

# Lancaster West Estate

## Programme and Procurement Update

<b>Title</b>	<b>Lancaster West Estate – Programme and Procurement Update</b>
<b>Date</b>	6 <sup>th</sup> October 2022
<b>Author</b>	James Caspell, Neighbourhood Director
<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</b></p> <p>Out to tender for two major Notting Dale Heat network contracts, also looking to contain option of ventilation and sprinklers</p> <p><b>PV meetings with various suppliers</b> aiming to cover 10% of roofs with PV solar.</p> <p><b>Goodbye Gas - Gas Pipes Removal Strategy</b> survey on high gas consumption Getting ready for the removal of gas.</p> <p>TACE - have issued the Stage 3 design report and designs for Heat Network. Trigon fire safety review of stage 3 Heat Network report completed and added into Stage 3 design.</p> <p><b>CCTV, door entry, and digital TV services) - TGA Consultancy Services</b></p> <p>Pilot block - <b>Bomore Video Door Entry Fermax</b> installation completed</p> <p><b>Lifts</b></p> <p>Lift spec for Treadgold and Bomore Road are with Michael Robson and the procurement team, both lift replacements will be on the framework with Guideline.</p>
<b>Multi-disciplinary consultants</b>	<p><b>Lot 1 Barandon Walk, Testerton Walk and Hurstway Walk</b></p> <p>Contract with KCA ends 14<sup>th</sup> October 2022.</p> <p><b>Walkways Roof Project</b> – Tender process has begun. The procurement route is via the LHC Framework, with a return date for 14 October 2022.</p> <p>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.</p> <p><b>Lot 2 Camelford Walk, Camelford Court, Clarendon Walk and</b></p>

### **Talbot Walk - Penoyre & Prasad**

Currently at Phase 3 of the resident co-design process – ‘Finalising Detailed Designs’ - where the design options chosen through the resident co-design process have been developed and costed and the implications of decisions made clear to residents. P&P to provide engagement materials including samples, models and 3D rendered visualisations for the outstanding aspects of the retrofit design such as communal areas and landscaping. Resident engagement will re- commence in early November 2022 with a booklet and resident engagement (yet to be formalised).

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

Roof works were completed July 2022. Final account outstanding, but so far working out below original contract sum.

### **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. Works forecast to be completed March 2023.

### **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. ECD architects can now move to complete RIBA Stage 3 and start preparing the planning pack.

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

United Living South (ULS) were appointed in April of this year to carry out the final design stage for Treadgold House (Stage 4 Technical Design). After appointing their design team and retrofit coordinator, further surveys and retrofit assessments were carried out over the summer, and a planning application was submitted on the 1<sup>st</sup> August, receiving validation on the 1<sup>st</sup> September.

Designs are nearing completion, and a cost/performance analysis will be presented to LWNT for their review and comments. United Living are approximately six-eight weeks behind programme due to contractual issues & late appointments at the start of the PCSA, therefore works are due to begin on site in late November.

### **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.

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

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ECD are working on their RIBA Stage 3 design, alongside the designs of the pilot property. Phase 2 resident engagement carried out in February led to over 70% resident participation. Residents of the houses chose their EWI finish to match the existing brickwork of the Close, however, the EWI finish of the flats will be decided in Phase 3, which will be programmed in before the next financial year.

### **Pilot Schemes**

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

The Hikvision door entry system is soon to be decommissioned from the Unit 29 Baseline Showroom. The two Fermax systems will be left for the foreseeable future. The consultation period with residents has ended, and a decision will be announced shortly on a preferred system.

Both Hikvision and Fermax systems have been compared against the same set of survey questions, 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 (MVHR, 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.

#### **Verity Close Pilot House 2.0 (Deep retrofit)**

Full retrofit refurbishment that includes internal and external insulation, renewal of roof, new kitchen, and bathroom. Works to be undertaken to aim

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to achieve EPC Rating of A. This will apply the learning from the first low-energy home on Verity Close.

Soft market testing with SME PAS2030 contractors has taken place over the summer, with a shortlist of four who are interested in the pilot property. Once ECD deliver their draft specification and design for review, LVWNT will meet with the resident to go through the documentation and ensure all is in order for tender.

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

Following engagement with Waltham Forest concerning their own low energy retrofit, we have trialled 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. Based on evidence, it has been decided to roll Zypho further to 20 more 2 & 3 bed properties as part of our approach to dealing with the energy crisis.

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