

Detailed Design Update

Bunmi Shekoni

Refurbishment Design
and Delivery Project
Manager



Block	Block Reps
Barandon Walk	David O'Connell Simon Jolly
Camelford Walk	Fatiha Al-Assad Michelle Dykes Pamela Francis
Camelford Court	Chelo Zapata
Camborne Mews	Karl Hevera
Clarendon Walk	Abbas Dadou Reuben Ceasar Angela Francis
Hurstway Walk	Jacqui Haynes Virginia Sang

Morland House Shirley Sylvester
Rachel Sherlock
Fabrice Goacher

Talbot Walk Helen Chiu
Linda Fenelon
Cynthia Edun

Talbot Grove House Fatima De Jesus
Andrea Newton

Testerton Walk Michelle Active
Miles Watson
Susan Al-Safadi

Treadgold House Eunicia Harding
Maria Escudero

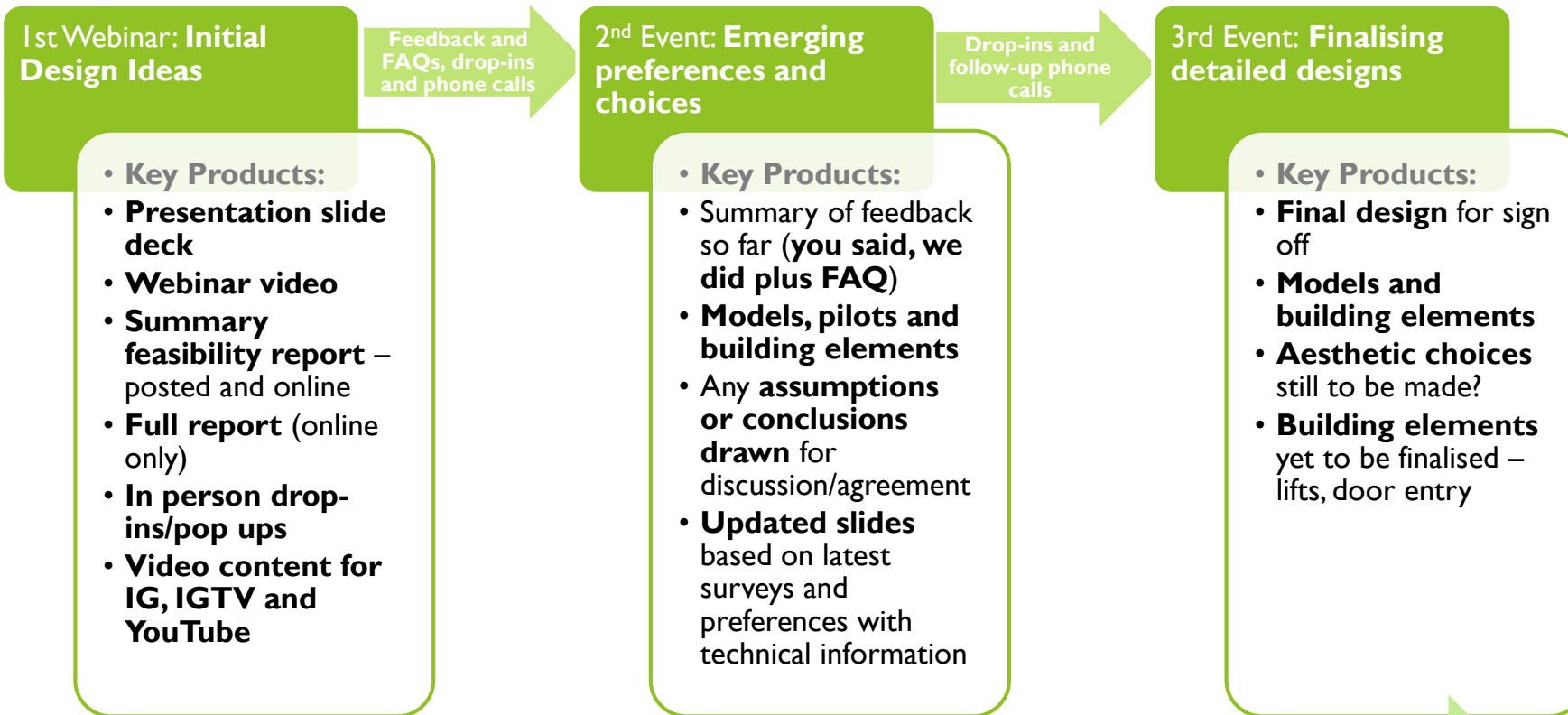
Verity Close David Ward
Stewart Hall
Susan Donovan

Progress in the last quarter...

