

Designing our 21st century model estate

Wednesday 28th October

LANCASTER WEST
NEIGHBOURHOOD TEAM

W11



Detailed Design Overview

Ideas & Priorities

Key Input: Ideas Books and Top Ten Boards

Property Analysis

Key Input: Surveys and data on homes and estate

Resident requirements

Key Input: Resident workshops, pilots and feedback

Develop Initial Designs

Key Input: Resident feedback, surveys, feasibility, grant criteria

Resident feedback on designs

Key Input: Initial designs and options

Design Sign off

Key Input: Resident feedback and fully costed feasible solutions

Develop master programme

Procure Contractors

2020

2021

October

November

December

January

February

March

April

Property Analysis

Data and Surveys

Surveys

- ▶ **Stock condition surveys** – how old property elements are
- ▶ **Topographical surveys** – the structure and form of properties, blocks and land they sit on
- ▶ **Mechanical and electrical surveys**
- ▶ **Structural and concrete surveys**
- ▶ **Type 4 fire risk assessments** – highest level of assessment
- ▶ **Asbestos surveys**
- ▶ **Energy Performance Certificates and thermal images**
- ▶ **Drainage and utilities**
- ▶ **3D surveys** – to test designs, and engage with residents

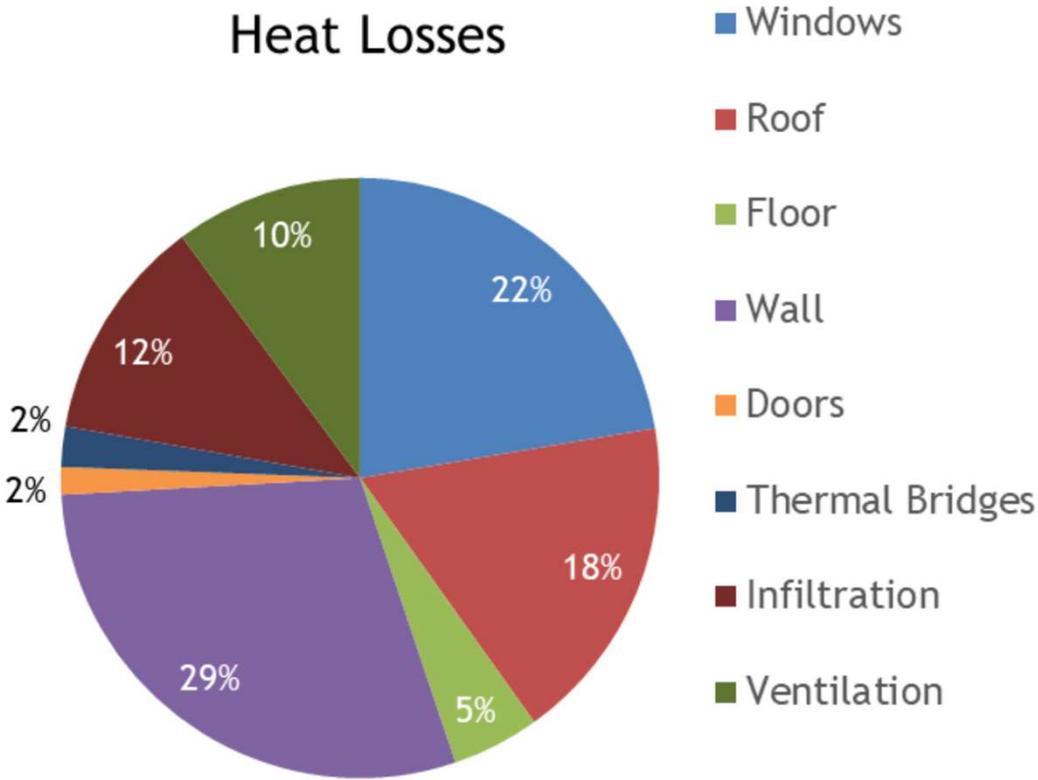
Existing Data & Insight

- ▶ **Repairs history**
- ▶ **Elemental replacement history** (kitchens and bathrooms)
- ▶ **Pilot projects** across the estate



Solution focussed design

Heat Losses



Key interdependencies

- ▶ Internal refurbishment programme
- ▶ Fire safety strategy
- ▶ Main front door replacement programme
- ▶ Lift replacement programme
- ▶ GT Site and Memorial Commission
- ▶ New building safety legislation
- ▶ Emergency lighting replacement programme
- ▶ HNIP – Heat Network Feasibility
- ▶ Additional funding opportunities
- ▶ Council commitment on net-zero by 2030

Developing Detailed Designs

Key design drivers

- ▶ **Improving the quality of life** for residents who live in our homes
- ▶ **Maximising safety and security**
- ▶ **Reducing running costs** (and maintenance)
- ▶ **Reducing carbon emissions** and achieving wider sustainability goals (e.g. removing gas, improving air quality)
- ▶ **Improving the overall look and feel** of the estate, blocks and homes



Developing Detailed Designs

An agile approach to refurbishment

	Capital cost	Carbon cost effectiveness	Disruption
	EE	⊙⊙⊙⊙⊙	☆☆☆☆☆
	EEEE EE EEEE/E	⊙⊙⊙⊙⊙ ⊙⊙⊙⊙⊙ ⊙⊙⊙⊙⊙	☆☆☆☆☆ ☆☆ ☆☆
when reroofing)	EE EEE	⊙⊙⊙⊙⊙ ⊙⊙	☆☆ ☆☆☆
ws and doors (U value 1.8) ws and doors (U value 0.8)	EEE EEEE	⊙⊙ ⊙⊙	☆☆☆ ☆☆☆
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oliances s oliances (marginal cost of replacement)	E EEE	⊙⊙⊙⊙⊙ ⊙⊙	☆☆ ☆
as boiler ting controls e heat pump t pump oiler	EEE EE EEEE EEEE EEEE EEEE	⊙⊙ ⊙⊙⊙ ⊙ ⊙ ⊙ ⊙⊙	☆☆☆ ☆☆☆ ☆☆☆ ☆☆☆ ☆☆☆ ☆☆☆
nergy systems er heating taic panels rbine	EEE EEEE EEE	⊙ ⊙ ⊙	☆☆ ☆☆ ☆☆

- ▶ **Co-design and iteration**
- ▶ **Rooting solutions in resident needs and preferences**
- ▶ **Piloting technology, ideas and solutions across the estate**
- ▶ **Building in flexibility and being flexible to competing and emerging priorities e.g. additional funding, sustainability policy objectives**
- ▶ **Gold, Silver and Bronze approach – Easy to understand options - plus Presenting designs using 3D modelling and in a visually appealing and engaging manner.**

Governance and structure

Progress and decision making groups to drive and monitor delivery at all levels

