



Detailed Design and Engagement Update

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**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

May

June





3.3 ENERGY ASSESSMENTS

From our initial investigations from site and previous reports provided by the client, it appears that Talbot Grove House and Morland House would benefit from extensive works to bring their energy efficiency to current/best practice standards. The existing buildings are leaky, cold, damp and the current windows are poorly maintained and are single glazed.

Talbot Grove House and Morland House have some existing EPC ratings as shown in the table below, which indicates that most EPCs are in Band D. As previously explained, EPCs cannot accurately describe a properties energy performance as they are based on SAP data.

	TALBOT GROVE HOUSE	MORLAND HOUSE
A	0	0
B	0	0
C	7%	38%
D	73%	54%
E	20%	8%
F	0	0
G	0	0

Figure 50 - EPC DATA

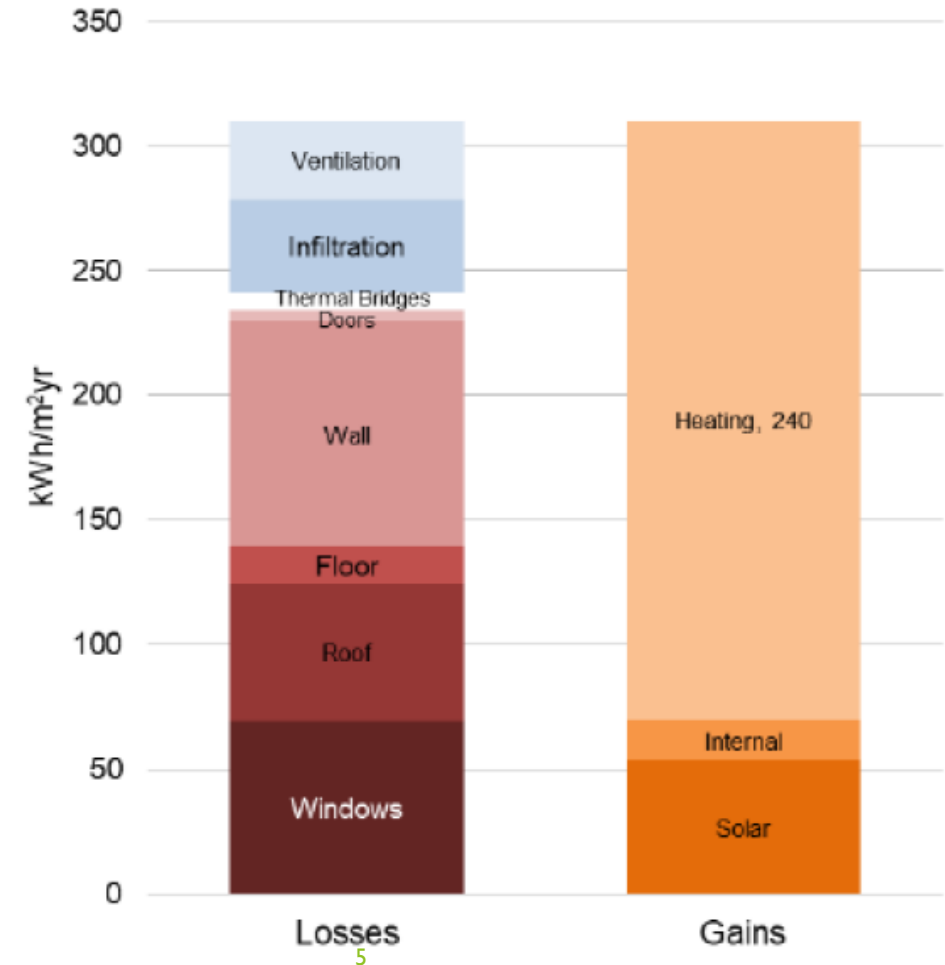


Figure 51 - EcoDesign Passivhaus Options Report - Existing Heating Demand figure of 240kWh/m²/a shown

Over 50% of residents have reported a heating and hot water issue in the last 6 months

% of residents by block who have raised a repair, complaint or case by issue in the last 6 months

