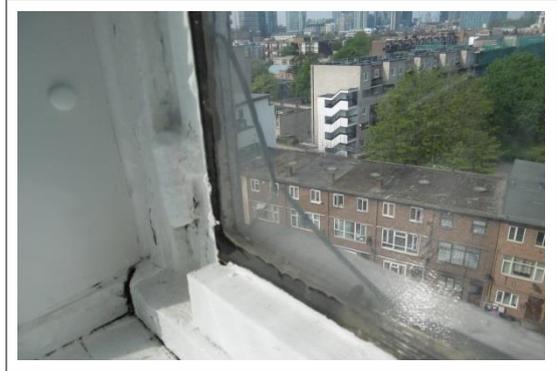
<b>1. Redevelop (115 units)</b>				<b>Residual Surplus</b>
50% Affordable				<b>£4,983,780</b>
	Existing	Proposed	<b>Additional</b>	
Private	34	57	23	
Shared Ownership/ Intermediate Rent		17	17	
Social Rent	17	41	24	
<b>Total</b>	<b>51</b>	<b>115</b>	<b>64</b>	
<b>2. Redevelop (115 units)</b>				<b>£13,893,059</b>
35% Affordable				
Private	34	75	41	
Shared Ownership/ Intermediate Rent		12	12	
Social Rent	17	28	11	
<b>Total</b>	<b>51</b>	<b>115</b>	<b>64</b>	
<b>3. Redevelop (125 units)</b>				<b>£17,003,635</b>
35% Affordable				
Private	34	81	47	
Shared Ownership/ Intermediate Rent		13	13	
Social Rent	17	31	14	
<b>Total</b>	<b>51</b>	<b>125</b>	<b>74</b>	

## Appendix A – Selected Photographs of the Condition

Typical crittal window



Broken glass left behind



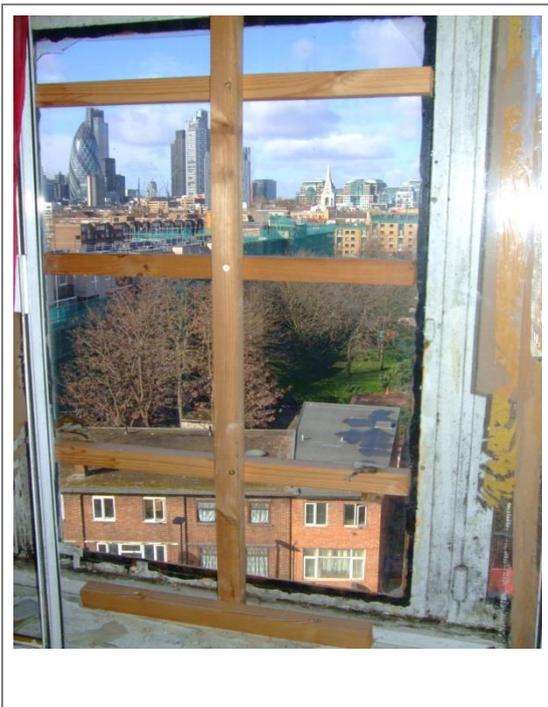
Glass fixed to metal frame with softwood battens and nails



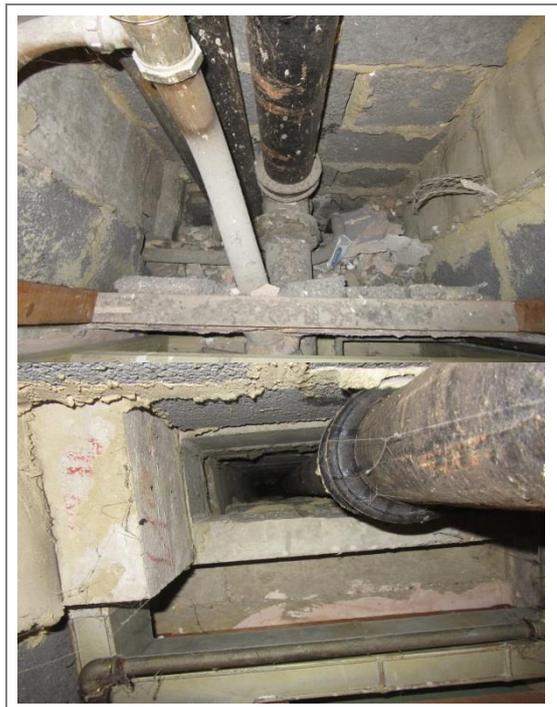
Falling internal cills strutted with battens



Metal window inappropriately repaired with battens



Riser behind WC



Windows restraints replaced by clothe strings



Windows restraints replaced by clothe strings



Deteriorated external window cills



Mice trap in a flat at Lister House



Water leak from flat above through light fitting



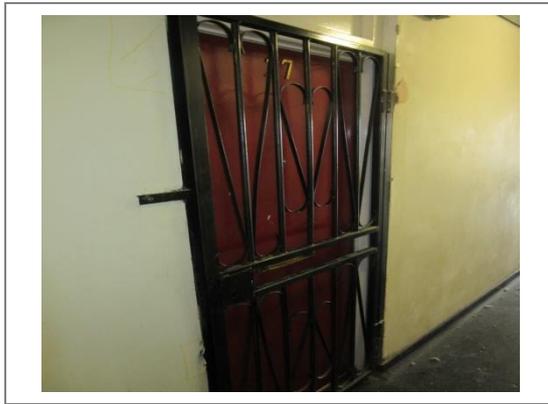
Typical textured ceilings (Artex?)



External emergency walkway on 6<sup>th</sup> floor



Dirty material on walkway



Lack of vertical compartmentation in WC risers to Lister House



Lack of vertical compartmentation in WC risers to Lister House

