

Lancaster West Refurbishment
Emerging **preferences**
and **choices**



LANCASTER WEST
NEIGHBOURHOOD TEAM
WT11

Walkways: Barandon Walk, Hurstway Walk and Testerton Walk

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Introductions

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Fill in the Phase 2 refurbishment survey Emerging Preferences and choices

Time to choose!

Walkway residents to fill in the Phase 2 refurbishment survey for their block, giving their preferences and choices on:

- Window choices
- Balcony choices
- External façade choices
- Front doors



The Walkways co-design process

Phase 1: Initial design ideas

Initial ideas survey feedback. Conclusions and next steps



Complete!

Phase 2: Emerging preferences and choices

Presenting a final list of options and choices.

Further explanation of the technical requirements for different measures.

At the end of this phase we establish collective choice (where appropriate) for comprehensive measures for your buildings.

Purpose of this presentation

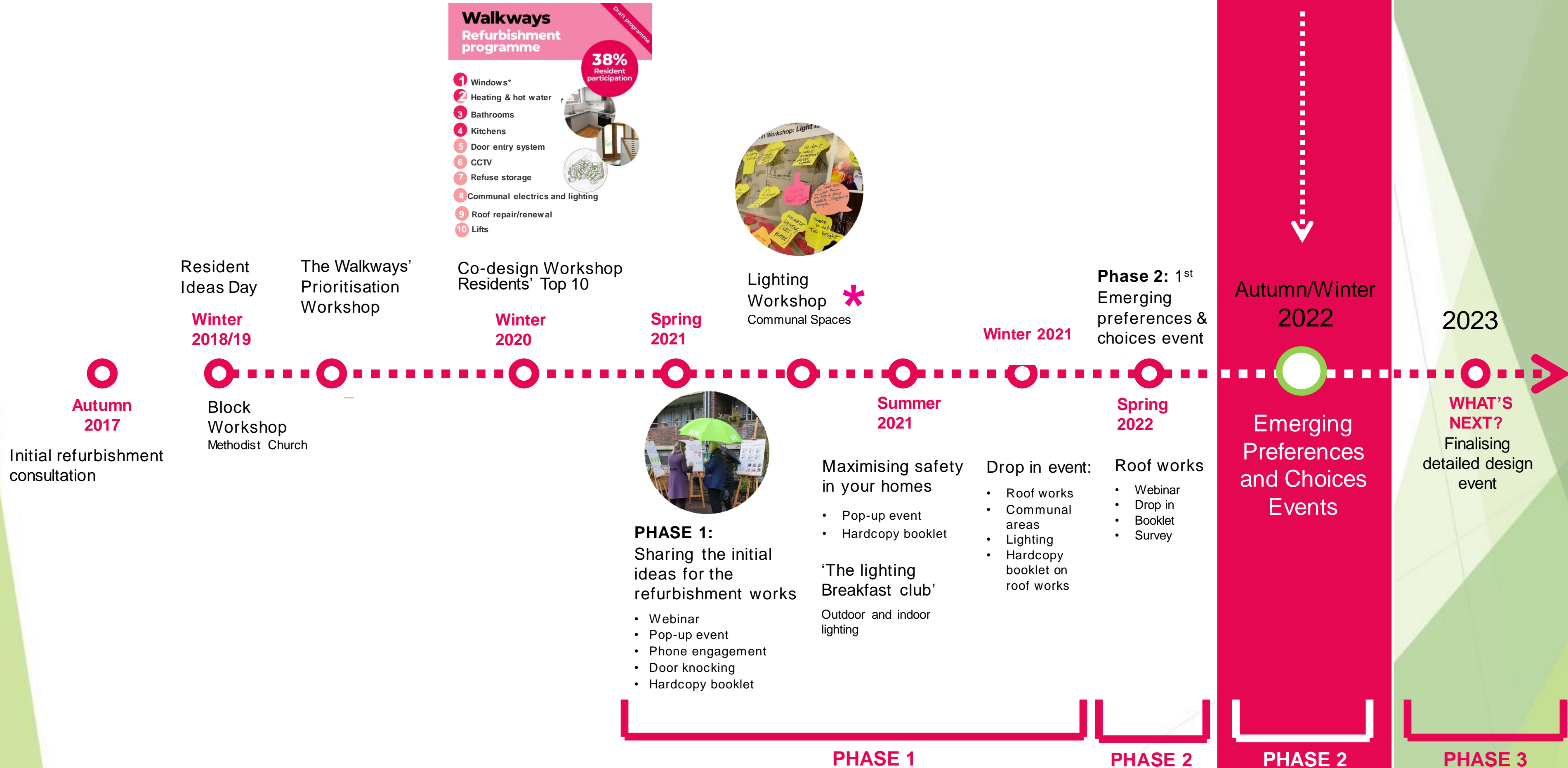
- To provide a recap of the initial ideas engagement and outcomes
- To provide residents with further details on the options available to residents

