
From: [REDACTED]
Sent: 29 August 2015 10:36
To: McClue, Jonathan
Subject: FW: DOBSON CLOSE: CLADDING
Categories: Red Category

Date: Sat, 15 Aug 2015 11:23:15 +0100

Dear Councillors,

I believe that a number of people may have written to you regarding the proposed cladding to Dobson Close, NW6.

I would like to add some more information, but will try to keep it short as I am sure you are very busy.

Camden Council have decided to clad this estate and a number of others including Mortimer Crescent, NW6. They claim that it will reduce Carbon emissions and help reduce fuel poverty. But at what cost....

The figures supplied by Camden indicate a saving of £280 per year per unit on gas. This is higher than the figure supplied by the installers...but let's ignore that for the moment.

According to Camden, the works will move us from SAP rating of D to D/C borderline for a total cost of £1.2m just for the Dobson Close block. That is £15,000 per flat. with a life of 30 years. So £500 per year to save £280. I do not believe that offers value to the leaseholders or to the tax payer?

In addition, the estate currently looks really nice in brickwork. The cladding will look nice for about 2 years then it will start to deteriorate. I enclose photos below of an identical scheme of the cladding in a similar estate that is 4-5 years old at Carlton House, Canterbury Terrace, Kilburn NW6 (Brent). Camden tell us that no maintenance will be required during the 30 year lifespan. The photos below are after 4-5 years. Imagine what our beautiful estate will look like after 30 years. Or maybe Camden have got it wrong, and the building will need painting every 5 years like all other buildings. In which case, the numbers above need £10,000 every 5 years per flat added to them. Now we are looking at £2,500 per year to save £280.

We are all for reducing CO2 emissions, but this is not the way to do it. Clearly.

With respect to fuel poverty, Camden have absolutely no figures on fuel poverty in the borough - or so they have told me under a freedom of information request.. It appears that they use these words when they want to get things done as they are hard to argue when the word "poverty" is used. An alternative way to reduce fuel costs for tenants would be to either encourage them to switch suppliers or for Camden to negotiate a competitive bulk supply contract for all its tenants.

Nobody wants this work done. It will ruin our estate. I mean really ruin it.

I do not know how Councillors, MPs and the Council are structured, but are you in a position to actually help us to fight this in any way? If not, do you know who I can speak to?

Many Thanks
JUSTIN BARRINGTON

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