

To: All Residents
From: Edward Davies-Gilbert.

MONTPELIER SQUARE GARDEN RAILINGS REPORT.

E.T.R. Building and Decorating's (ETR) estimate to Hammerite the railings was accepted at the 1995 AGM. I agreed to oversee the project.

I had a site meeting, on 3rd February, with Mr Williams of ETR to run through the estimate. The points raised were-

- 1) The gardeners to tie back the hedge for the painters.
- 2) Provisional starting date end of May - 1st June to be confirmed.
- 3) ETR would have 3 painters.
- 4) 1st coat completed in 2-3 weeks.
- 5) 2nd coat 6 weeks after completion of 1st coat.
- 6) He would always keep me inform on any problems that might arise.
- 7) He confirmed the price quoted.
- 8) The railings were in good condition but the base of the balusters & the support uprights were starting to rust as well as patches elsewhere. Therefore particular attention would be paid to the preparation of these areas.
- 9) The swing had not been included in the estimate but it would be Hammerited at the same time as the railings for a small extra cost.

On 6th February Mr Williams wrote to say the starting date would be 5th June.

On 8th June, after several telephone calls, Mr Williams sent a painter to begin the preparation work. The painter, who only stayed 2 hours, applied undercoat without the necessary wire brushing of the rust spots. No undercoat was applied, for example, to the base of the balusters.

After many more telephone calls to Mr Williams to say that the undercoat had not been correctly applied, the same painter returned, on 13th June, to restart the preparation work. A second painter turned up two days later but progress was slow.

In July the broken finial on the SW corner was reattached at the same time as the new chain and seat for the swing.

The first coat was completed in August. On 15th August ETR wrote asking for more money to finish the job and by

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mutual consent it was decided that we would find another firm to apply the second coat of Hammerite. ETR have been paid 50% of the original estimate, ie £1574.50 plus £52.88 for the swing.

After hurriedly trying to find a firm to apply the second coat it was agreed to accept JSL Builders (JSL) quotation for £1630.00 inc VAT at 17.5%.

They will start work in late March/early April. I telephoned the Hammerite Technical Dept to make sure there's no problem with a 6 month break between the application of the first and second coats. They confirmed the result would be just as satisfactory.

22nd January, 1996

M-SQ3