

Henry Dickens Court Estate

Planned Major Works Update



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Welcome to the first edition of the Henry Dickens Court Estate planned works newsletter, aimed at keeping you up to date with the progress of the works taking place on your estate.

Resident consultations

Thank you to everyone who has taken time to engage with us so far through our consultation feedback forms, meeting with us over Zoom, or attending one of our drop-in sessions held on the estate grounds. Your inputs, comments and observations are extremely important to us and help us shape the planned works.

Summary of the proposed scope of works

All buildings in the Henry Dickens Court Estate are having cyclical repairs carried out. We have issued copies of the proposed

scope of works for each building in the past few months. If you require a reminder copy for your building, do get in touch using the contact details at the bottom of this newsletter. As a reminder, the items of work to be carried out will include, but not limited to:

- Repair/replacement of windows and balcony doors
- Roofs repairs
- Repair/replacement of Fascia and Soffits
- Concrete & Brick repairs
- Decoration of internal communal staircases and open balconies
- Installation of POVs (Permanent open vents) on low rise buildings
- Repairs/Replacement of Garden Fences if required
- Repair and decoration of communal entry doors
- Security Screen replacement – Barkis, Nickleby, Stoneleigh, Carton and Marley House

Windows replacement

We recently appointed a company to carry out a survey on the windows of Marley and Carton House to determine if they needed to be replaced. We were advised the windows wouldn't need to be replaced for another 7 to 10 years.

After receiving this information, we consulted with residents about whether they would like to get their windows replaced now, as works are already going to be taking place in and around their homes, or whether they would like to wait until such a time when the windows needed to be replaced.



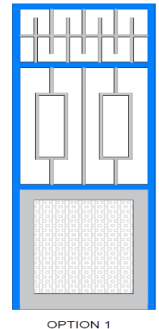
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The majority of residents were in favour **of not replacing the windows during this cycle of works**, which supports the advice from our consultants. We will therefore not be replacing the windows on Marley and Carton House, but window replacements will continue as planned on the rest of the estate.

As we are not replacing the windows in these towers, we hope this will limit the amount of scaffolding in use during the works which we know was a concern for residents. The works that will still be carried out at Marley and Carton House include internal window repairs where applicable, communal area repairs and improvement, external decoration, works to the open walkways, replacement of security screens, and roof repairs.

Security Screens - Marley, Carton, Barkis, Nickleby and Stoneleigh Place

As you will recall, we were advised that, for fire safety reasons, we need to replace the security screens in these properties. We have asked residents which design they preferred, and **Option 1** was the choice with the most votes. However, a number of residents have raised concerns about the choices presented so we have decided to carry out a follow up consultation over the upcoming months to ensure we are taking on board all of the feedback we have received.



We will be tendering the works with 'Option 1' included, so that we can obtain a price from the bidding contractors and will include it in our planning application for the windows. However, it may be an alternative design is agreed by residents following further consultation.

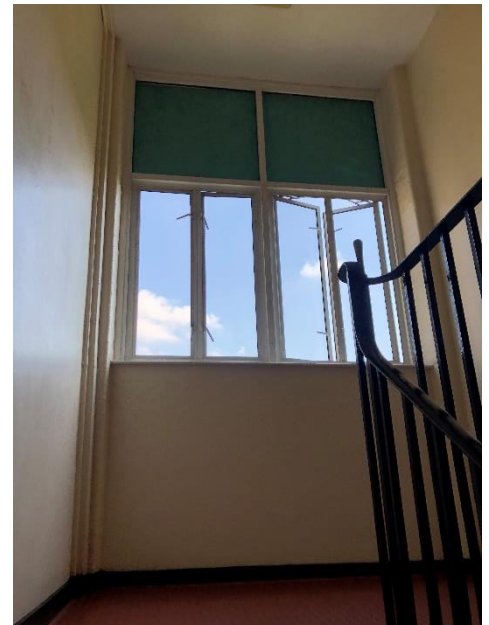
Permanent open vents (POVs)

Following a review of fire safety at the estate, we have identified that it will be necessary to replace the current uppermost panel above the windows on the stairwells with something called a Permanent Open Vent louvre. These are angled slats that allow the free flow of air but do not let in rainwater. Although the current panels were fire safety compliant at the time the buildings were constructed, the new POVs will greatly improve smoke ventilation in the staircase, which will help keep the escape route clear from smoke in the event of a fire.

