

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5372/P	Clement HINGRAI	51G St Albans Road	24/11/2015 10:35:38	OBJ	PROPERTY REF: 41577 CONTRACT REF: 14/224

Having opted out from the individual boiler installation and planning to setup a fully electrical heating system in my flat I do not want these works to take place in my flat. There is no need for it.

Further to this I strongly believe that the option of individual gas boiler units for this building and these type of flats is utterly ill thought. These flats are small and todays electrical technology is not only much cheaper, but is also maintenance free, and is far more environmentally friendly than the gas option.

It's a shame to see that Camden Council has made such a poor choice and is so badly informed regarding much smarter alternatives.

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2015/5372/P	Shiona Macorkindale	120b Croftdown Road	24/11/2015 21:40:00	COMMEM AIL	<p>In response to the amended consultation we have further observations to make:</p> <p>Errors that we highlighted in our comments on 4th November have not yet been clarified. Apologies for being pedantic however this shows a typical and worrying lack of attention to detail on the part of the Council so I will reiterate:</p> <p>The title of this proposal includes 87 and 89 Croftdown road however supporting documents are contradictory. Are these buildings to be included or not? if not can they please be taken out of the document title and the necessary clarifications made within the supporting documents. Please note that number 87 is a maisonette not a "mansion" block.</p> <p>Thank you for uploading the proposed drawings to our block and others. We have several comments: The drawings have not been updated and do not show the full visual impact of gas meters and piping running up the walls.</p> <p>Clarification is needed as to whether the proposed positioning of flues from 118 to 124 (inclusive) Croftdown Road, as well as 51 and 76 St Albans road may be classified as "fronting a highway" as they will be highly visible to anyone walking along the road due to the offset nature of the Estate's orientation.</p> <p>Do Apollo now propose to fit terracotta flues? as per the photos posted on 12th November? This is really a minor cosmetic improvement and is not supported by their Design and Access statement. We are more interested to know how Camden Council will minimise the risk of, and manage the damage caused by acidic plumbing to the brickwork in this conservation zone. How much will this cost the Council? We have been billed for handmade roof tiles, been refused double glazing and had expensive specialist maintenance done to brickwork due to the fact that we live in this conservation zone.</p> <p>In conclusion we don't think this proposal has been properly thought through, there is no convincing evidence that the communal heating systems need replacing at this time (ie. in the winter, right at the end of an unpopular long term Partnering Agreement and without a pilot to evidence benefits). If some block heating systems do need replacing then an independent options appraisal should be conducted to take into account all options including modern futureproof solutions. The existing options appraisal was undertaken by a subsidiary of Apollo and lacks credibility around its electric heating option and the complete lack of an option to connect to an existing communal heating system in local Highgate New Town 1 which is currently being extended. Both of these solutions would have zero visual impact on the conservation area.</p>

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2015/5372/P	Javier Encinas	120D Croftdown Road NW5 1HB	23/11/2015 21:18:03	COMMLET TER	<p>I do not agree with the way Camden is trying to rush through these works before the end of partnership with Apollo/Keepsmoat. We have been waiting for years for these works to be carried out. Why can't we wait until the new partnership agreement is in place in 3-6 months time to do these works? Please see my reasons below:</p> <p>Camden Council's two partnering contracts with Apollo Group and Lakehouse to deliver the current mechanical and electrical (M&E) planned maintenance and repairs for its housing stock are due to expire in March 2016. As a result, the Council is developing a new procurement strategy which involves the letting of 5 separate long term (5 years extendable to 10) mechanical and electrical maintenance and repair contracts.</p> <p>According to Camden's Notice of Intent- Mechanical, Electrical, Lift Services & Ancillary Services- (issued on 4 December 2014) "by removing the 'middle man' ...and by creating a larger number of smaller contracts, the council hope to manage individual specialist contracts for each service (such as lifts and individual boilers). As a result, the council will indeed increase its ability to directly manage the suppliers. the council feel that the separation of these services into individual contracts is the best approach in providing value for money and service delivery".</p> <p>If the Council feels that "the removal of the middle-man...and the separation of Mechanical, Electrical, Lift Services, Ancillary Services & Heating Services into individual contracts is the best approach in providing value for money and service delivery", doesn't it make more sense to wait until the new procurement strategy (i.e from March 2016) is in place rather than rushing through the works under the existing partnering agreement?</p>