■ 50 to 100+% of residents ■ 20 to 50% of residents

Issue Type	Barandon Walk	Camborne Mews	Camelford Court	Camelford Walk	Clarendon Walk	Hurstway Walk	Morland House	Talbot Grove	Talbot Walk	Testerton Walk	Treadgold House	Verity Close
General Repairs	81.9%	80.6%	126.9%	84.7%	91.3%	89.3%	79.4%	66.7%	83.3%	61.0%	89.5%	97.2%
Heating / Hot Water	92.1%	75.0%	61.5%	78.0%	72.1%	67.1%	73.5%	131.1%	50.0%	52.0%	55.3%	91.7%
Plumbing	82.7%	36.1%	76.9%	110.2%	113.5%	72.1%	50.0%	71.1%	66.7%	60.0%	89.5%	80.6%
Leaks	49.6%	19.4%	57.7%	64.4%	78.8%	52.9%	55.9%	80.0%	44.4%	56.0%	26.3%	58.3%
Intercom / Door Entry / Locks	64.6%	63.9%	11.5%	54.2%	25.0%	41.4%	29.4%	68.9%	38.9%	58.0%	52.6%	83.3%
Electrical	41.7%	22.2%	46.2%	55.9%	31.7%	31.4%	26.5%	42.2%	72.2%	26.0%	55.3%	11.1%
Lighting	16.5%	41.7%	34.6%	32.2%	27.9%	18.6%	23.5%	46.7%	22.2%	20.0%	28.9%	44.4%
Windows	5.5%	30.6%	7.7%	25.4%	7.7%	10.0%	20.6%	26.7%	0.0%	6.0%	23.7%	11.1%
Drains / Gullies / Guttering	8.7%	8.3%	7.7%	5.1%	9.6%	10.0%	2.9%	2.2%	5.6%	14.0%	0.0%	19.4%