- **Reprofiling of all projects to reflect additional investment secured**
- **Intrusive, non-intrusive surveys and performance data gathering – ongoing**
- **Resident Co-design and Engagement – Initial Design Ideas**
- **Initial fire strategy review with RBKC Fire Safety**
- **Agreed we will take a certified Whole House Retrofit Approach (Trustmark & PAS2035)**
- **LightFollowsBehaviour pilot established - photography competition to launch this week**



High level co-design process



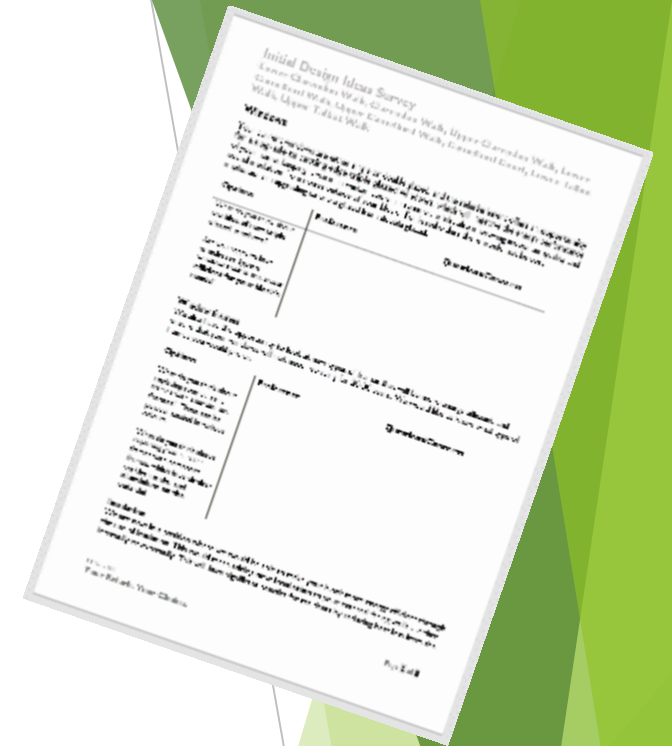
Over 50% engagement for each lot

1st Phase - Initial Design Ideas



Your Refub. Your Choice: Morland & Talbot Grove House Initial Refurbishment Ideas Meeting

- Webinar
- Booklets
- Pop-ups
- Initial Ideas survey



Residents engaged so far

LOT 1
approx. 50 Residents
14%

Blocks: Barandon Walk, Testerton Walk & Hurstway Walk



LOT 2
approx. 54 Residents
25%

Blocks: Camelford Court, Camelford Walk, Clarendon Walk & Talbot Walk



LOT 3
approx. 30 Residents
43%

Blocks: Morland House & Talbot Grove House



LOT 6
approx. 30 Residents
44%

Blocks: Verity Close



Next step - Emerging Preferences & Choices

- **Maximise participation in the Initial Design Ideas survey** (phone call and door knock, texts and emails – to be included in MDCs summary report)
- Produce **FAQs** in response to questions and concerns
- **Show how resident feedback has informed** this phase of the design – analyse and summarise headline feedback
- **Educate and inform residents on the various building elements** ie. insulation, windows, waste & recycling, roofs (differences in heat demand, disruption and making good)
- **Produce and display** samples, models and pilots

Ventilation

Ventilation is the important part of the home. We need a controlled flow of outdoor air in and out of the indoor spaces. Without this, indoor air quality can build up to a level where it becomes uncomfortable for the people living there.

Most homes have ventilation systems which work to extract stale air. But these systems are often limited.

