

Table of Contents

Introduction.....	1
Findings.....	1
Cost Drivers.....	3
Options:.....	4
Appendix 1: Questions needing to be answered:.....	6
Appendix 2: Proposed Specification of Works.....	6
Appendix 3: Related Data.....	9

Introduction

As per the requirements set out in the Residents Association documents, the estate needs to be re-painted frequently, originally every 3 years, more recently this has been every 4 years.

In 2015 the estate was last painted, and as such 2019 is the next year in the painting cycle.

Each house contributes equally through the monthly maintenance charges, and in 2015 the painting was done within a budget of approx £1000 per house (note the scope of work undertaken in 2015 is less than the scope of work needed this time)

This year, I have been looking at the previous works undertaken, auditing the condition of the currently painted parts of the estate, and coming up with a painting plan. This document attempts to set out my suggested changes, with a proposed move to an 8 year painting cycle.

Findings

I have undertaken a detailed audit of the estate, looking in detail at each house, identifying which items fall into scope of painting on each house, and which are not (e.g. UPVC), and then looking at the current condition, and determining what items will need more or less attention for each house.

I have found that we have over 490 distinct items (windows and frames, doors and door frame, garage door and frame, etc.) that will need painting. Some of these items were painted during the last round in 2015, some have been painted more recently (new windows installed in 2016 and 2017) others haven't been painted for some time (e.g. tall lamp posts)

Even though many items have been painted since 2015, the quality of work is variable, and most items need re-painting regardless of the fact some are only 2 to 3 years old, seemingly due to the lack of preparation undertaken to seal the new wood and prepare knots etc.

Looking at the work undertaken in 2015, there is a lot of flaking paintwork. The fact this has happened within 3 years indicates poor work, and will require additional levels of preparation to rectify before painting again this time.

Regarding the more recently installed woodend windows and doors installed since 2015, many these are now showing signs of knot resins weeping. These knots need to be treated promptly and with care, to ensure this doesn't happen again.

I have approached 3 decorating contractors (small firms, each having 2 or 3 decorators) to discuss the approach they would take to do the required work, and come up with costings to set the 2019 budget.

The key conclusion of these discussions with decorators is that depending on the expectations we have of the preparation, attention to detail and materials used, will significantly impact the costs and budget required.

The bottom line, is that I expect the costs to be approx £75'000. to paint Cedar Chase fully (all 490+ items) this next time. This is approximately 3 times the cost of works undertaken in 2015, and this document attempts to spell out why this is the case, and why I believe it is worth considering an alternative approach to that taken in prior years.

Cost Drivers

Decorators charge per hour. Ranging from £120 to £280 per day, based on experience and quality of work they expect to produce. Figures are based on research (including from Which? Trader database), and all paints and materials are charged 'at cost' on top of that.

The Price we pay will totally relate to the Standards of work we expect, the Materials used, and the Contract the decorators are required to adhere to. This essentially comes down to 3 dimensions:

- 1) Preparation and Attention to Detail
- 2) Materials used
- 3) Cleanliness of work

these are best defined as follows:

1) Preparation and Attention to Detail

Preparation - This requires the decorator to take different measures to prep and paint hardwood vs softwood vs metals, often requiring different primers and different paints.

Attention to detail – ensuring the right materials and the right methods are being used for each item being painted, and halting proceedings and making adjustments where necessary (as against carrying on regardless). This depends on professional experience and working culture of the decorators employed.

2) Quality of Materials

Paints, Primers and Cleaners all come in varying qualities. Many 'trade' products are focused on ease of use in terms of simplicity for the decorator, rather than longevity of result. When a decorator gives a 'lowest price' quote, they will undoubtedly be using such materials. Cost of materials that focus on long term quality of the end result are much more expensive, and often more labour intensive in preparation and application as they have to be applied in a systematic method.

