

Lancaster West Estate

Programme and Procurement Update

Title	Lancaster West Estate – Programme and Procurement Update
Date & Version	25th April 2021
Programme Manager	Andros Loizou, Head of Refurbishment, Design & Delivery
Purpose of report	Provide an overview of the progress of the design and delivery of the Lancaster West Estate refurbishment programme, and status of major procurement exercises.
Fire Risk Assessment Type 4 Surveys and block specific fire strategies	<p>The Type 4 FRAs produced by Frankham have been provided to multidisciplinary teams to incorporate into block specific fire strategies.</p> <p>Given the design liabilities, all the consultancy teams have now engaged their fire engineers to ensure that the retrofit designs and compartmentation works have maximum fire safety measures incorporated.</p> <p>RBKC’s Fire Safety team meets regularly with LWNT to ensure oversight and specialist advice is provided to the client side.</p>
Principal designer	<p>Derisk have continued to have regular meetings with all the consultants to discuss the design stage to each project. Derisk attend all project progress meetings and provide advice to minimise risks to health and safety and that CDM legislative requirements are met.</p> <p>Derisk will ensure that all materials that are presented in design stage are checked for fire safety accreditation, and have attended resident engagement meetings in the lats three months to introduce themselves and explain their role.</p>
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 systems, and domestic interfaces within resident’s homes.</p> <p>We have now received their Stage 3 design report for consideration, after which we will share high level findings and options with residents.</p> <p>Surveys have been shared with the Heat Network Project Teams, providing a holistic overview of the primary and secondary networks programme.</p> <p>TACE have surveyed all the communal electrical systems to all the blocks, which further inspections are required to provide specifications as the lateral mains need renewal.</p> <p>They have also been undertaking surveys and providing designs to ensure that the internal refurbishment minimises further disruption or abortive works for residents.</p>

Lot 2 – (CCTV, door entry, and digital TV services)

TGA Consultancy Services have undertaken surveys to LWE blocks and are in the process of submitting their proposals. They are working closely with all the multidisciplinary consultants to interlink their designs into the overall refurbishment designs proposals.

We will aim for a significant increase in CCTV coverage in the internal and external communal areas, to improve safety and the sense of safety across the estate.

Digital TV services will aim to reduce the need for satellite dishes includes regional satellite to improve the aesthetic of all blocks in the medium to long term.

Lot 3 – (Treadgold House, Replacement Lift, plus new lifts for Clarendon Walk, Camelford Walk and Talbot Walk)

Chapman BDSP have concluded the initial feasibility report with the intention to presents design options for the replacement Treadgold House lift.

However, we will be reviewing the lift designs as part of the Design & Build EnergieSprong net-zero refurbishment of the block, so it will be incorporated into the overall programme.

Chapman will be presenting the lift renewal options, at the next resident engagement meeting for Clarendon Walk, Camelford Walk and Talbot Walk.

Multi-disciplinary consultants

Lot 1 Barandon Walk, Testerton Walk and Hurtsway Walk - Karakusevic Carson Architects

KCA have produced and presented initial design ideas to residents. Resident surveys are now underway. There will be additional consultations with residents, and KCA will further develop the designs to reflect emerging choices and preferences throughout May.

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

P&P have produced and presented initial design ideas to residents. Resident surveys are now underway. There will be additional consultations with residents, and P&P will further develop the designs to reflect emerging choices and preferences throughout May.

Camelford Court Green Roof Project Tender process has completed, with 2 residents from the LWRA Committee assisting LWNT in moderating the tender returns.

Following feedback from residents there will be a further consultation to ensure that all their feedback with regards to Photo Voltaic (PV) and green roofs are discussed in more detail, to include their preferred options in the works.

Lot 3 Morland House & Talbot Grove House - ECD Architects

ECD have produced and presented initial design ideas to residents. Resident surveys are now underway. There will be additional consultations with residents, and ECD will further develop the designs to reflect emerging choices and preferences throughout May.

Lot 4 Treadgold House - ECD Architects

Following high level designs by the BowTieSprong consortia as part of the GLA Innovator Competition, ECD have been commissioned by LWNT to develop a further detailed concept design. This is to complete in May, and further consultation with residents will be arranged for end of May.

