

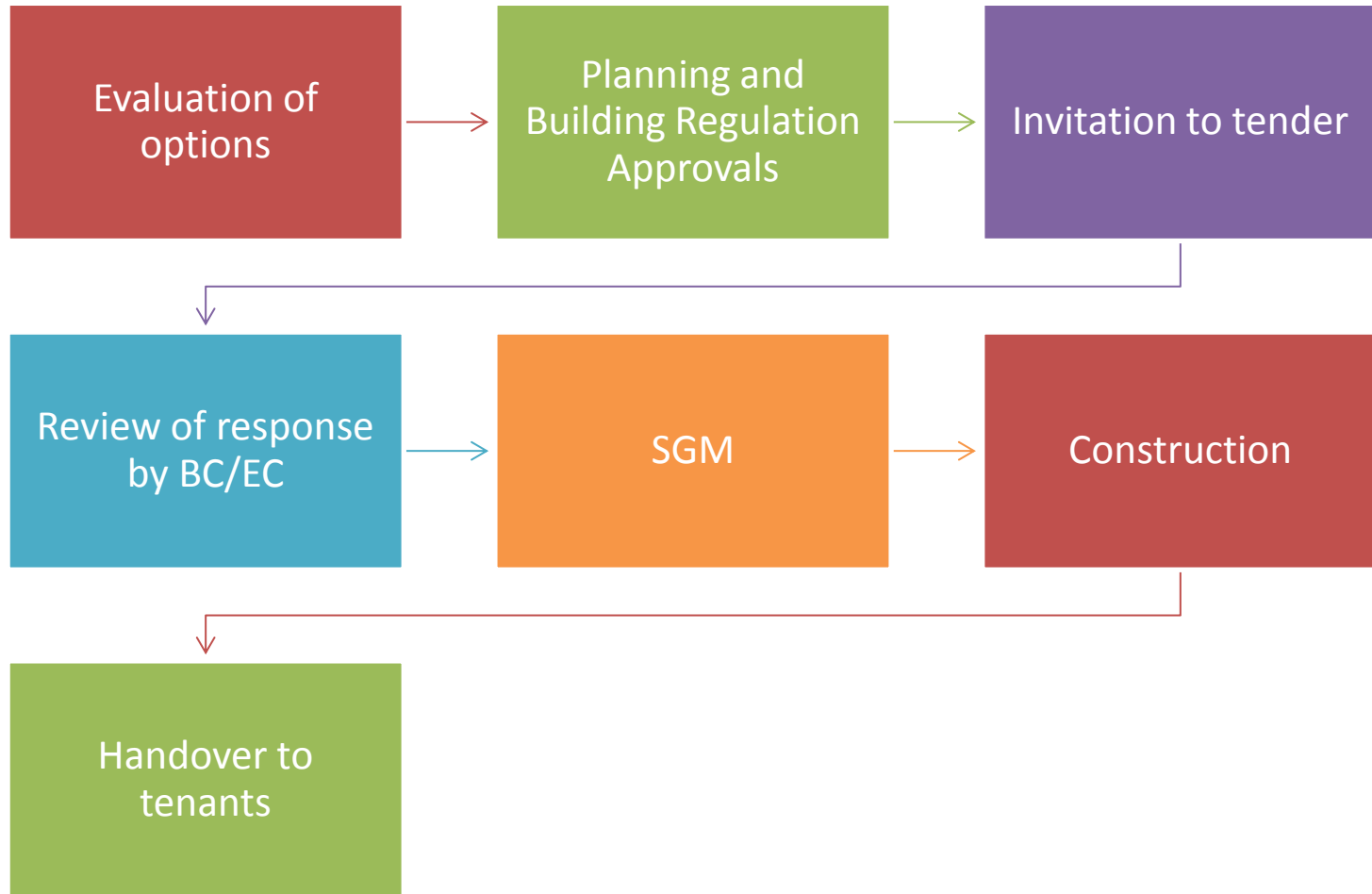
Special General Meeting
532 Moseley Road Conversion

Thursday 6th March 2014

Why the need for a meeting?