3) Cleanliness

To stop overruns, splashes and spillages a professional decorator would prefer to mask and cover items at risk, but based on the evidence of historic splashes on tiles and brickwork this hasn't always been done. It does require a lot more time and materials to do this properly, and thus it costs in the range of 25% to 40% more to do so.

Options:

This section spells out the two options I am proposing, as follows:

Option 1: Undertake the work in 2019, and then again in 2023, to the same specification and standards as in 2015. This will assume that work will need to be re-done every 4 years. Over 28 year planning horizon that calculates at ~£265'000. (note, I understand that the scope of work in 2015 was only 70% to 80% of the total scope needed this next time, thus whilst in 2015 it was £24'000 for the job, my 4 year paint plan alternates between £36'000 and £30'000 every 4 years based on the wider scope.)

Option 2: Undertake the work, starting in 2019, to a high specification and standard (as detailed in Appendix 2 of this document), such that top-up work is required every 8 years. with the work spread over 3 years in 3 distinct chunks, and then starting the cycle again in 2027. Over a 28 year planning horizon that calculates at under ~£200'000.

Option 2 would work to a plan as follows:

Year 1: Rear of houses – all gloss green and white woodwork, green downpipe, black wood shuttering, guttering.

Year 2: Front of Houses – all gloss green and white woodwork (note. Front of house Black woodwork not included in year 2)

Year 3: Black woodwork at front of houses, garage doors, Black and Grey garden gates, bitumen damp-proof paint, bin screens, utility room screens and surround.

Costs for the 2 options are very similar for the first 10 years, with the 8 year cycle requiring £15'000 more up front money to start the sequence, and then making regular savings that build to £35'000 saving by year 20 and £65'000 savings by year 28.

The initial investment required for option 2 requires more effort and cost in the first cycle, with 50-60% of that cost repeated 8 years later. This conservative plan does not assume additional Benefits (i.e. I haven't calculated any of the potential benefits into the figures), but I do believe there are real benefits, and these are the real reason I am proposing moving to a high quality approach. These additional benefits are described next:

Expected Additional Benefits of Option 2

Option 2 would be expected to enable an even better return on investment than defined in the budgeting costs here. It's impossible to predict exactly how long we could stretch the top-up painting activities, yet based on information from Zinsser and Dulux, and from decorators I've talked with, and my own experience from maintaining older properties, the view is that 8 to 10 years is realistic, with longest results on paintwork that is north facing, with lesser results on those that are south and west facing. So an 8 year cycle for south facing woodwork and a 12 year cycle on north facing wood is what I am expecting.

It is also then able to be managed such that we can drive down costs through a more systematic approach, tracking what was done, tracking product performances, tracking decorators, tracking results, and improving our ability to hold poor materials and work to account, as well as understand which of our 470+ items need more or less care.

Paint companies such as Zinsser are interested in tracking long term performance of their products in the real world, by taking a systematic approach we can partner with such a paint manufacturer to reduce our costs of materials by becoming a case study they can use both as a feed into their research and product development but also in their marketing as a case study.

Please note, as stated previously, I have not factored these expected Additional Benefits into the costings, as they are not guaranteed.

Dependancies

The critical dependancies for Option 2 relate to continuity of materials and approach, this means that once we move to a particular painting system, we must stick to the same system to ensure

Cedar Chase Painting Plans 2019 onwards – The Long Read Crispin Towner

future work is chemically compatible with the paint system previously used. To this end, I am proposing that the painting plan becomes an annually assessed and refreshed plan, with a rolling 24 year planning horizon, with tracking of work undertaken, using what painting system, by whom and when, at what cost. Enabling us to not only budget better, but to hold to account any poor materials and workmanship.

This approach needs ownership, and I am happy to oversee and plan this, at least for the first 3 full cycles (i.e. 24 years) and I welcome any and all help to do so.

Appendix 1: Questions needing to be answered:

Paint Finish

Q1) What finish do we expect, satin, or Gloss? - according to decorators, Gloss is a harder wearing finish, although it does turn naturally satin after a few years of UV rays.

