

Leaseholders - Avoid being charged twice

Decent Homes works carried out by Mulalley [Area 3 Phase C]

Leaseholders who received a letter from the Council in July, asking them to notify the Council of any defects with the works by the 23rd of August, should be aware that the deadline given in the letter for rectifying any defective work is incorrect.

Defective work has yet to be made good by Mulalley.

The letter was sent on behalf of Mr. Aiden Stapleton, Consultation Manager, Property Services, Housing and Adult Social Services, Islington Council.

The letter stated that the "Contractor, Mulalley,are responsible for rectifying all defects that have arisen with their work before 23rd September 2012, which is the end of the contractual 12 months defects liability period."

By the 15th of September, no contact had been made by Mulalley, and therefore the ILA contacted Mr. Stapleton to find out what progress was being made.

The ILA has since been informed by Mr. Stapleton that the letter was incorrectly worded. The 23rd September cut off was for the Council to notify Mulalley of those defects that require their attention. The actual rectification work does not need to be completed by this date.

Islington surveyors and clerk of works will be carrying out inspections at the properties where residents have notified Property Services about defects. A large proportion of these works can be carried out from the outside or via the communal areas. Once Property Services have completed their inspections, defective items from Mulalley's contracted works will be given back to Mulalley to rectify under the clerk of works supervision.

ILA officers have been informed that Islington surveyors will NOT carry out inspections at properties where no defects have been reported. The Clerk of Works will visually inspect the front elevation of the properties from street level.

A final certificate for the contract has not been issued pending making good defects. No date has been set for this to be done.

IMPORTANT NOTE: The July letter to residents states that to "ensure that all defects are rectified promptly, an inspection of the works will take place in September of this year." " Any **repairs which are required after the end of the defects liability period should be reported as normal to Housing Direct....** ".

Clearly, for the time being and until further notice, any **repairs needed to works carried out by Mulalley under Decent Homes should be reported to Mr. Stapleton or the surveyors at Property Services, NOT to Housing Direct.**

ILA have asked that a letter is sent out to residents explaining this situation. Mr. Stapleton has informed the ILA that this will not be done. However, ILA believe that for the time being, any defects related to the work carried out by Mulalley should be reported to Property Services in writing. This is essential to avoid **leaseholders being charged twice for works** which are, or could be, the responsibility of the contractor, Mulalley. It is also worth keeping photographic and other documentary evidence.