

Derek

Thank you for the telephone call

You are correct that we have had a long history on this site. The fundamental point is that the development is too expensive to meet the criteria set by the pre-construction conditions. However this has only really been uncovered when a detailed costing took place and is not the fault of any one individual or organization.

We have tried to reduce the costs in a number of ways for example by trying to avoid granite on the south side or by having uPVC windows rather than wooden but to no avail. Costs which have significantly increased the development include the placing of all sewage, water and utilities underground, the lack of drainage and a rock sub-strata which was uncovered. We have also suffered from a valuation of the land at £70,000 when it is in our asset register at £200,000. This valuation was not foreseen and we can do nothing about.

It is generally accepted by all parties that look alike sash and case are operationally more effective than sash and case. This is because with sash and case windows there is a gap in the window at the mid-point to allow the windows to open and close. This gap cannot be sealed and over time widens giving problems with maintenance and running costs – important for a housing association.

This is recognized in situ where very few windows in Castleton Place or its surrounding area are sash and case. From around 100 windows that I counted only 8 are sash and case and these are old and in disrepair. Apart from the recognized deficiencies in sash and case the cost is significant both in terms of maintenance which I have alluded to above and in initial purchase. There is approximately a £30,000 price difference between the cost of sash and case and look alike sash and case and this difference may well jeopardize the development in its present form. If Braemar is serious in its need for six low cost homes then we need to reduce costs. Given that we have withdrawn a uPVC option and the deletion of the granite option, the change to look alike sash and case windows is all that is left. If you like I am asking for a quid pro quo where we have not challenged the granite or wooden windows requirement but are seeking some understanding of our cost structure

The factor of Invercauld Estate Simon Blackett supports the change from sash and case to look alike – attached I also have asked the community council for their support.

We have to reduce the costs and this is a significant cost for us. The move from sash and case to look alike will allow the development in its present form and improve the amenity value to residents

Thank you

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