

Lancaster West Estate

Programme and Procurement Update

Title	Lancaster West Estate – Programme and Procurement Update
Date	14th April 2022
Author	Andros Loizou, Head of Refurbishment Design and 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.
Mechanical & Electrical Consultants	<p>Heating, Hot Water, Ventilation, Electrical, Lighting - TACE</p> <p>TACE - have issued the Stage 3 design report and designs for MVHR, sprinklers (including side wall proposal following feedback from residents) and lighting options for all flat archetypes.</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 and options.</p> <p>Electrical Surveys – lateral mains surveys have now been completed, and the recommendations and works are being discussed with all the MDC's to incorporate into refurbishment designs</p> <p>Load monitoring survey on all blocks to understand the specific load profiles are currently underway to further inform the PV and battery sizing and design. This is still ongoing as further structural surveys are being undertaken to roofs to determine amount of PVs that can be installed.</p> <p>CCTV, door entry, and digital TV services) - TGA Consultancy Services</p> <p>HikVision & Fermax have provided a pilot door entry system that was installed in the Unit 29 Baseline showroom, with residents invited to a launch event hosted by both suppliers.</p> <p>CCTV options via HikVision are also being explored.</p> <p>Lot 4 – (Treadgold House – Replacement Lifts) - Chapman BDSP</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 Intent to be issued to leaseholders imminently to incorporate the renewal of the lift.</p>
Multi-disciplinary consultants	Lot 1 Barandon Walk, Testerton Walk and Hurstway Walk - Karakusevic Carson Architects

Walkways Roof Project – Tender process has begun. The procurement route is via the LHC Framework, with a return date for 16 May 2022.

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 in mid-May.

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 – 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 27th April 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 have now reached practical completion. CWG finished the works officially on the 11th March and the final account indicates a saving of circa 10% of the contract sum.

Clarendon Walk & Talbot Walk Roof Project

Contractor was appointed and roof renewal works started on 15th February 2022. Scaffolding with hoist has been erected at both blocks with stripping out works underway, planned completion in June 2022.

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 application was submitted in February 2022 and we are in process of preparing the documents and drawings to go out to tender.

Lot 3 Morland House & Talbot Grove House - ECD Architects

Completed Phase 2 of the resident co-design process Emerging Preferences and Choices. ECD provided engagement materials which included samples, models etc. that residents can feel and use. Resident engagement included a live webinar on 15th February and drop-in day on 17th February at the Baseline showroom. Following this a survey questionnaire was sent out to all residents for them to vote on the various options for their block which we have now received back and analysed the results. ECD architects can now move to RIBA Stage 3 and start preparing the planning pack.

Lot 4 Treadgold House - ECD Architects

A lengthy tender period (including a relaunch as two stage which came into effect at the end of November) ended on 1st February. Following this, a tender evaluation took place in February and March and United Living will be awarded the contract following leadership approval on the 17th 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 in May 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 completed in February. A webinar kicked things off followed by a Unit 29 drop in, approximately 70% of residents gave their feedback. Residents chose their preferences on wall, roof & window finishes. The design team have just submitted their draft Stage 2 report which is being reviewed internally.

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 and a demonstration took place at the beginning of February.

Both Hikvision and Fermax systems are being compared against the same set of survey questions offered to residents, to ensure a like-for-like comparison which allows for a co-design decision to be made at the end of Phase 2 resident engagement.

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.

All the triple glazed windows and balcony doors have now been installed. The contractor will now proceed in installing all the partition walls, with a completion date envisaged for end of May.

19 & 23 Morland House (MVHRs)

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

summary and one of the properties to be used as a showroom for the MVHR pilot. Report to be completed by early May.

505 Hurstway Walk (MVHR, Windows, Sprinklers)

Installation of new triple glazed windows, MVHR and sprinklers. Works progressing with window installation to complete by the 22 April.

301 Barandon Walk (MVWR, Windows, Sprinklers)

Installation of new triple glazed windows, MVHR and sprinklers. Works progressing with window installation to complete by the 22 April.

25 Upper Camelford Walk (Front Door, MVHR)

MVHR installation, Internal refurbishment and removal of step to Front Door Entrance. Contractor appointed to start works this month April 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. This will apply the learning from the first low-energy home on Verity Close. BIM Design workshops have taken place with the residents and the scope of works are still being defined with the design team.

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. The device is now installed in 26 Treadgold House. Zypho has estimated energy savings while showering between 30% - 50% and carbon savings of 143kg/annum. Analysis on the real-world savings are being done by comparing energy bills and based on the data, further considerations to expand the pilot are ongoing.