Lot 5 Camborne Mews - ECD Architects

Topographical surveys are being undertaken to the block and ECD will forward their first feasibility report by mid- May.

Lot 6 Verity Close - ECD Architects

ECD have produced and presented initial design ideas to residents. Resident surveys are now underway. There will be additional consultations with residents, and ECD will further develop the designs to reflect emerging choices and preferences throughout May.

Resident Engagement Summary

The first stage engagement with residents have seen two successful events for Lots 1, 2, 3 and 6.

This consisted of Webinars and Pop Up Events, where residents had the opportunity to meet the team, discuss the options and provide their feedback to the designs. All the feedback from the residents have been noted and are to be addressed at the second stage of resident consultations, which will be undertaken in May and July.

Technical surveys progress

As part of the Detailed Design Stage, there are various surveys that are being undertaken, including those below:

Topographical surveys are now completed. The designers will use the survey information to produce 3D designs.

Utility topographical surveys have completed and the mapping of all underground utility services is complete. As a result of said surveys, there is clear information that will assist and ensure that any buried services are located that will greatly assist in the heat network design.

Structural surveys are being undertaken to all the blocks. There has been a delay in completing the structural surveys, as there is a need to undertake intrusive surveys within properties, requiring access from specific residents.

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CCTV Drain Surveys are to commence in May for the whole of the LWE, to ascertain if there are any major issues the works can be incorporated and addressed through the refurbishment works.

Renewable Heat Network

Designs, Feasibility and grant funding

We are also seeking to secure funding from the government Heat Network Investment Project (HNIP) scheme, which aims to increase the number of heat networks being built, deliver carbon savings and help create the conditions necessary for a sustainable heat networks to develop

The Notting Dale Heat Network project fits within the wider refurbishment programme for the estate. We're aiming to integrate the heat network and refurbishment so that both the internal and main block refurbishment provides improvements to the heating and hot water services residents receive.

The project will help "Deliver a model social housing estate for the 21st century where residents can live in affordable comfort" and support the Council's vision for "Lancaster West to become a model net-zero carbon estate by 2030."

A central government funding application for the Notting Dale Heat Network is scheduled for July 2021.

Exploring additional funding opportunities

UK Government's Social Housing Decarbonisation Fund Demonstrator

We were successful in all three bids we submitted to the fund, to support innovative whole-house retrofits to 7 blocks which will improve energy performance (all of these blocks currently have average EPC ratings of D), support resident comfort and wellbeing, reduce carbon emissions, and help support a green recovery from the pandemic.

In total, we have been awarded:

- £3,134,642 for Morland House and Talbot Grove House (79 properties) with ECD
- £3,404,960 for Camelford Court and Camelford Walk (85 properties) with P&P
- £12,905,626 for Barandon, Hurstway and Testerton Walk (367 properties) with ECD

The Government were particularly interested in our approach to resident engagement and we were asked to present at a recent Learning Community meeting with officers from other successful projects.

We have also received £621,000 additional funding through phase 1b of the Green Homes Grant Local Authority Delivery Scheme. This fund is designed to support homes most at risk of fuel poverty, and the funding would be used to install new insulated roofs to Talbot Walk and Clarendon Walk.

This is in addition to £103,000 grant funding already secured for new insulated roof for Camelford Court in the first round of the scheme.

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LWNT are working with RBKC colleagues to explore a ward-wide bid for the GLA's Future Neighbourhoods Fund.

Pilots update

Plasma radiators - have now been installed in an empty property in Testerton Walk. Once the property is occupied, energy readings will commence to compare with other archetypes properties in The Walkways.

Light Follows Behaviour - this pilot scheme is to engage the said lighting specialists to specifically undertake a co-design process with residents to establish a comprehensive and well-designed approach to the lighting to both The Walkways communal areas and the surrounding landscape.

As a way of engaging with residents, we are shortly launching a **photography competition** that they can participate, with the emphasis of capturing ideas on the external and internal communal lighting.