- 532 Moseley Road was originally occupied by Al Mahdi Institute and they were paying a rent of £500 per month.
- *The Executive Committee shall have the power to authorise expenditure not in excess of fifty thousand Pounds (£50,000.00). For any unplanned expenditure exceeding twenty five thousand pounds (£25,000.00), the Community must be notified retrospectively.*

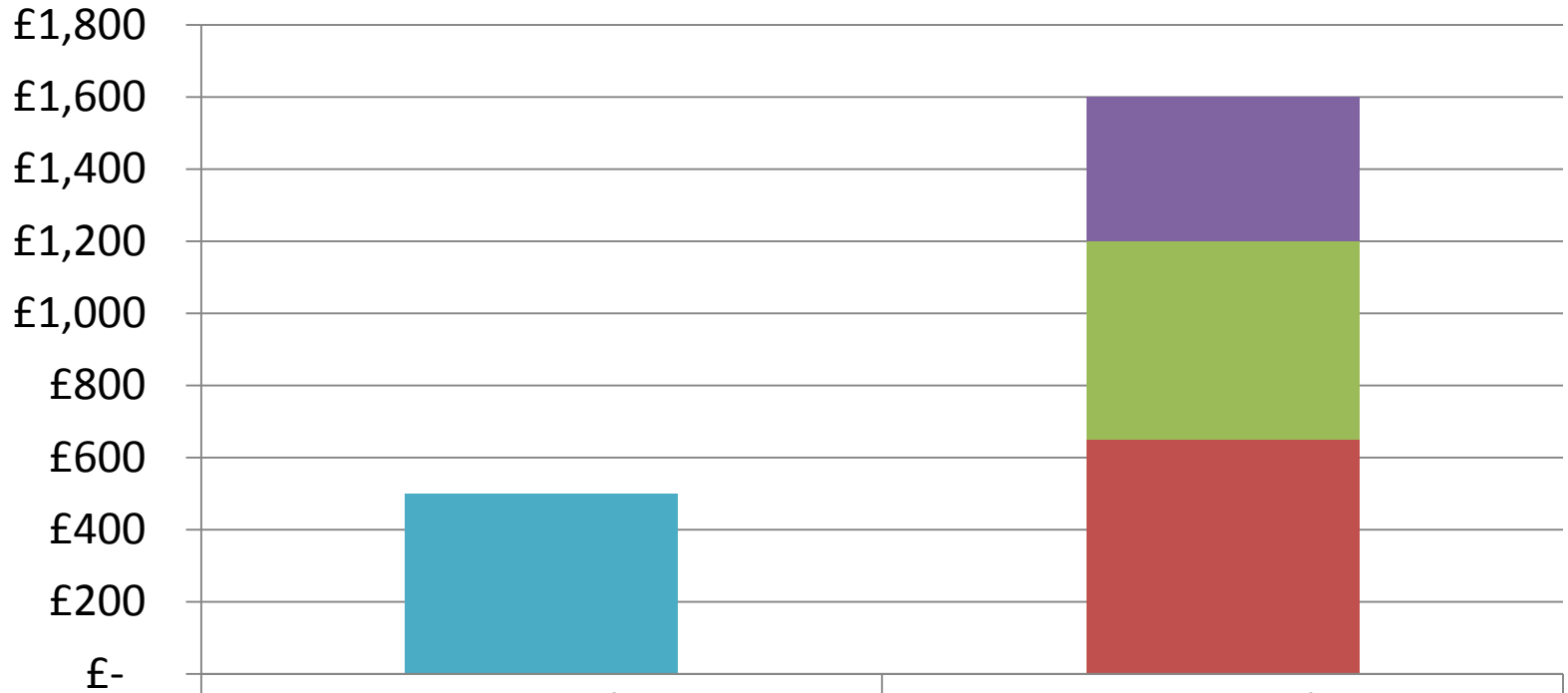
The Process



Evaluation of options

- Examined 3 options:
 - Renting out as one big house.
 - Converting into student accommodation.
 - Converting into three separate flats.
- Decision was made to convert into three flats.

