

10th February 2017

Onslow Court, Worthing
HML Andertons Ltd Overview, Recap & Projection of Works

Onslow Court is an art deco building of special interest situated on the coast road between Lancing and Worthing.

HML Andertons have had the pleasure of managing the development since 2014 when Alan Coates (director) was appointed by the First Tier Tribunal as caretaker manager.

At the point of taking on the development it had recently completed external decoration works to the front elevation which considerably improved its appearance. Works had also been completed during 2012 to the communal central heating and hot water system with the replacement of the boiler from oil burning to gas.

The building benefits from four lifts, one to each core. Each lift gives onto the front doors of the flats from floors one and above. At the start of our management HML Andertons, under the guidance of Alan Coates, had to address a faulty lift to the most easterly entrance. Works were completed during 2016 for the sum of c. £80,000 (including VAT and fees) to renew the lift. It is worth noting that the works were complicated by the small shaft and difficulty of access. The three remaining older lifts are likely to require an overhaul similar to that already completed although no time scale has been set. It is likely that these works will follow on from the redecoration of the north and south elevation although the timing may be altered in the event of a total failure.

The roof was renewed during 2016 for the sum of c. £175,000. In brief these works involved the overlaying of the existing asphalt with felt to include the upgrading of insulation, renewal of lead flashings and redecoration of the east elevation. Resident feedback has been very positive noting a cessation of leaks and marked improvement on heat retention.

During the course of the roof works it was noted that the glazing to the light wells required renewal and accordingly the relevant major works notices as required under S20 of The Landlord & Tenant Act 1985 have been served with the works due to take place during spring 2017.

Initial major works notices were recently issued in connection with works to renew the north elevation. It is anticipated that these works will be expensive as they are multifaceted including asbestos removal, iron works, stairwell glazing, concrete repairs plus redecoration. It is therefore possible that the development will require additional time to collect the necessary funds meaning that the works may not commence until 2018.

Although much has been achieved the development faces multiple challenges. Notably on completion of the works to the North elevation then consideration will have to be given to revisiting the South elevation which has deteriorated partly due to its exposure to the elements. In addition the building has three original lifts which at some point will need to be renewed.

In order to improve the saleability of the apartments redecoration works are planned to the communal entrances during 2017. It is also hoped that through the assistance of a well-connected leaseholder that new privacy screens will be sourced and fitted to the front facing balconies.

Given the development costs involved in restoring Onslow Court and the length of time each project has taken the expectation is that the Reserve Fund element of the annual budget will remain elevated for at least the next three years. The Reserve Fund is £115,000 for 2017 out of an overall budget for Onslow Court totalling £197,800.

I hope that you have found the above information informative.

Yours sincerely

HML Andertons Ltd