



Detailed Design Update

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Initial Design Ideas | Resident feedback

Level of engagement

Walkways

Of the 320 occupied properties across the three blocks, a total of **80 surveys** were completed

25%

Treadgold House

Of the 34 occupied flats in Treadgold House, 22 completed the survey

70%

Camelford Court, Camelford Walk, Clarendon Walk & Talbot Walk

A total of 73 surveys were completed which was roughly the same across each of the individual blocks

31%

Camborne Mews

Of the 33 occupied flats, a total of **16 surveys** were completed.

48%

Talbot Grove & Morland House

25 of the 75 flats in Morland House and Talbot Grove House completed the survey

39%

Verity Close

Of the 68 houses and flats in Verity Close, 21 completed the survey.

38%

Initial Design Ideas | Residents Feedback

Camborne Mews



- **81%** of residents who engaged were mainly positive about external wall insulation.
- **83%** were positive about the prospect of triple glazing
- **42%** preferred a combination of timber and aluminium for the window frame (the largest option preferred)
































































Initial Design Ideas | Residents Feedback

Treadgold House

- **50%** of respondents felt the block appearance needed a lift
- **71%** of respondents chose tilt & turn windows
- **57%** of respondents chose white window frames



Selecting building elements based on technical performance and resident preference

	Top hung outward opening			Inward opening tilt & turn		Sliding windows		Sliding doors		
										
U-Value Measuring thermal performance	 0.87	 0.83	 0.87	 0.82	 0.94	 1.2	 0.86	 0.92	 1.3	 0.98
Frame carries "Secured by Design" accreditation*	 SBD Certified	 Not SBD certified	 SBD Certified	 SBD Certified	 Not SBD certified	 SBD Certified	 SBD Certified	 SBD Certified <small>* min 2.085m</small>	 SBD Certified	 Not SBD certified
Frame opens outwards limiting impact on furniture	 Outward opening	 Outward opening	 Outward opening	 Inward opening	 Inward opening	 Sliding	 Sliding	 Sliding	 Sliding	 Sliding
Internal frame finish	 Timber	 Timber	 Timber	 Aluminium	 Timber	 Aluminium	 Timber	 Timber	 Aluminium	 Timber
Frame thickness	 53mm	 53mm	 53mm	 54mm	 93mm	 80mm	 78mm	 53mm	 80mm	 88mm
Cleaning of outer pane	 From inside	 From inside	 Outside only	 From inside	 From inside	 Outside only	 fixed	 floating	 fixed	 fixed

*Police Crime Prevention Initiatives

Walkways | Project Update

4 | Testerton Pilot windows



Clarendon Walk, Camelford Walk & Talbot Walk | Project update

First bio-solar roof underway - plus lift strategy



- Refuse & Recycling store
- Lift
- Refuse & recycling bins per patio



Camelford Roof Improvement Works

Morland House & Talbot Grove House

Phase 2 - External Wall Insulation options



Climate Adaptation | Drainage

12th July flash floods impact

- 25 residents with homes destroyed across eight 3 bedroom homes and a Care Leavers' Centre
- £200k in damage to property
- £100k in decant costs



Refurbishment Costs

Lot 1: Walkways

Funding	Overall grant
Tendered construction budget	£16,000,000
SHDF	£11,317,394
Fire Safety budget	£6,628,000
Internal Refurbishment	£9,225,000
Others (admin & monitoring)	£3,128,327
Total	£46,298,721

Construction Budget	£46,298,721
Cost Plan	£49,661,991
Variance	-£3,363,270

Refurb Elemental Breakdown	Cost
Triple glazed windows	£2,670,258
Assume 100% external wall insulation	£5,583,580
MVHR Installation	£1,146,875
External apartment works (e.g. Balcony soffit and deck, cavity wall insulation, brick cleaning and scaffolding)	£2,195,411
Atria & Communal areas (incl. internal finishes, M&E services, garage soffit insulation and crash deck)	£3,058,572
Roof works (incl. enabling works, thermal / fabric upgrade, future proofing drainage, PV panels but excl. AOVs and skylight repair)	£4,693,936
Fire Safety Works (incl. AOVs, skylight repair (both are part of roof works) and fire rated MVHR ducting)	£9,487,799
Internal Apartment Works (excl. ceilings)	£10,033,162
Non-chargeable leaseholder enabling works (sprinklers, ventilation)	£860,000
Sub-total	£39,729,593
Total (incl. prelims, OH&P, risk and contingency)	£49,661,991

Refurbishment Costs

Walkways: Fire Safety Works

Fire Safety budget	£6,628,000
Overall fire Safety works cost	£11,859,749
Variance	-£5,231,749

Fire safety works	Cost
Sprinklers and new alarms	£2,670,258
New dry risers	£310,000
Inward facing fire rated windows	£696,945
AOVs and skylight repair	£2,199,160
31 no. downstand channel screens	£31,000
Fire rated MVHR duct-work	£1,319,732
Firestopping and Builders Work in Connection	£446,322
Enabling works including ceilings for sprinklers and fire-rated ductwork	£1,240,640
New fire detection system for communal areas	£90,000
Fire related signage	£50,000
Gas removal (64 flats have had gas removed)	£304,000
Sub-total	£9,487,799
Total	£11,859,749
(incl. prelims, OH&P, risk and contingency)	