- Some may be too slow for long enough to be effective
- They can get blocked and fail to remove dampness
- They are not always very energy efficient and can have other problems such as bad odour and noisy operation. They can also be noisy and cold when they are running.

For people who have these problems, mechanical ventilation will be the best option. It is a system that provides fresh air that is pre-warmed with heat from a cooling air.

It can be quite expensive to install, but Mechanical Ventilation with heat recovery (MVHR) is a high standard ventilation system that has many benefits. It can be installed in a new build or on an existing property. It can reduce our carbon emissions.



Walls

Walls are a major part of the building envelope. They are the main barrier between the inside and outside. The way they are built can affect how much heat is lost.

- Some walls have gaps or cracks that let cold air in.
- Some walls are made of materials that don't hold in heat very well.

It is important to check for these problems and to fix them if they are found.

It is also important to check for any other problems that may be present.

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Initial Design Ideas Survey

Lower Clarendon Walk, Clarendon Walk, Upper Clarendon Walk, Lower Camelford Walk, Upper Camelford Walk, Camelford Court, Lower Talbot Walk, Upper Talbot Walk

Windows

Your current windows are either single or double glazed, and the next 10-20 years offers an opportunity for an upgrade to **cutting edge triple glazed windows**, which will improve the energy performance of your home. Triple glazing is more expensive, but it has many benefits. It is more energy efficient, it is more soundproof, it is more secure, and it is more durable. It is also more comfortable to live in. It is also more comfortable to live in.

Options	Preference	Questions/Concerns
What do you think about the idea of new triple glazed windows?		
Are you happy to have windows that are more expensive than your current windows?		

Window Frames

We also have the opportunity to look at new types of frames that will be more energy efficient, and also a lot more durable. They will last for 20-30 years. We would like to know what type of frames you would like.

Options	Preference	Questions/Concerns
What do you think about replacing your current frames with aluminium frames? These can be powder coated in various colours.		
What do you think about replacing your current frames with composite frames? These are made from a mix of timber on the inside, and aluminium on the outside.		

Insulation

We are also looking at the possibility of adding extra insulation to your external walls. This would mean adding new insulation to your external walls. This would mean adding new insulation to your external walls. This would mean adding new insulation to your external walls.

Possible Improvements

Triple glazing examples



Reynaers Masterline 8



- 1.08 U-value
- 104mm frame
- Aluminium frame
- ££££

Velfac V200 Energy



- 0.64 U-value
- 53mm frame
- Composite: Aluminium external frame and timber internal frame
- ££

Ideal Combi Futura + I



- 0.82 U-value
- 54mm frame
- Aluminium frame
- £££

Possible Improvements

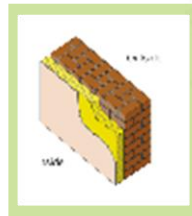
Wall insulation

Options

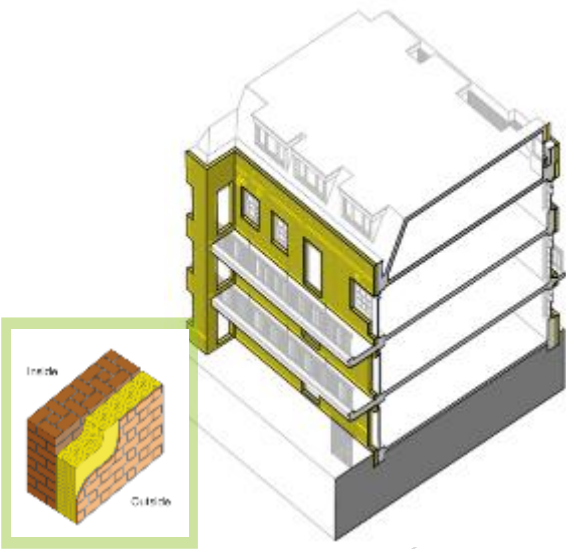
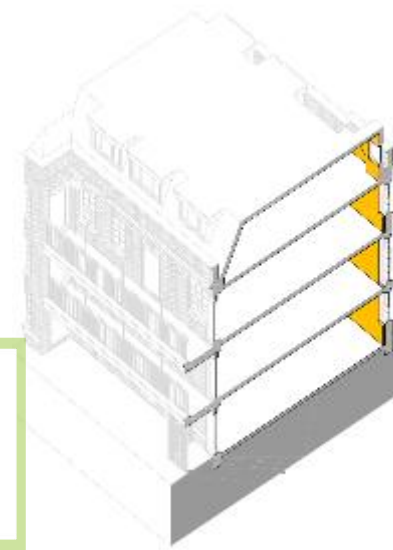
- Do nothing
- Internal Wall Insulation (IWI)
- External Wall Insulation (EWI)
- Hybrid (IWI & EWI)

Key considerations

- Thermal comfort
- A1 / A2 non-combustible insulation
- Level of disruption
- Access into homes
- Impact on internal floor area (IWI)
- Appearance of the building (EWI)
- Impact on existing externally mounted services and building shape (EWI)



Internal Wall Insulation (IWI)



External Wall Insulation (EWI)



Possible Improvements

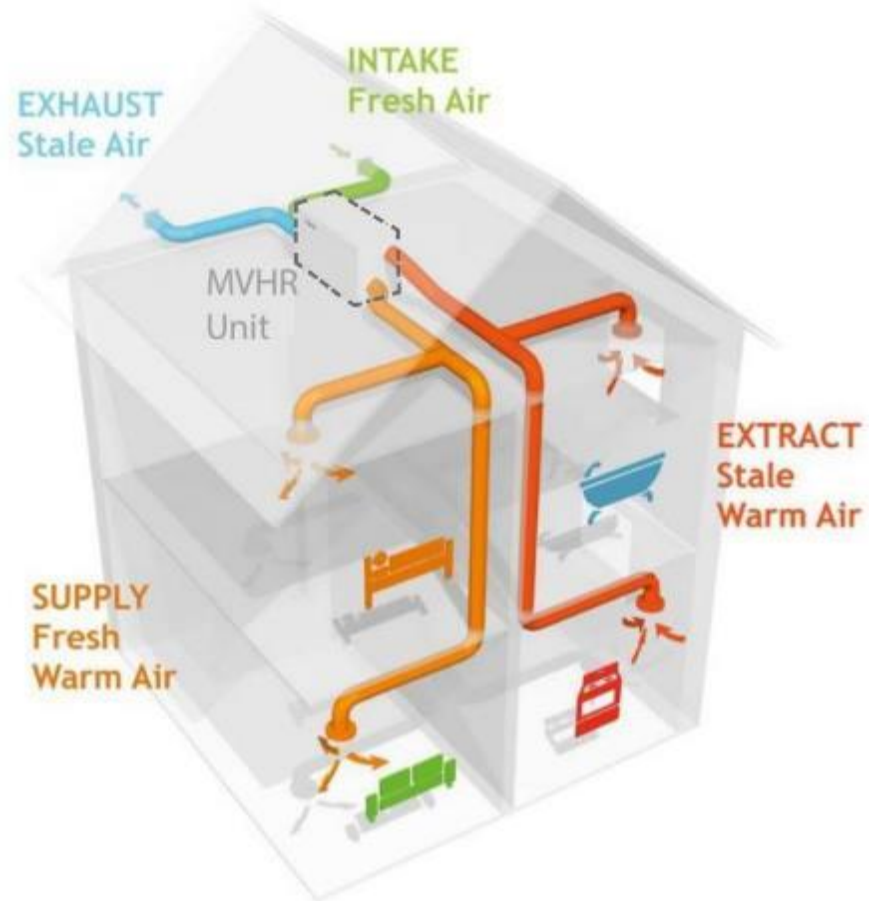
Mechanical ventilation with heat recovery

Opportunities

- Improve air quality of each home
- Reduce flat's heating demand resulting in less energy and ultimately lower energy bills

Key considerations

- Fire safety
- Maintenance
- Level of disruption to residents
- Integration of ducts within flats