The blocks having the POV works are:

Estella House, Agnes House, Dora House, Florence House, Copperfield House, Dombey House, Pickwick House and Dorrit House.

The remaining buildings in the estate will be having fire safety approved security screens as described in the paragraph above.



Timeframe for planned Major Works

We will be carrying out a competitive tendering exercise to appoint a main contractor to carry out the major works on the estate. This involves assessing their price and approach to the quality of the works. Thank you to the residents who have volunteered to help us with this process. Once this is completed, we will serve the Notice of Proposal (NOP) to leaseholders, which will contain price estimates for individual leaseholders in line with their lease agreement. Leaseholders will then have 30 days to submit any observations that the Council will review and respond to.

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After these actions are completed, we will be able to start the work. We anticipate a start date of **early 2022**. We are, however, conscious of the weather implications for some of the works and don't want to replace windows in the winter months. Once the contractor is appointed, we will agree the timetable and share it with residents but our intention at this stage is to replace the windows in the Spring.

Over the upcoming months, we will keep residents informed with any changes and developments to these indicative dates.

Leaseholder Section 20 Process

As part of the Section 20 process and Leaseholder Consultation, the Home Ownership team will issue the Notice of Proposal to provide cost estimates of the works to all leaseholders as well as to gather their feedback and observations on the planned works where applicable.

Leaseholders can get in touch with the Home Ownership team by emailing:

HM-Homeownership@rbkc.gov.uk

Lift works – Carton and Marley House

Our consultants, Calfordseaden, are currently carrying out surveys on the lifts to determine what work needs to be completed. Once the Council approves the work that is being suggested, we will

go out to tender. This is where prospective contractors bid to carry out the works on our behalf.

After the tendering process has been completed, we will commence consultation with leaseholders and arrange a meeting for all residents to update them on our progress.

Stairlifts and Temporary External lift

Unfortunately, due to safety issues highlighted by Building Control and the London Fire Brigade, a stairlift cannot be installed in either building for the duration of the works. This is mainly because it would prevent people accessing the staircases, and using them as exit routes, in the event of an emergency.

Due to budget restrictions, we are unable to install an external lift, but we will ensure that one lift is always running for the duration of works.

Turning two lifts into one

Our project team have met with your Residents Association and discussed the reasons why we cannot turn the two current lifts into one larger lift.

Unfortunately, it is not possible for the size of the lift car to be increased as the existing brick structure around both lift shafts and low bearing walls, cannot be removed.

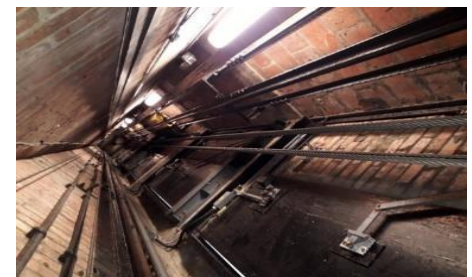
We have included pictures of the top of the lift car in Marley House to show you the distance between the lift car and the wall.



Rear of lift car to rear wall of shaft



Distance between back of lift car to rear wall of shaft.



View up of lift shaft

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Contact us

As the major works progress, we welcome more involvement from residents, and we will plan regular meetings to provide updates to all residents on the estate. We will also have regular meetings with your Residents Association.

In the meantime, if you have any questions or comments relating to the planned works, please contact your Resident Liaison Officer, Akeem Oshingbade, on 07790 357485 or email capital.investment@rbkc.gov.uk

Project management team:

- Colin Kenny, –Project Manager for Major Works - Colin.Kenny@rbkc.gov.uk
- Sarah Brown, Project Manager for lift replacement works - SarahAnn.Brown@rbkc.gov.uk
- Emma Burdett, Building Safety Manager at Carton and Marley House - emma.burdett@rbkc.gov.uk
- Lorraine Roberts, Neighbourhoods Service Coordinator - lorraine.roberts@rbkc.gov.uk

Communication Preference

To help us communicate with residents quicker and reduce the number of letters we are printing, we would like to expand our emailing list of residents.

If you would rather receive your future correspondence by email, including this newsletter in email format, and invites to meetings, please complete the online feedback form using this link

<https://forms.office.com/r/RsRBVtPdqi> or by scanning the QR code displayed with your mobile phone. A link will be displayed which will take you to the online form.



Alternatively, you can send an email with your preferred contact details and property address to capital.investment@rbkc.gov.uk. Please put **HDC – email list** as the subject of your email.