Phase 3: Finalising detailed design

Final choices for your individual homes, and blocks overall.

Agreeing the way works are delivered with you.

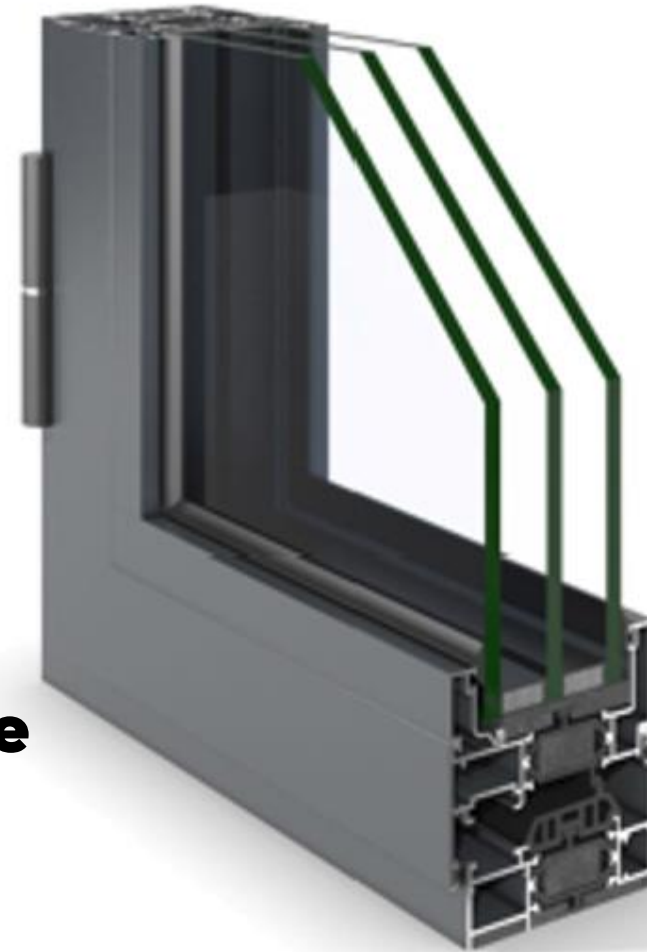
Co-design timeline



Your homes: Windows

Initial design ideas - What you told us

Triple glazed windows with aluminium frame



9/10 residents supported triple glazing

Triple glazed windows views:

87%
were mainly positive about triple glazing

Total responses: 75

Just over half of resident preferred aluminium frames

Timber/Aluminium frames preference:

55%
of residents preferred aluminium frames

Total responses: 76

We used this feedback to decide the best window types to research for your refurbishment

29%
residents have engaged so far

Your homes: Wall Insulation

Initial design ideas - What you told us

Most residents were positive about External Wall Insulation

56%
of residents
were mainly positive
about External Wall
Insulation

Total responses: 70

Just under half of all residents were also positive about Internal Wall Insulation