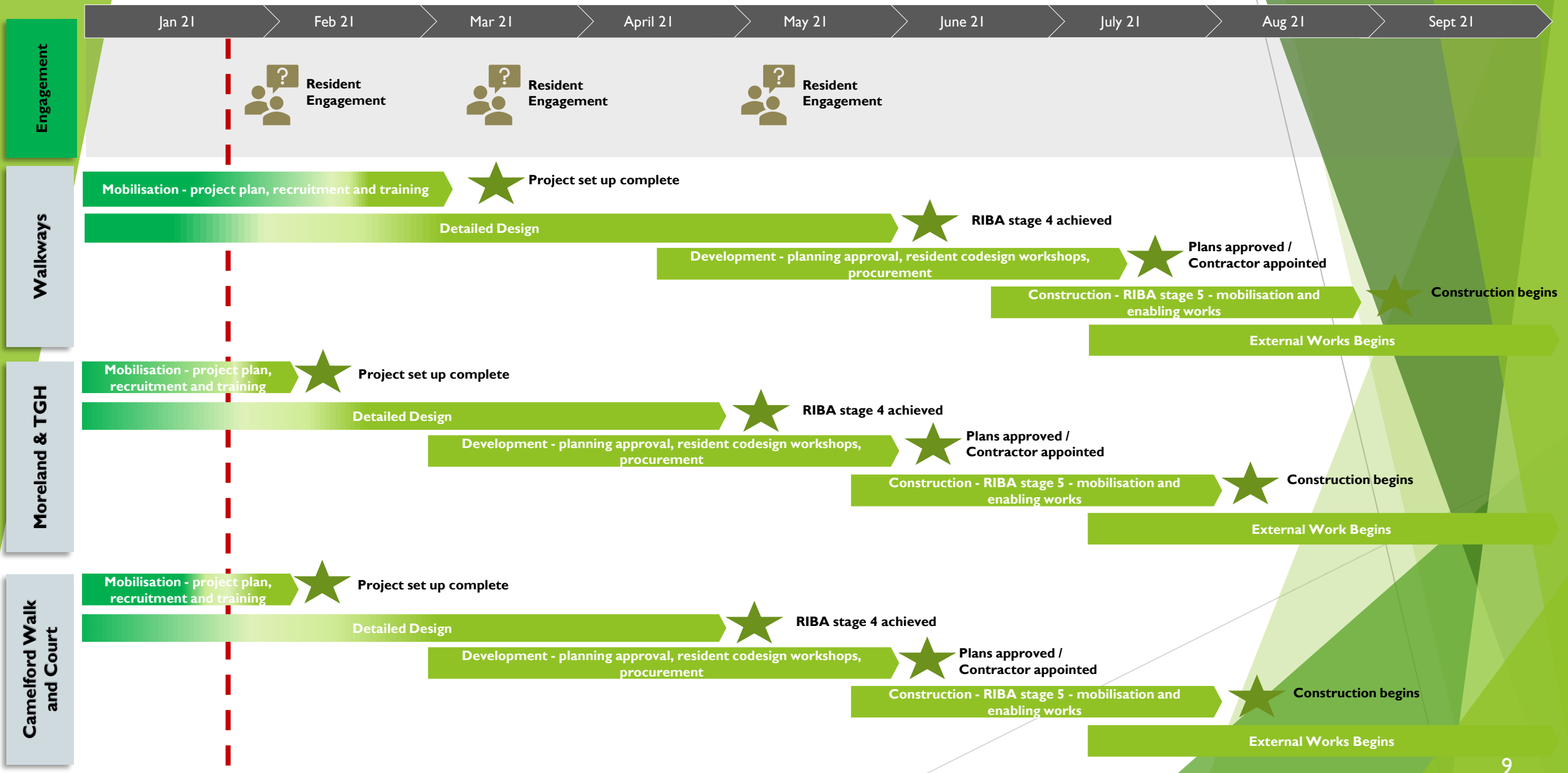
PASSI-SASH

Passisash windows use superior tilt & turn mechanism and sustainably sourced softwood, hardwood or Accoya timber. These windows have been successfully installed in certified Passivhaus / EnerPHit retrofit in London. The windows have been approved for use in many conservation areas and are available with decorative glazing bars and a wide range of bespoke options to closely match traditional window styles.




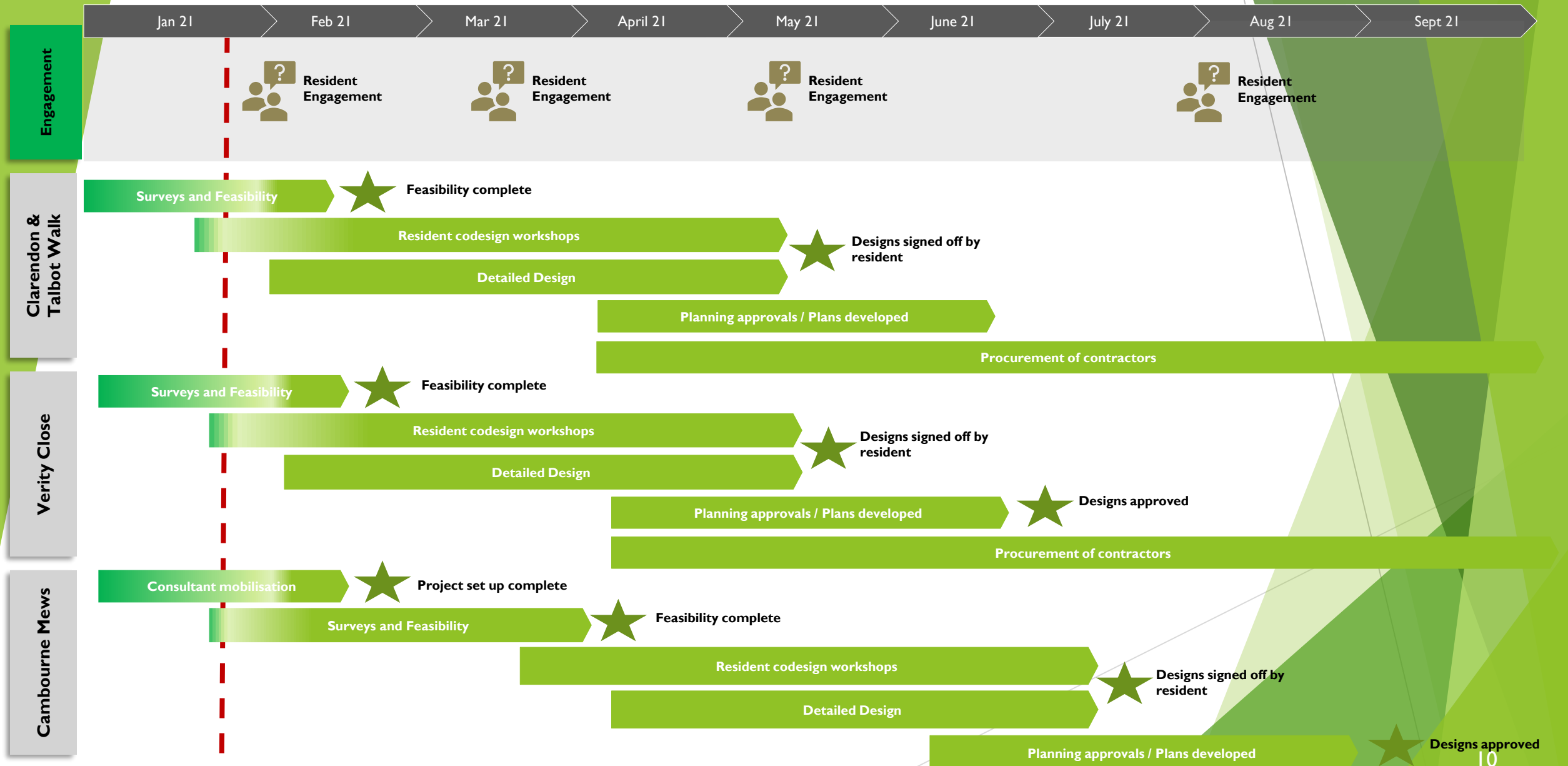
Lancaster West Refurbishment Programme

★ Milestone to be achieved
★ Milestone achieved
- - Current time
 Engagement Activity