Q2) what colour should the street lamps be painted? - it's a darker green.

Appendix 2: Proposed Specification of Works

Scope of Work

The following is the defined scope of work

1. all Green and White Painted Woodwork.
2. All Black Stained Woodwork (black boards on all houses. gates on houses 15 to 24)
3. All Grey Stained Woodwork (grey gates on houses 8 to 14))
4. All Painted Metalwork (including main roof guttering, downpipe, garage door, tall green street lamps)
5. All Painted brickwork (Bitumen damp proof course)

Paint Products:

1. Recommended paint for Green and White sections is - Zinsser AllCoat Exterior – it has a reliable 8+ year performance lifespan - Designed for all exterior uses, and suitable for hard and soft woods, metals, garage doors – available in Satin and Gloss.
2. Black Wood preservative wood stain is Solignum Architectural Solvent Based Opaque Wood stain -an alternative possible option to consider for Black Wood is Sikken's Cetol Filter 7 plus, this alternative would work best on those boards previously "painted" rather than "stained" - as it goes on like a paint
3. The "putty coloured" green paint is British Standard 12 B 21. Manufacturers call it various things: Dusk, Moorland, Mineral Green / Opaline. Online colour samples suggest RGB 9b9b81 or CMYK 0/0/17/39 (of 100)
4. Damp Proof course bitumen (*details to be clarified*)

Owners Responsibility:

O1) Owners must clear away plant growth from windows, doors, boards to be painted prior to the painting starting. - otherwise owners will be charged at painters hourly rate for them to do the necessary

O2) Doors and Windows must be left OPEN in order to be painted and left open to dry – if the owner is not present during painting, their keys must be accessible to the painter

O3) Changes to woodwork between painting cycles (such as replacing a door, window, gate etc.) will need to be painted to the same new standards, and same paint system, as the rest of the estate.

Standards and Specifications of Work:

S0) Pre-Prep: Masking and Sheeting – Masking and Sheeting to be undertaken prior to application of primers and paint, to ensure no run-offs and splashes of nearby brickwork, tiles, boards etc.

S1) Prior to work – the decorator will ensure all external door and window furniture are removed, if feasible, or carefully masked off, to ensure no overpainting of those parts.

S2) Painted woodwork to be properly prepared as follows: Remove old paint (heat gun or sanding), smoothed back prior to primer and then 2 coats of high grade weather proof paint – using a guaranteed system such as Dulux Weathershield, Zinsser AllCoat Exterior or similar to provide a 8+ year performance lifespan of finish.

S2.1) Knot treatment to be emphasized – all knotted woods showing signs of weepage to be sanded back to bare, remove excess resin through use of hot air tripper and wipe immediately with Degreaser and Cleaner, prior to and then a full knot treatment is to be applied prior to priming and painting.

S3) Those windows that have Putty, will need putty raking out and replacing with fresh as part of the process, prior to painting.

S4) Those windows found to have non-structural wood rot, will have the rotten area raked out, and a mould killer and then hardening solution applied, then filled with 2 part epoxy exterior wood filler, prior to priming and painting

S5) Those windows found to have Structural problems (such as severe rot) – will simply be left un-touched, as sanding/stripping is not advisable, and painting over is a waste.

S5.1) Metalwork to be flattened back and inspected prior to paint. A mould killer to be applied where needed. All loose/lifting paint to be stripped and taken back to stable surface, then primed prior to paint.

S6) Waste – all prep-waste, removed paint, sandings, empty containers to be tidily cleared away and removed off site and disposed of professionally.

S7) Clean-up – all glasswork, tiles and brickwork to be cleaned of any paint splashes and runs.

S8) Professional Indemnity Insurance - contracted decorator to have clear evidence of Professional Indemnity Insurance being in place for the current and past 5 years (as we need to know we are insured against poor work)

Rotten Wood options:

R1) Wood Repair – cut out wood and repair properly – this option is NOT included in the painting plan. Such issues will have to be resolved and funded separately by the house owner.