46%
of residents
were mainly positive
about Internal Wall
Insulation

Total responses: 73

You said. We did
EWI had higher approval compared to IWI. We've taken this into account when exploring the best options for your buildings

We are looking at where different types of insulation will need to be installed to maximise energy efficiency for your homes

Maximising fire safety drop-in event: What you told us

Below is some of the feedback we received from residents at the fire safety drop-in event held on 16 July 2021

Most residents were positive about the prospect of sprinklers

Most residents were positive about the prospect of new fire-resistant glazing

70%
of residents were happy to have new sprinklers installed

69%
of residents positive about replacing windows onto communal corridors with fire-resistant glazing

Total responses: 30

Total responses: 26

Some residents expressed concerns about the need to lower ceilings

Some residents wanted to understand the full scope and programme, including potential disruption; and wanted more research into respite schemes.



Your communal spaces: What you told us

Over Summer 2021, we asked how residents felt about their communal areas, corridors and building façades, including lighting and finishes.

The key themes of the responses were consistent across all 3 Walkways blocks:

Likes

- Wide walkways
- High ceilings
- Sense of privacy from the outside

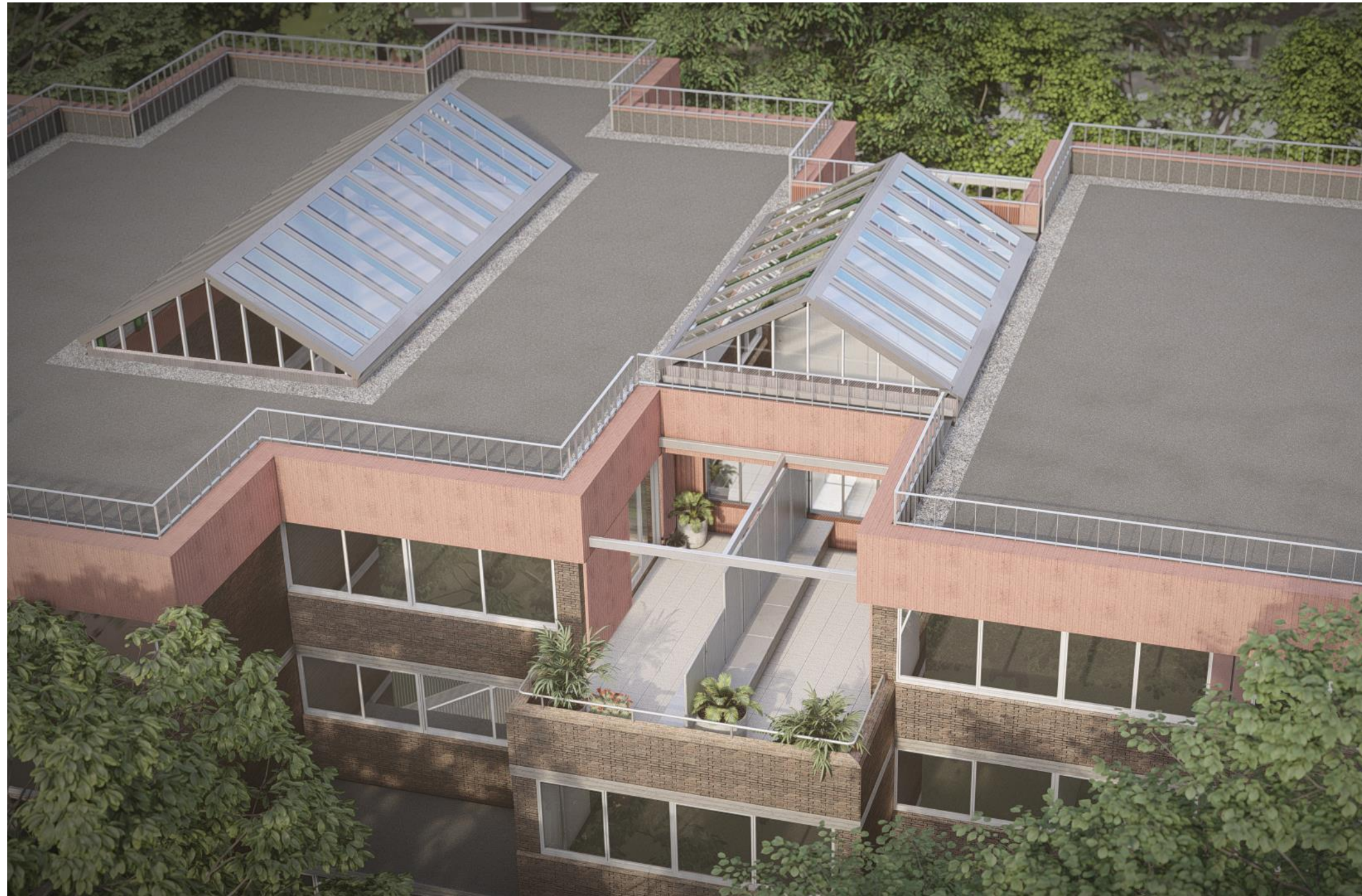
Dislikes

- Walls - cleanliness and colour
- Stairwell and banister design
- Noise
- Lack of security features
- Colour of tiling and flooring
- Visible pipework
- Lack of green spaces
- Sensation of being in a prison
- Dogs in communal areas
- Seating areas
- Leaks in the atrium
- Size of current bin chutes and number of bins in the rubbish areas
- Lack of storage for larger items



Our team has used this feedback to develop design options for your communal spaces which we will be presenting to you.

Your buildings: Roof works



As part of the ongoing refurbishment, residents were asked to choose how they would like their new roof to look.

Roof works co-design choices presented



← **Rooflight frames**
Colour to be decided
with residents



← **Parapet railings**
Fin bar railings above parapet
finished to match window
frames



← **Parapet material**
Pigmented GRC, stone
or terracotta



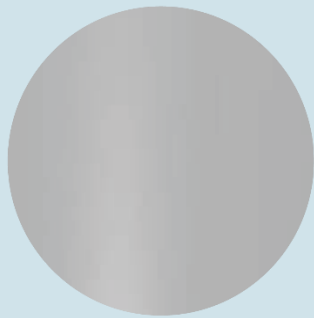
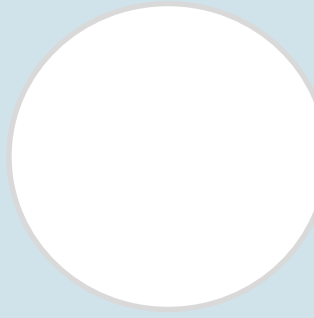

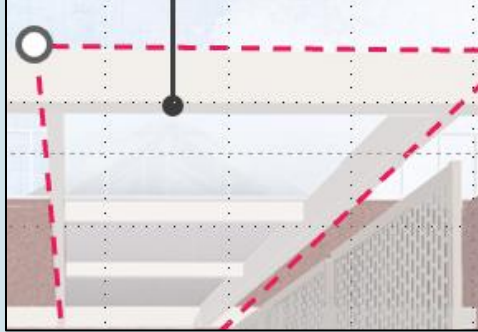
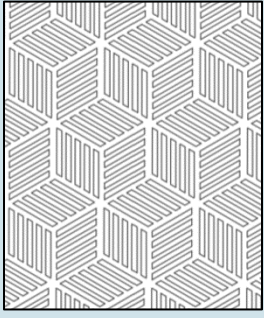
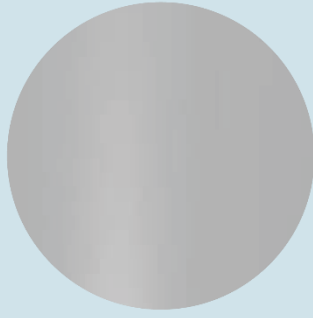
← **Pergola structure**
Steel structure finished to
match screens