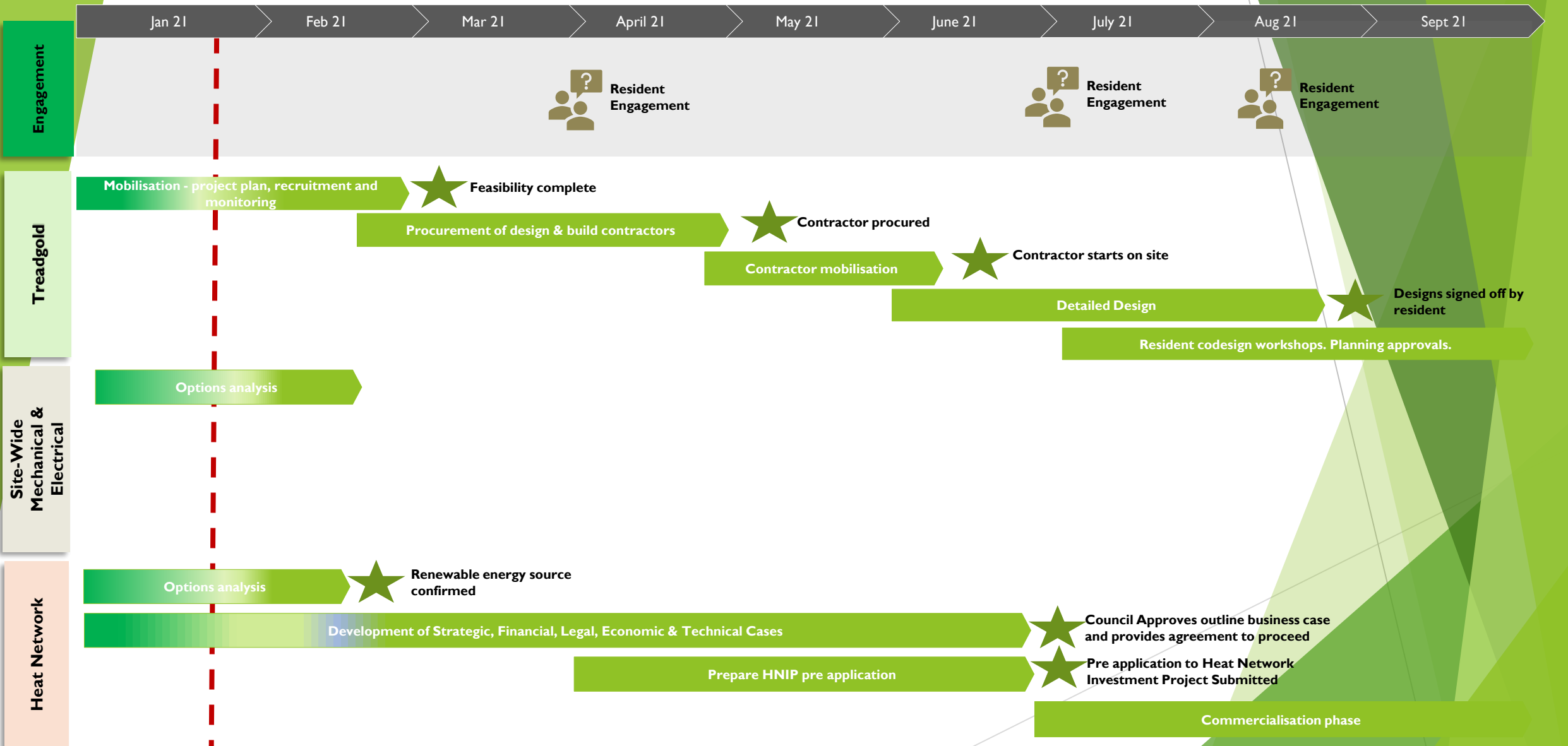
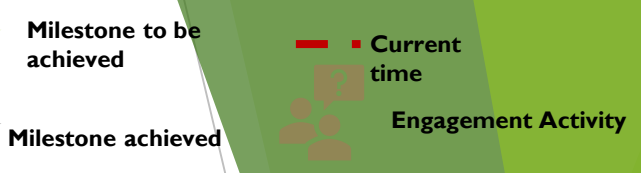