R2) Mild rot (up to 1cm deep) can be raked out and filled with 2 part filler, then painted – this IS included in the painting plan.

Planning Assumptions:

A1) Doors and Windows will need to be left open in order to paint – thus keys need to be given!!

A2) Plan to work on 2 or more houses at a time – neighbouring houses – to improve efficiency and workload, such as working across the front paintwork of a row of houses, rather than working on one house at a time.

A3) Guttering should not be painted if new – but old guttering that has been painted will need taking back and starting from scratch with new primer – assume scrape back and light sand prior to paint (this requires high ladder work)

A4) Decorators able to work at heights on Ladders (assume no need for scaffolding)

Appendix 3: Related Data

This document has been produced in conjunction with the following two documents:

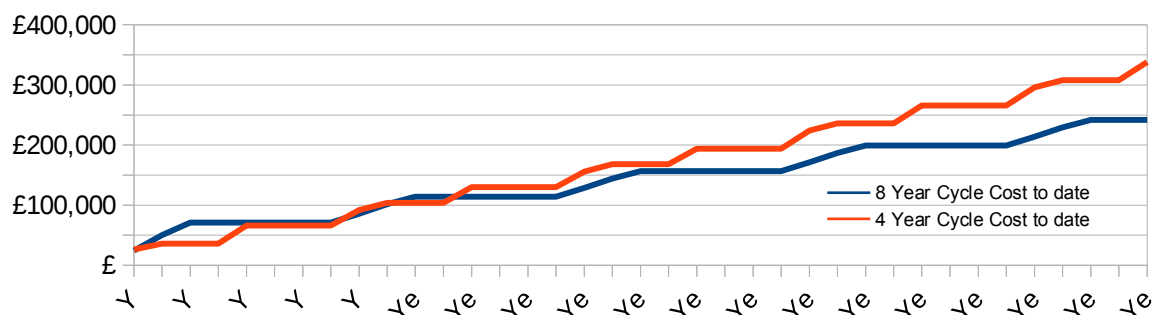
Document: 2019 Painting Audit and Planning spreadsheet

The 2019 Painting Audit and Planning spreadsheet has been produced as the master record of what assets will be in scope of painting plans. It captures current state of the estate, identifies old vs. new windows, which windows and doors are wood vs. metal/plastic and thus what is and isn't in scope for decorating

It also contains costings and budget forecasts for a 8 and 4 year painting cycles