← **Terrace screens**
Perforated metal screens
finished to match window
frames



Roof works results

Options	Roof railings	Rooflight frame	Rooflight glazing	Upper roof terrace pergola	Upper roof terrace screen	Upper roof terrace screen colour
Residents chose						
	Dark grey	White	Clear glass	Covered terrace	Option 1 diagonal pattern	Dark grey

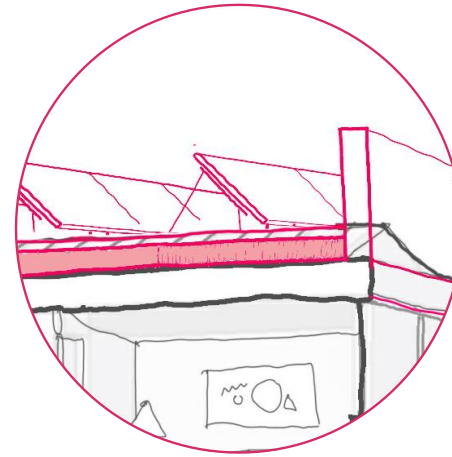
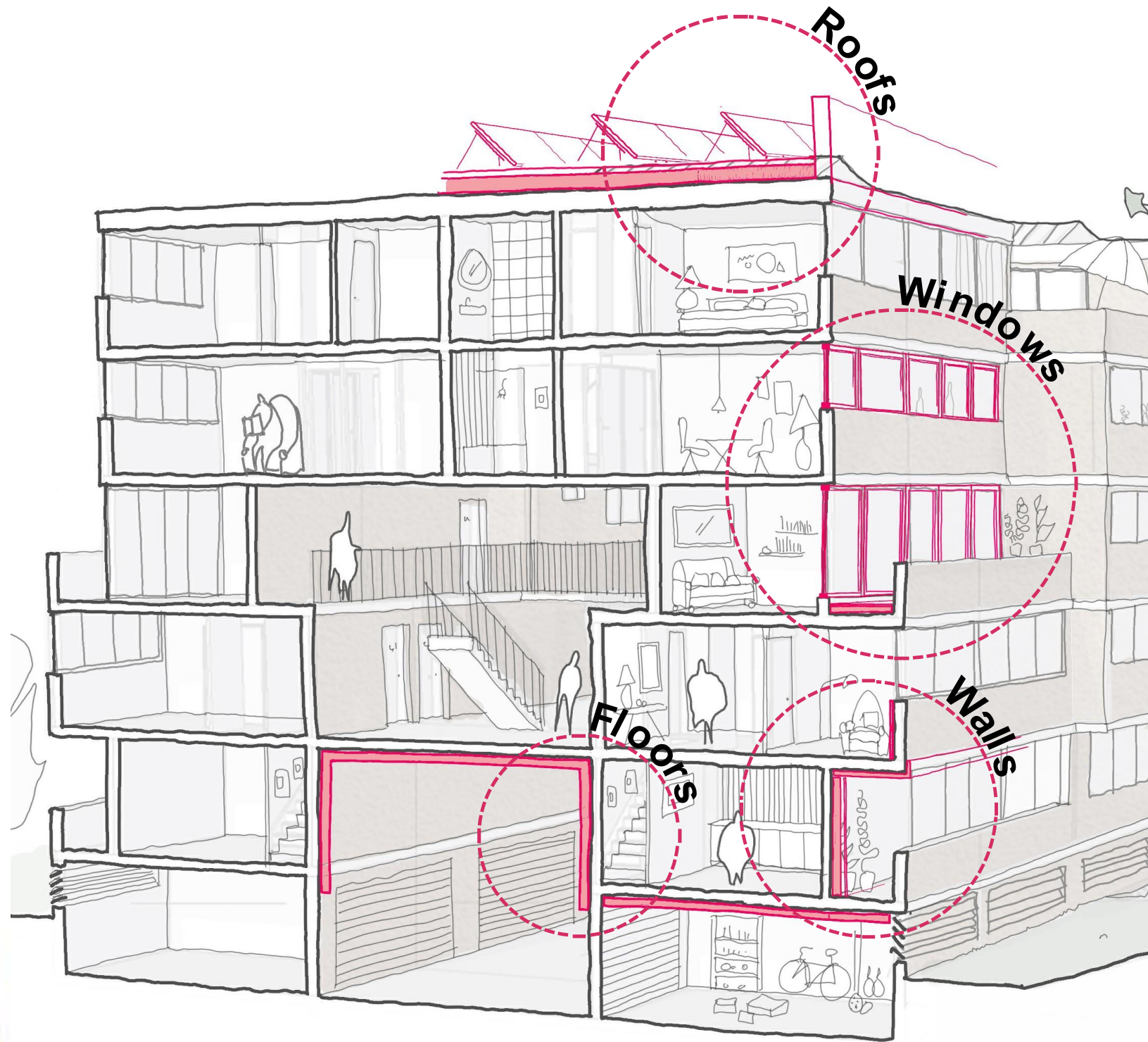
29%
of residents provided their preferences for the new roof works