Lancaster West Refurbishment Programme

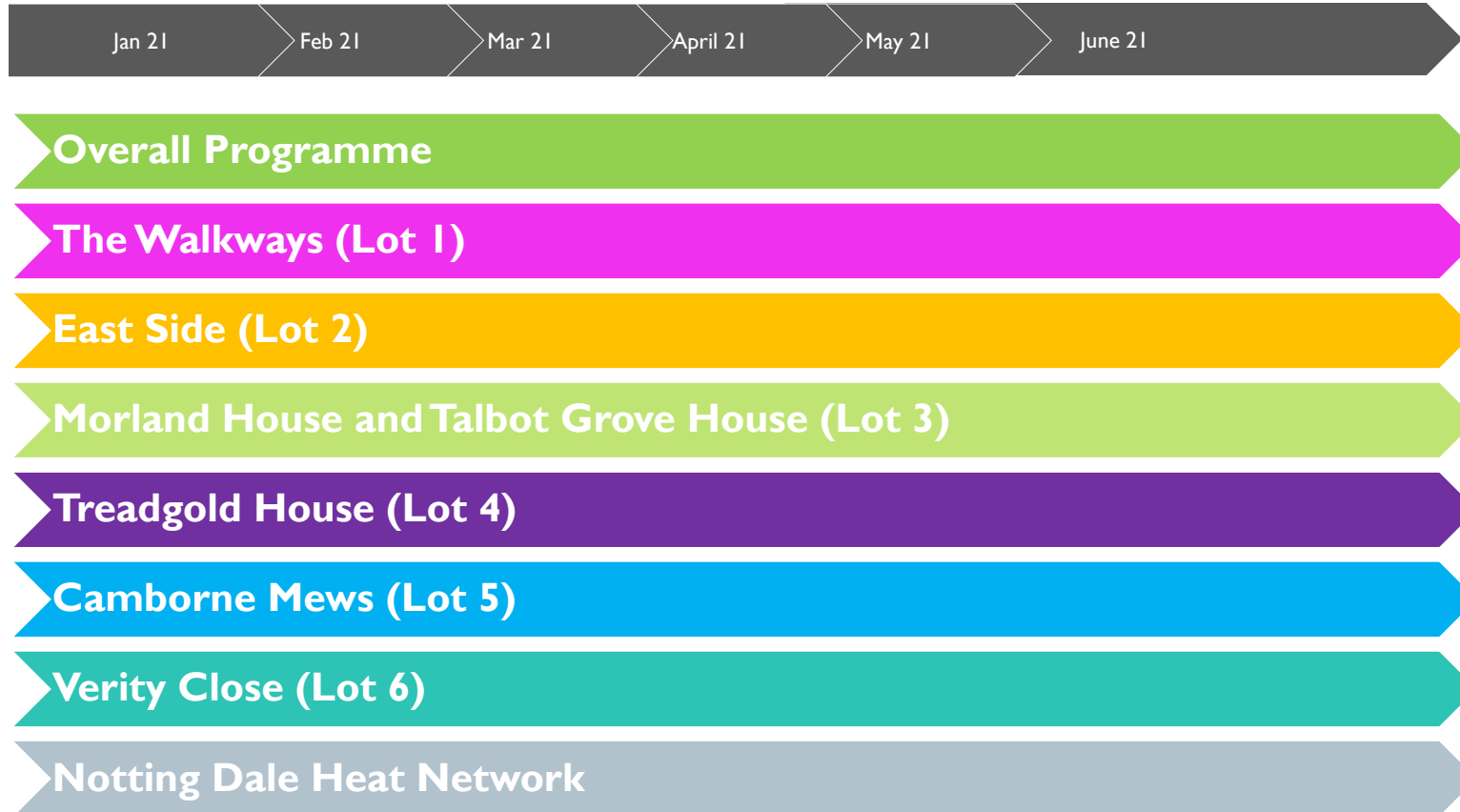
★ Milestone to be achieved
★ Milestone achieved
- - - Current time
➔ Current /future activity
➔ Activity completed
 Engagement Activity



Lancaster West Refurbishment Programme



8 engagement workstreams



Workstream I: **Overall Programme**

- Involves areas that affect the whole estate and will need a consistent approach
- May include local projects/engagement, where learning could be estate wide

Key Objectives:

- 1. Inform** resident of scope and potential choices
- 2. Engage** residents to help shape and deliver overall vision
- 3. Educate** on sustainability measures and how relationship with homes may change

- Examples** include:
- The Sustainability Series
 - Light Follows Behaviour
 - Innovate UK (Treadgold)
 - Open House 2.0



**Any
questions?**