Projected income per month



	Previously	Projected
AMI	£500	
1 bedroom		£400
2 bedroom		£550
3 bedroom		£650
Total	£500	£1,600

Plans for Flat 1



GF staircase



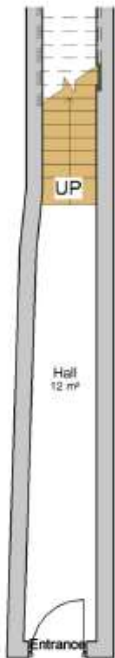
L1 Entrance



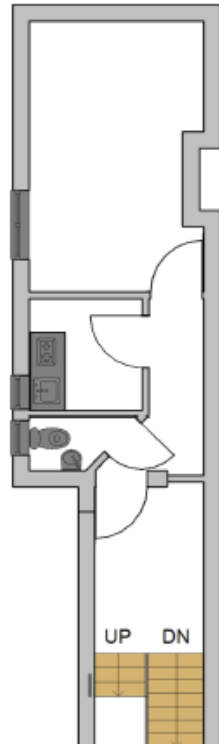
L1 Kitchen



L1 Landing



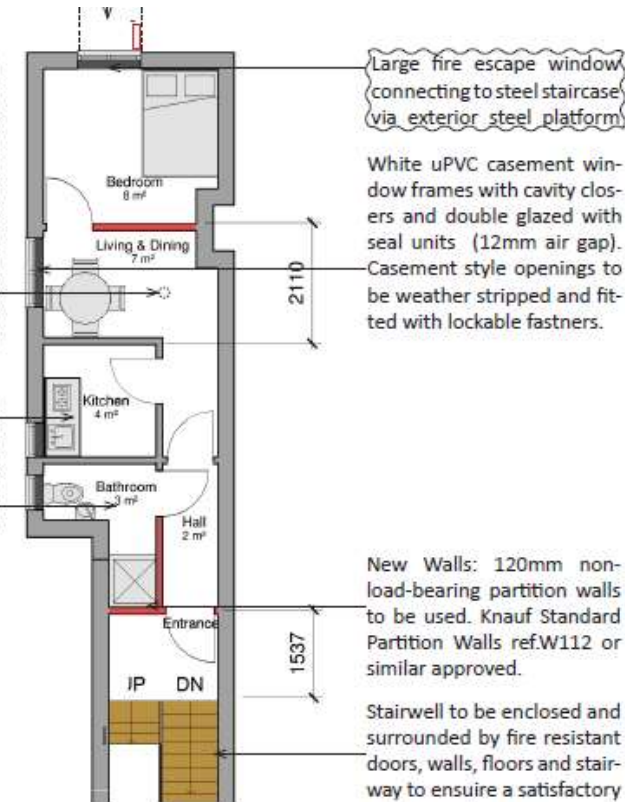
GF



L1 existing

Mains wired smoke detection alarm system (in accordance with BS5839-6: 2013 Category LD3 to include standby battery power supply and installation certificate) and heat detectors to be fitted in the circulation space within 7.5m of the door to every habitable room.

30LPs extractor fan ducted through external wall to kitchen areas.
Bathroom extractor with light fitting to be ducted



L1 proposed

Large fire escape window connecting to steel staircase via exterior steel platform

White uPVC casement window frames with cavity closers and double glazed with seal units (12mm air gap). Casement style openings to be weather stripped and fitted with lockable fasteners.

New Walls: 120mm non-load-bearing partition walls to be used. Knauf Standard Partition Walls ref.W112 or similar approved.