Possible Improvements

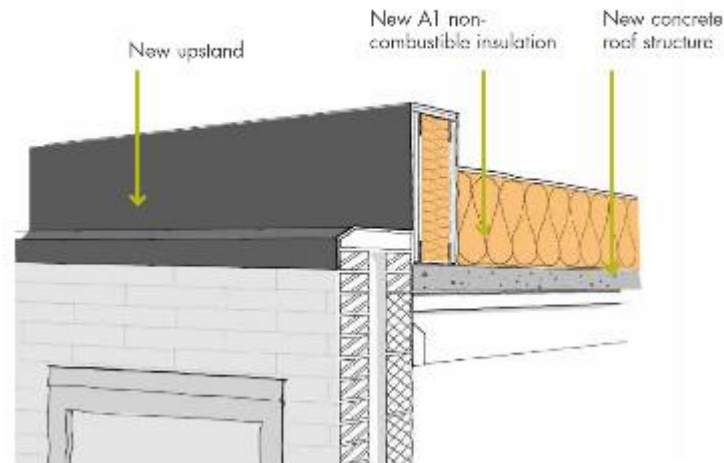
Green roofs with solar PV

Opportunities

- Improve thermal performance - reduce heat loss and heat gain
- Improve biodiversity and address air pollution
- Introduce green energy such as PV panels which help reduce energy bills
- Improve visual appearance
- Replace existing insulation with AI non-combustible insulation

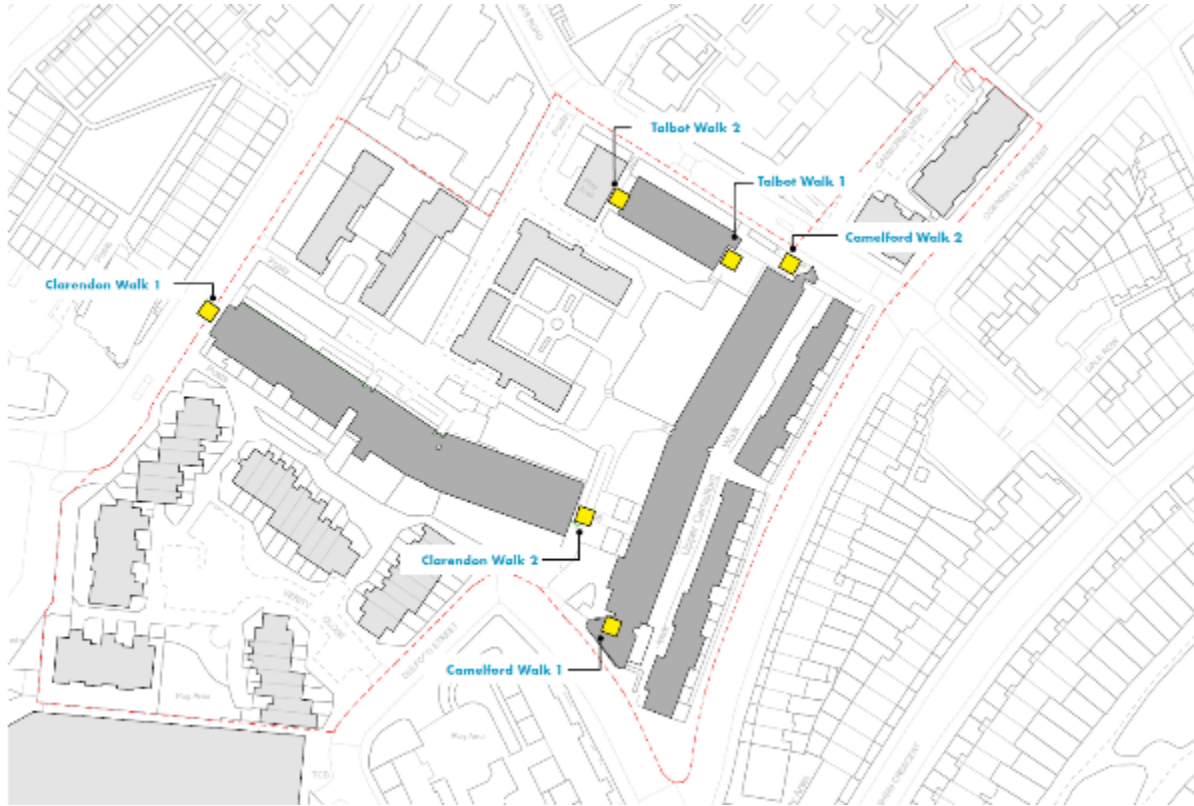
Key Considerations

- Fire safety
- Maintenance
- Overheating
- Security
- Severe bee allergy (green roof)