CO-DESIGN PHASE 02: EMERGING PREFERENCES & CHOICES

1. THE DIFFERENT PHASES OF BUILDING WORKS

Improving energy performance



Roofs: Insulating the roofs and upgrading rooflights will **reduce heat loss and heat gain**. The systems under review all use A1-rated non-combustible insulation

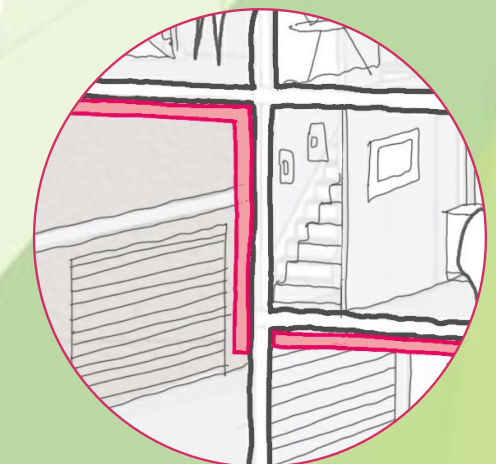
Windows & external doors: Changing these to airtight triple glazed frames offers significant **thermal improvement**.

Balconies: upgrading balcony decks with **new drainage, insulation and rainwater goods** will **reduce heat loss** from internal spaces below and **resolve recurring leaks**.



Wall insulation: To improve the thermal envelope either by insulating from within: **Internal wall insulation (IWI)**, or wrap the outside face of the building in insulation: **External wall Insulation (EWI)**. Insulating the **underside of projecting balcony decks** will also be beneficial.

Floors: Your buildings sit above **unheated garages and access roads**. To reduce **heat transfer** down to these spaces, we suggest fixing **insulation lining** to the **underside of all exposed slabs and walls** at this level.



Your homes: Essential works

External windows

Your current external windows systems are failing and require replacement. These will be replaced with high performance windows that improve the thermal envelope and help reduce heating bills.

Fire Safety: Fire doors, atrium fire rated windows & sprinklers

To improve fire safety sprinklers, new entrance fire doors (**most of which have already been installed**) and fixed glazing to the communal areas is required. Installing sprinklers will likely result in dropped ceilings in flats and communal areas.

Mechanical ventilation

Mechanical ventilation will be required as fixed glazing will improve airtightness and reduce ventilation to your homes. These systems could be installed together with the sprinklers into dropped ceilings.

Balcony improvements

Many balconies leak into flats below, some existing pavers also have traces of asbestos in them so need replacing. These balcony works will help improve the thermal envelope for you and your neighbours and reduce energy use.