Stairwell to be enclosed and surrounded by fire resistant doors, walls, floors and stairway to ensure a satisfactory escape route.

Plans for Flat 2



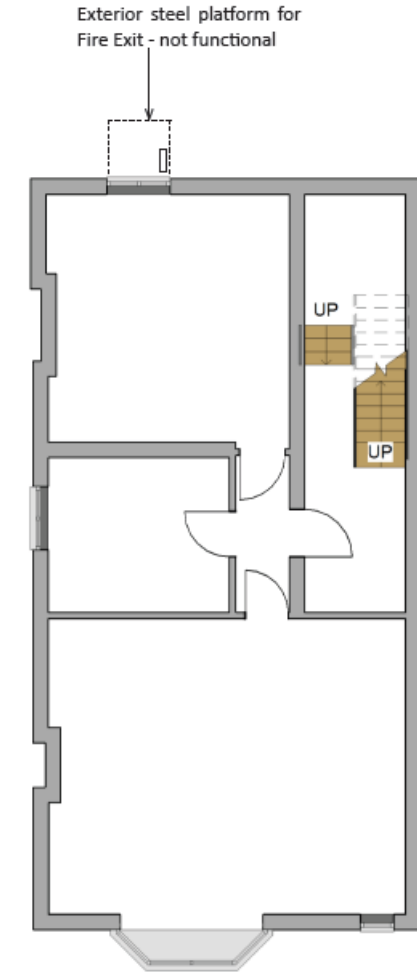
L2 Room A4



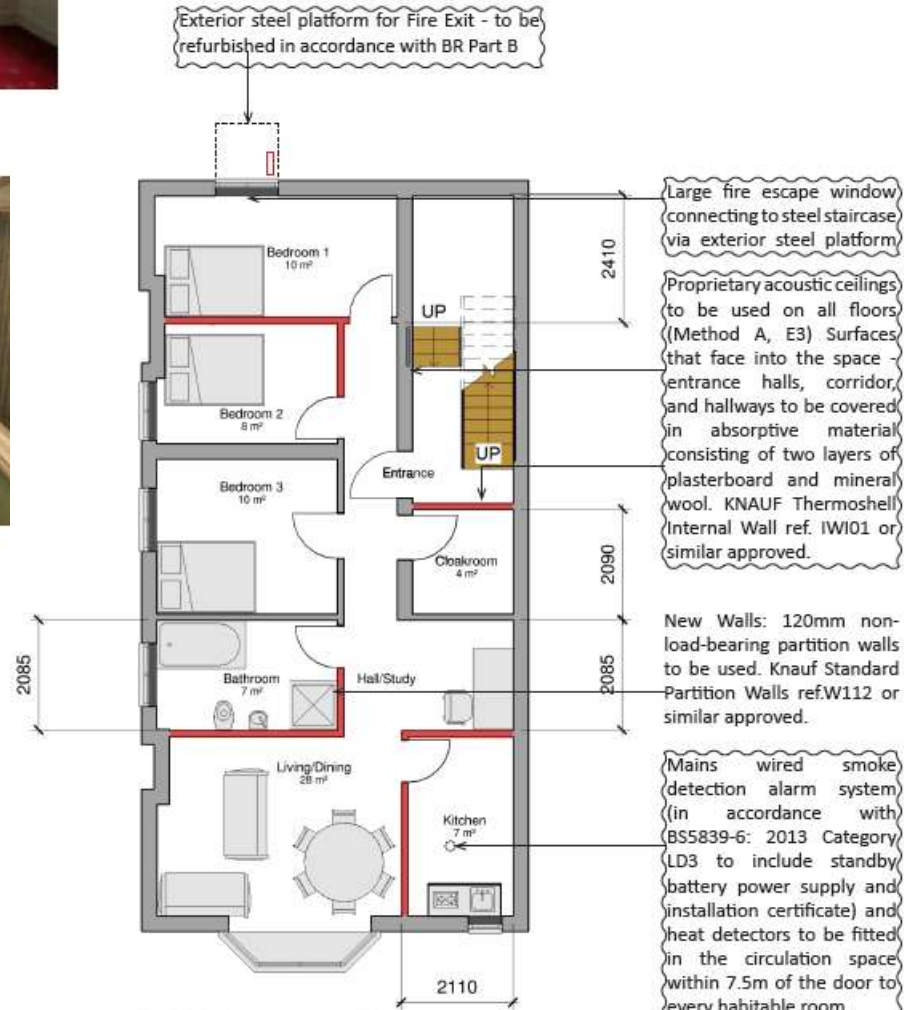
L2 Corridor 1



L2 Corridor



L2 existing



L2 Proposed

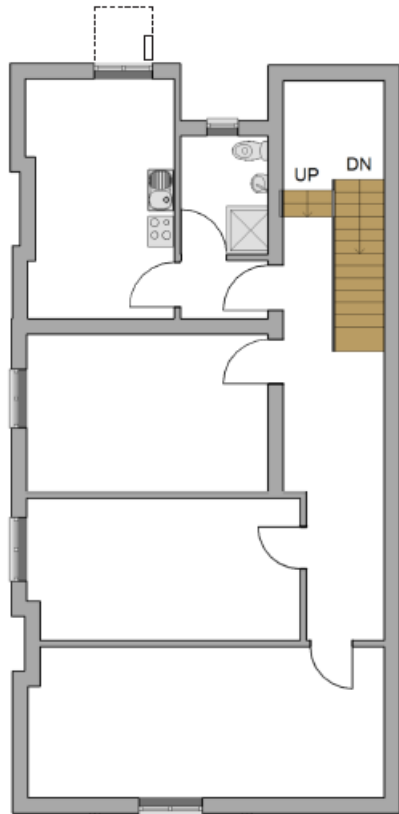
Kitchen layout for Flat 2



Plans for Flat 3



L3 Kitchen A



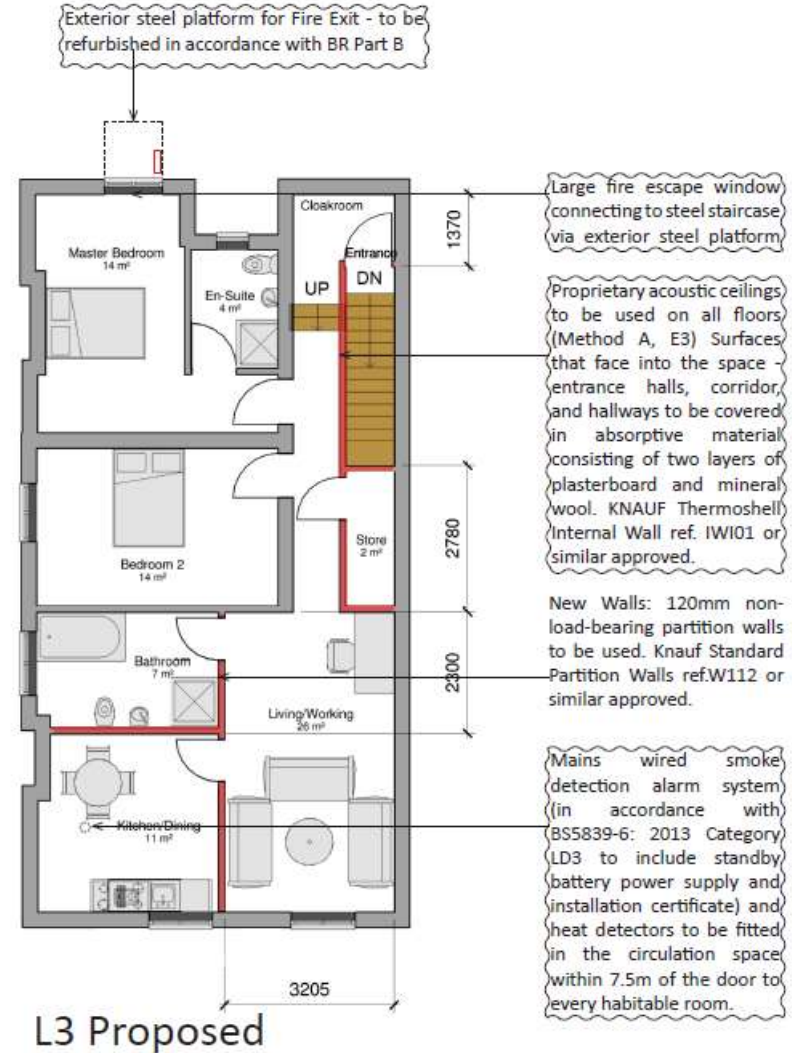
L3 existing



L3 Half Landing



L3 Staircase



L3 Proposed

Kitchen layout for Flat 3



Tendering process

- Expression of interest announced and on website.
- Sent out a 32 page tender document to those who expressed interest as well as others recommended by Community members.
 - Building
 - Mechanical and electrical
- 3 week tender period.
- 8 contractors visited the site.

Parties invited to tender

Building works	Mechanical and electrical
<ol style="list-style-type: none">1. Dr Hadi H AL-AYFARI2. A Shah T/A BCP Recruitment Services3. Zulfikar Merali4. Tipper Construction5. United Building Services6. Brown Hills Construction7. MJ Kitchens8. B N Kaushal9. Hussain Builders10. Michael Lafoley Ltd	<ol style="list-style-type: none">1. Mohammed Kassamali – 786 Heating and Plumbing2. Syed Aliraza3. Knight Plumbing4. Quatro Properties

Breakdown of costs

Description	Tenderer A	Tender B	Tenderer C
Building works	£30,640	£74,880	£52,000
Kitchen	£7,000 (subcontractor)	£6,000 (subcontractor)	£6,000 (subcontractor)
Mechanical/ Electrical	£18,450 (subcontractor)	£19,135 (subcontractor)	Included
Staircase	£9,000 (subcontractor)	£9,000 (subcontractor)	£9,000 (subcontractor)
Flooring	£5,120 (allowance)	Included	£3,000
Construction Cost	£70,210	£109,015	£70,000
PLUS			
Metering costs	£7,000	£7,000	£7,000
Contingency (10%)	£7,721	£11,601	£7,700
Total	£84,931	£127,617	£84,700

Tender Award

- EC/BC are in agreement that the tender should be awarded to Tenderer A, which is a mix of various subcontractors for:
 - Building Works
 - Kitchen
 - Plumbing
 - Staircase – Specialist company
 - Flooring – get directly (possibility of saving)

Reasons for award

- Building works
 - Most detailed quotation gives us comfort that there won't be many unforeseen and that Jamaat will have control
 - Agreed to do extra works:
 - New manhole in yard area
 - Repointing of brickwork to rectify damp patches
 - Concrete pad for staircase
 - Replacement Velux windows in landing areas as they are compromised
- Plumbing
 - Providing good quality that will last long term.
- Kitchen
 - Value for money and design ready
- Staircase
 - Specialist job to make sure that we are compliant with Building Regulations.

Timescales

- Why has it taken long to get to this stage:
 - We had to evaluate all of the options.
 - Drawings, applications and tenders done in house to save money. Thanks to AB and FZB on this!
 - Went through a pre-app process.
 - Had some issues with Building Regulations.
- How long will the project take?
 - 12 weeks (Inshallah!)

Approvals Required from General

- EC/BC request the General to approve the expenditure of £85,000.
- If the costs go above £85,000 an emergency meeting will be held between EC/BC in order to sign off the additional expenditure.
- Full accounts of the project will be presented to the General.