Possible Improvements

Lifts



■ Potential lift locations in **Camelford Walk**, **Clarendon Walk** and **Talbot Walk**

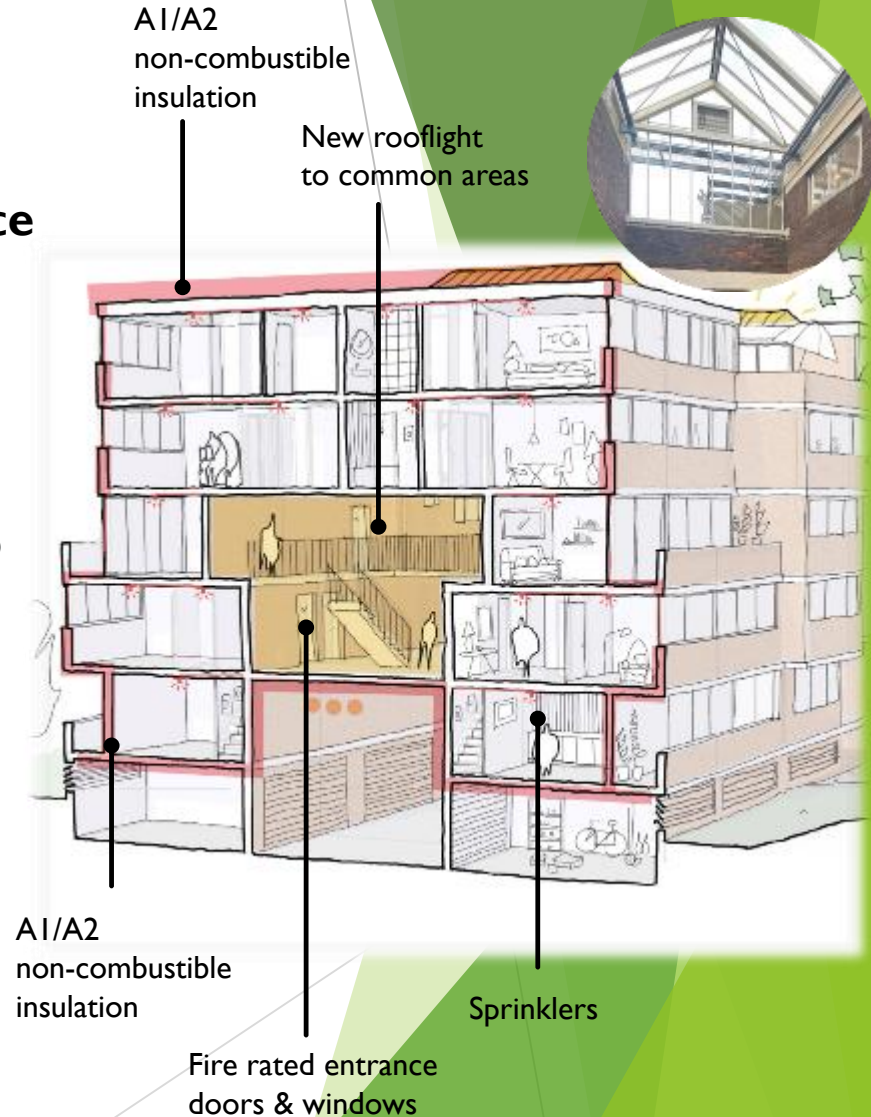


Designing in essential works

Maximising Fire Safety

Fire safety provisions to exceed recommendation for compliance with Buildings Regs irrespective of building height

- Monthly LWNT fire safety meeting with RBKC Fire Safety team
- All three MDCs have appointed independent fire safety consultants to ensure the compliance of all refurbishment works with fire safety regulations
- Each MDC team with their fire consultant have met with the RBKC fire safety team to discuss proposed fire strategies for each block
- Construction materials introduced to the buildings will **surpass current fire safety standards** (Class A1 / A2 where possible)



Pilot - LightFollowsBehaviour

