

# Lancaster West Estate

## Programme and Procurement Update

<b>Title</b>	<b>Lancaster West Estate – Programme and Procurement Update</b>
<b>Date</b>	19 <sup>th</sup> January 2022
<b>Author</b>	Andros Loizou, Head of Refurbishment, Design & Delivery
<b>Purpose of report</b>	Provide an overview of the progress of the design and delivery of the Lancaster West Estate refurbishment programme, and status of major procurement exercises.
<b>Mechanical &amp; Electrical Consultants</b>	<p><b>Heating, Hot Water, Ventilation, Electrical, Lighting - TACE</b></p> <p>TACE - have issued the Stage 3 design report and designs for MVHR, sprinklers (including side wall proposal) and lighting for all flat archetypes. <b>These are currently being reviewed, and a number of pilots are now underway with regards to the unit itself and ductwork.</b></p> <p>Further discussion has taken place on solar PV solutions and the size of sprinkler tanks for the Walkways. Ongoing review of communal riser location for the secondary heat network.</p> <p>Electrical Surveys – lateral mains surveys have now been completed, and the report outlining recommendations to be issued early February.</p> <p><b>CCTV, door entry, and digital TV services) - TGA Consultancy Services</b></p> <p>HikVision have provided a pilot door entry system that was installed in Baseline in November, with residents invited to a launch event. <b>Fermax options for door entry systems have also been delivered, and will be launched shortly.</b></p> <p>CCTV options via HikVision are also being explored.</p> <p><b>Lot 4 – (Treadgold House – Replacement Lifts) - Chapman BDSP</b></p> <p>Lift designs have been presented as part of the EnergieSprong net-zero refurbishment of the block and so it is incorporated into the overall programme.</p> <p>Notice of Intention to be issued to leaseholders early February to incorporate the renewal of the lift and door entry system.</p>
<b>Multi-disciplinary consultants</b>	<p><b>Lot 1 Barandon Walk, Testerton Walk and Hurstway Walk - Karakusevic Carson Architects</b></p> <p>Following resident engagement, a planning application for the roof improvement works has been submitted. Tender package is now being finalised – anticipated start date for roof construction is March / April this year.</p>

411 Testerton pilot where we are trialling the refurb and retrofit measures is progressing on site. Technical design for several windows and MVHR pilots has been finalised and are due to start on site next month.

Proceeding to Phase 2 of the resident co-design process - Emerging Preferences and Choices – the design options have been developed using the Initial Design Ideas feedback report as a starting point. KCA will provide engagement materials which will include samples, models etc. that residents can feel and use. Resident engagement will commence early March.

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

Proceeding to Phase 2 of the resident co-design process - Emerging Preferences and Choices – the design options have been developed using the Initial Design Ideas feedback report as a starting point. P&P have provided engagement materials which includes samples, models etc. that residents can feel and use. Resident engagement will commence on 3<sup>rd</sup> March 2022 with a drop-in day at the Baseline showroom; a questionnaire will be sent out to all residents for them to vote on the various options for their block.

### **Camelford Court Bio-Solar Roof Project**

Roof renewal works are progressing on site. CWG have made substantial progress and are to complete the works (**including the designed green roof, and triple-glazed rooflights**) by mid-March.

### **Clarendon Walk & Talbot Walk Roof Project**

Resident feedback has been incorporated into the final design. Green Homes Grant Project – Governance and tender process is complete; contractor has been appointed with works on site due to start mid-February.

### **Camelford Walk Roof Project**

Roof upgrading works brought forward to commence before main works, including new warm roof and PV panels with some green roof depending on residents' decision. Planning documents currently being prepared/reviewed and will be submitted January 2022.

### **Lot 3 Morland House & Talbot Grove House - ECD Architects**

Proceeding to Phase 2 of the resident co-design process - Emerging Preferences and Choices – the design options have been developed using the Initial Design Ideas feedback report as a starting point. ECD have provided engagement materials which includes samples, models etc. that residents can feel and use. Resident engagement will commence on 17<sup>th</sup> February 2022 with a drop-in day at the Baseline showroom, after which a questionnaire will be sent out to all residents for them to vote on the various options for their block.

### **Lot 4 Treadgold House - ECD Architects**

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Since the last board meeting, a decision was taken to extend the tender period by 2 ½ months to the 31st of January to coincide with an extension of the programme agreed with the MustBe0 funding partners.

We will evaluate the tenders, with the help of three Treadgold residents, throughout February and then aim for contract award by the end of March. The appointed Solution Provider (Contractor) will have a five-month design period including resident engagement and planning consultation before commencing construction in September of this year.

### **Lot 5 Camborne Mews - ECD Architects**

Proceeding to Phase 2 of the resident co-design process - Emerging Preferences and Choices – the design options have been developed using the Initial Design Ideas feedback report as a starting point. ECD have provided engagement materials which includes samples, models etc. that residents can feel and use. Resident engagement will commence on 24<sup>th</sup> March 2022 with a drop-in day at the Baseline showroom, after which a questionnaire will be sent out to all residents for them to vote on the various options for their block.

### **Lot 6 Verity Close - ECD Architects**

Phase 2 resident engagement is planned for February, subject to designs and costings being confirmed. A webinar will kick things off followed by a Unit 29 drop in. Residents will choose their preferences on wall, roof & window finishes. A pilot house has been identified which will apply the learning from the first low-energy home on Verity Close, and incorporate external wall insulation, aiming for EPC A. Scope of works are still being defined with the design team and the residents.

### **Pilot Schemes**

#### **Video Door Entry Systems**

The Hikvision door entry system has been installed and live since the start of November – we continue to collect feedback from residents on their views of the system.

A second and third door entry option has been installed by Fermax outside Unit 29, but it is yet to be wired and connected in,. The aim is to get the systems connected over the next month and bring Fermax reps to demonstrate the systems and compare them against the Hikvision models.

#### **411 Testerton Walk**

To trial full retrofit measures, that include internal wall insulation, fire safety works, sprinklers, MVHR and full internal refurbishment that includes kitchen and bathroom renewals.

Installation of Internal Wall Insulation (IWI) within the flat has been completed, Fire stopping works is progressing. First fix for sprinklers, MVHR and electrical work to commence this month.

### **19 & 23 Morland House (MVHRs)**

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Installation of MVHR's completed, with learning being captured in an overall summary

### **505 Hurstway Walk (MVHR, Windows, Sprinklers)**

Installation of new triple glazed windows, MVHR and sprinklers. Installation works to commence in February.

### **301 Barandon Walk (MVWR, Windows, Sprinklers)**

Installation of new triple glazed windows, MVHR and sprinklers. Installation works to commence in February.

### **25 Upper Camelford Walk (Front Door, MVHR)**

Removal of step to Front Door Entrance and installation of MVHR. Quotations received from contractors and works planned to start in February 2022.

### **4 Camelford Walk (Windows)**

Installation of new triple glazed windows completed.

### **54 Verity Close (Deep retrofit)**

Full retrofit refurbishment that includes internal and external insulation, renewal of roof, new kitchen, and bathroom. Works to be undertaken to aim to achieve EPC Rating of A. Designs to be discussed with residents.

### **Zypho – grey water heat harvesting**

Following engagement with Waltham Forest concerning their own low-energy retrofit, we are trialling this device which harvests heat from waste shower water to heat the incoming feed, in a flat in Treadgold House.

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