Cedar Chase Window Audit																										
September 2019																										
Version 3																										
Key																										
Metal or Plastic																										
New – installed within last 4 years																										
Original (poor condition) – will require additional prep/repair																										
Original (ok condition)																										
Planned to Replace in next 12 months																										
Interested in Replacement – not definite																										
Garden Gate Paint Colour																										
Grey, Black or 0 (No paint)																										
House Number >																										
House Orientation – front door locator>																										
Identifier	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	18	19	20	21	22	23	24	25	Count	
LH or RH	RH	RH	RH	RH	RH	RH	RH	RH	LH	LH	LH	LH	LH	RH	RH	RH	LH	LH	LH	LH	LH	LH	LH	LH		
Ground Floor																										
Front – Dining Pillarbox	3b	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Front – Kitchen Pillarbox	3a	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Front – Downstairs Loo & Facia	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Front – Soffit & Facia above Front Door	Soffit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Front – Front Door, Hall Window, vertical panels either side	FD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19.5	
Front – Utility Room Door/Gate	UD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Rear – Lounge Small	8	M/P	M/P	1	1	M/P	1	1	1	M/P	1	1	1	M/P	1	M/P	?	M/P	1	1	1	1	1	1	1	16
Rear – Lounge Large Patio	9	M/P	M/P	M/P	M/P	M/P	1	M/P	?	M/P	1	1	1	M/P	1	M/P	M/P	M/P	1	1	1	1	1	1	M/P	11
Rear – Dining Patio	10	M/P	M/P	M/P	M/P	M/P	1	M/P	?	M/P	1	1	1	M/P	1	M/P	M/P	M/P	1	1	1	1	1	1	M/P	11
Rear – Kitchen Twin	11	?	M/P	?	1	M/P	1	1	1	?	1	?	1	?	1	1	1	1	1	1	1	1	1	1	1	17
Upstairs																										
Front – Bathroom Pillarbox	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Front – Study/Small Bedroom above Front Door	2	1	M/P	1	1	M/P	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	22	
Rear – Bedroom Above Kitchen	7	M/P	M/P	1	1	M/P	1	1	1	M/P	1	1	1	M/P	1	M/P	1	1	1	1	1	1	1	1	18	
Rear – Main Bedroom Side Above Lounge Patio	6	?	M/P	M/P	1	M/P	1	1	1	1	1	1	1	M/P	1	M/P	?	1	1	1	1	1	1	1	17	
Rear – Main Bedroom End Above Lounge Garden	5	M/P	M/P	1	1	M/P	1	1	1	1	1	1	1	M/P	1	M/P	1	1	1	1	1	1	1	1	19	
Additional																										
Garden Gate	Gate	1	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	18	
Garage Main Door	GM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Garage Side door	GSD	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	2	1	1	1	12	
Main Roof Drainage Downpipe	DP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Main Roof Guttering	Gutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Black Panels Front of House	FBP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Black Panels Rear of House	RBP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Bin Screens	BS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
Damp Proofing Paint	Damp																									
Street Lamps	Lamp	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	5	
Street Lamp ID				12				14										15	16					13	0	
473.5																										

Forecast for 36 years of painting costs, showing accumulated costs of the 4 and 8 year cycle

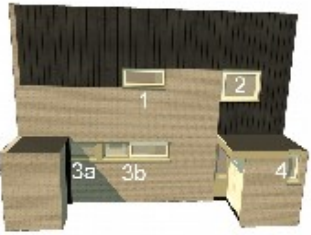
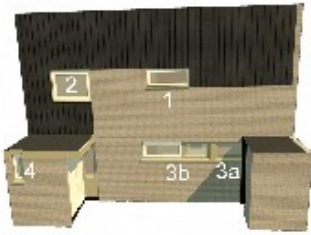

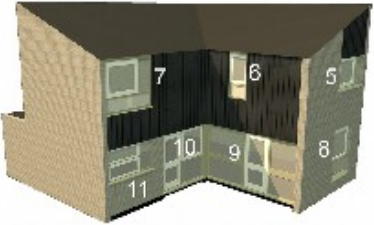


Document: Identifying Windows

I have used the document issued by Martin Knight in 2015 for the identification numbering for windows.

End of Document

Identifying the windows

Houses 1-8 and 15-17	Houses 9-14 and 18-25
	
	
<p>Window 6 is wider than shown here on houses 1-8</p>	<p>Window 6 is wider than shown here on houses 18-25</p>

Windows 3, 5, 7, 9, 10, 11 have mirror-image designs on the two groups of houses.

Window 3 is made in two parts, but as the cill is continuous it is probably best to replace both at once.

Windows 9 and 10 have been replaced with sliding patio doors on many houses. This is permitted by a decision of the Society in general meeting, but is always subject to the submission and approval of detailed plans (even when replacing existing sliding doors with new sliding doors). When replacing these large units we suggest that you keep to the original plan of three panels for window 9 (living room) and two panels for window 10 (dining room). This reduces the visual clutter caused by vertical glazing bars when 4-panel units are used. We would also suggest making the frames and glazing bars fairly narrow: aim for a similar visual weight to those in the smaller windows. Be particularly careful to consider this in conjunction with the colour: large areas of white can look out of place.