

Lancaster West Estate

Programme and Procurement Update

Title	Lancaster West Estate – Programme and Procurement Update
Date & Version	22 nd October 2020 vFINAL
Programme Manager	Andros Loizou, Refurbishment Programme Manager
Purpose of report	Provide an overview of the progress to the consultancy services required to design the Lancaster West Estate refurbishment programme, and overall programme.
Fire Risk Assessment Type 4 Surveys	Frankham’s Risk Management have been instructed to conduct a ~20% sample of Fire Risk assessment Type 4’s across the divergent individual archetypes estate wide, and to all communal areas. The total archetypes identified to reach the benchmark sample is 169 dwellings. All of the communal areas have been completed. Out of the 169 archetypes 40 have been surveyed, which constitutes 32% complete.
100% communal areas complete	
32% individual properties complete	Due to COVID 19, access to individual properties has proven to be understandably difficult.
Principal designer	Derisk have met with all the consultants to discuss the design stage to each project. All designs must be clear in indicating that consideration to minimise risks to health and safety and CDM legislative requirements are met.
Mechanical & Electrical Consultants	<p>Lot 1 (Heating, Hot Water, Ventilation, Electrical, Lighting)</p> <p>TACE - have undertaken numerous surveys and inspections to the district heating system, to provide viable solutions in replacing the existing systems and appliances with a new energy efficient / low carbon alternative. Options and designs will be presented to residents early January 2021.</p> <p>TACE have identified two properties to trial new low-carbon technologies (plasma radiators and hydrogen fuel cell boilers) which will allow gas to be completely removed from the properties and bring down their carbon emissions.</p> <p>Lot 2 – (CCTV, door entry, and digital TV services) TGA Consultancy Services have undertaken surveys to LWE blocks and will be providing residents design options in November at the same time as undertaking a listening exercise as to resident priorities.</p> <p>Lot 3 – (Treadgold House – Replacement Lift) Chapman BDSP will be concluding their initial feasibility with the intention to presents design options in November at the same time as undertaking a listening exercise as to priorities.</p>
Multi-disciplinary consultants	Lot 1 The Walkways – Barandon Walk, Testerton Walk and Hurtsway Walk - Karakusevic Carson Architects

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Surveys are underway; KCA will undertake comprehensive feasibility studies to produce indicative high-level designs offering innovative refurbishment solutions to LWNT and residents, incorporating all engagement and asset data available to date. Design options are to be presented to residents in December.

Lot 2 - Camelford Walk, Camelford Court, Clarendon Walk and Talbot Walk - Penoyre & Prasad

Surveys are underway; P&P will undertake comprehensive feasibility studies to produce indicative high-level designs offering innovative refurbishment solutions to LWNT and residents, incorporating all engagement and asset data available to date. Design options are to be presented to residents in December.

Lot 3 – Morland House & Talbot Grove House - ECD Architects

Surveys are underway; ECD will undertake comprehensive feasibility studies to produce indicative high-level designs offering innovative refurbishment solutions to LWNT and residents, incorporating all engagement and asset data available to date. Design options are to be presented to residents in December.

Lot 4 – Treadgold House

We are exploring the most expedient route as to appoint a design team in line with current council requirements, as well as the feedback of residents through an OJEU compliant framework.

Lot 5 – Camborne Mews

We are exploring the most expedient route as to appoint a design team in line with current council requirements, as well as the feedback of residents through an OJEU compliant framework.

Lot 6 – Verity Close - ECD Architects

Surveys are underway; will undertake comprehensive feasibility studies to produce indicative high-level designs offering innovative refurbishment solutions to LWNT and residents, incorporating all engagement and asset data available to date. Design options are to be presented to residents in December.

Renewable Heat Network

Designs, Feasibility and grant funding

We are also seeking to secure funding for the government Heat Networks Investment Project (HNIP) scheme. Below is our progress update:

- TACE have conducted a review of all the options for delivering heating and hot water as part of a net zero refurbishment, including further investigations of the possibility of recovering heat via a sewer source heat pump

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- £246,000 of grant funding from HNDU has been awarded for the detailed design of a low carbon heat network
- We have completed a competitive tender to carry out the techno-economic and legal aspects of the heat network detailed design and to contribute towards an HNIP funding application.

Exploring additional funding opportunities

All our multidisciplinary consultants are working with us on designs that will be used to apply for the Social Housing Decarbonisation Fund Demonstrator.

This is a BEIS competition designed to support innovation and cost reductions in whole house retrofit, support a green recovery from Covid-19, tackle fuel poverty, and reduce carbon emissions from housing.

LWNT have been seeking numerous routes to seek further funding, with the actions as outlined below:

- With P&P, we have already secured £103,000 grant funding through the Green Homes Grant Local Authority Delivery Scheme (designed to support homes most at risk of fuel poverty) which will be used to install roof insulation to Camelford Court.
 - We're also working with the multidisciplinary teams to investigate opportunities to make use of the Green Homes Grant Voucher Scheme.
 - A GLA consortium, Retrofit Accelerator, have provisionally secured c. £1.3M of EU funding to deliver a net zero refurbishment of Treadgold House, and ideas for how this might be delivered are currently being discussed with Treadgold residents.
 - KCA, P&P and ECD Architects are developing proposals for a Social Housing Decarbonisation Fund Demonstrator bid for The Walkways, Morland House and Talbot Grove House.
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