Wall insulation

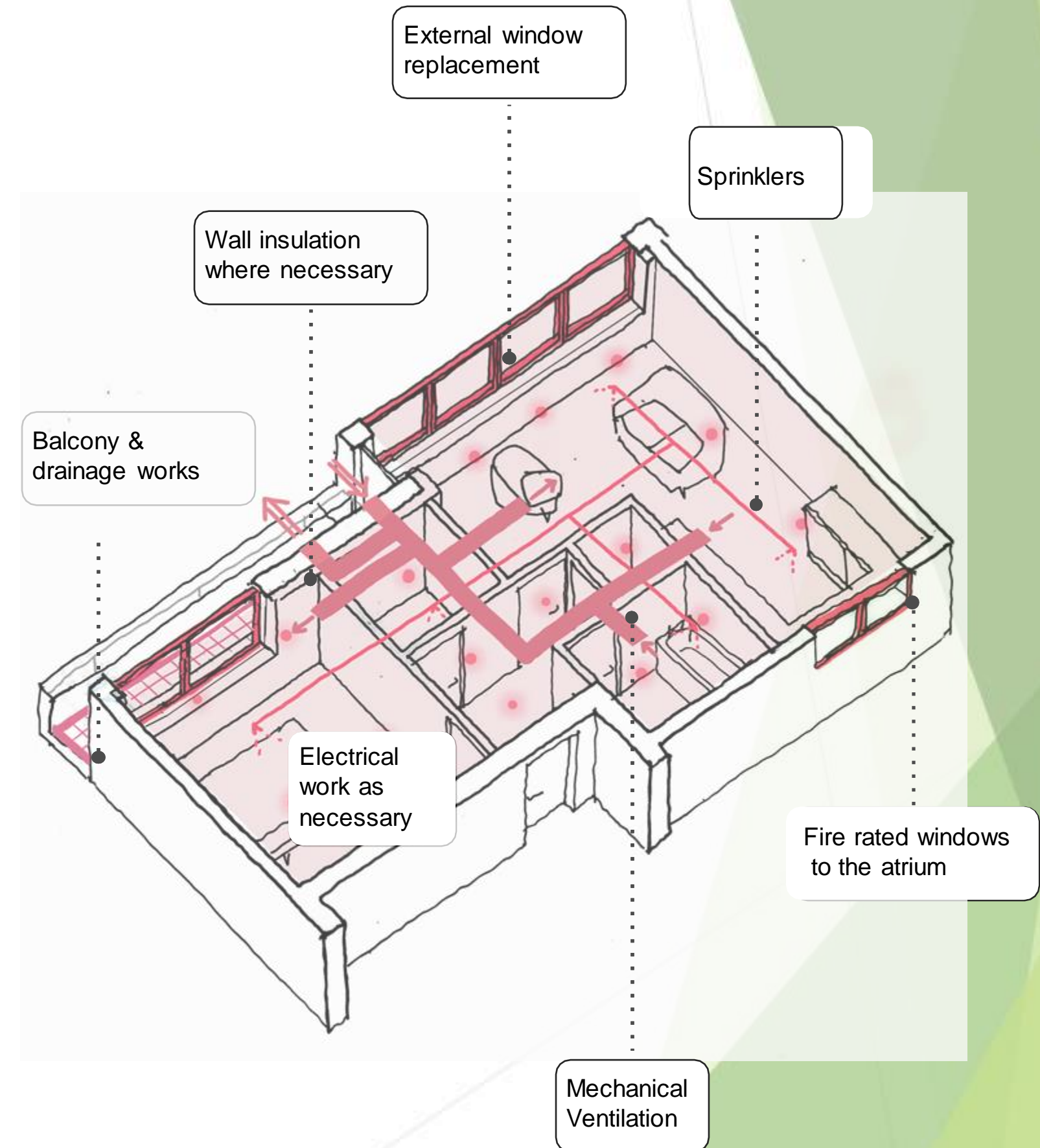
It may be necessary to upgrade cavity wall insulation to achieve thermal savings in some homes. External Wall Insulation (EWI) will be required to some specific parts of the buildings and internal wall insulation in some homes.

Electrical works

Some electrical work and rewiring may be essential in some flats to meet electrical safety regulations.

New Heating and hot water network

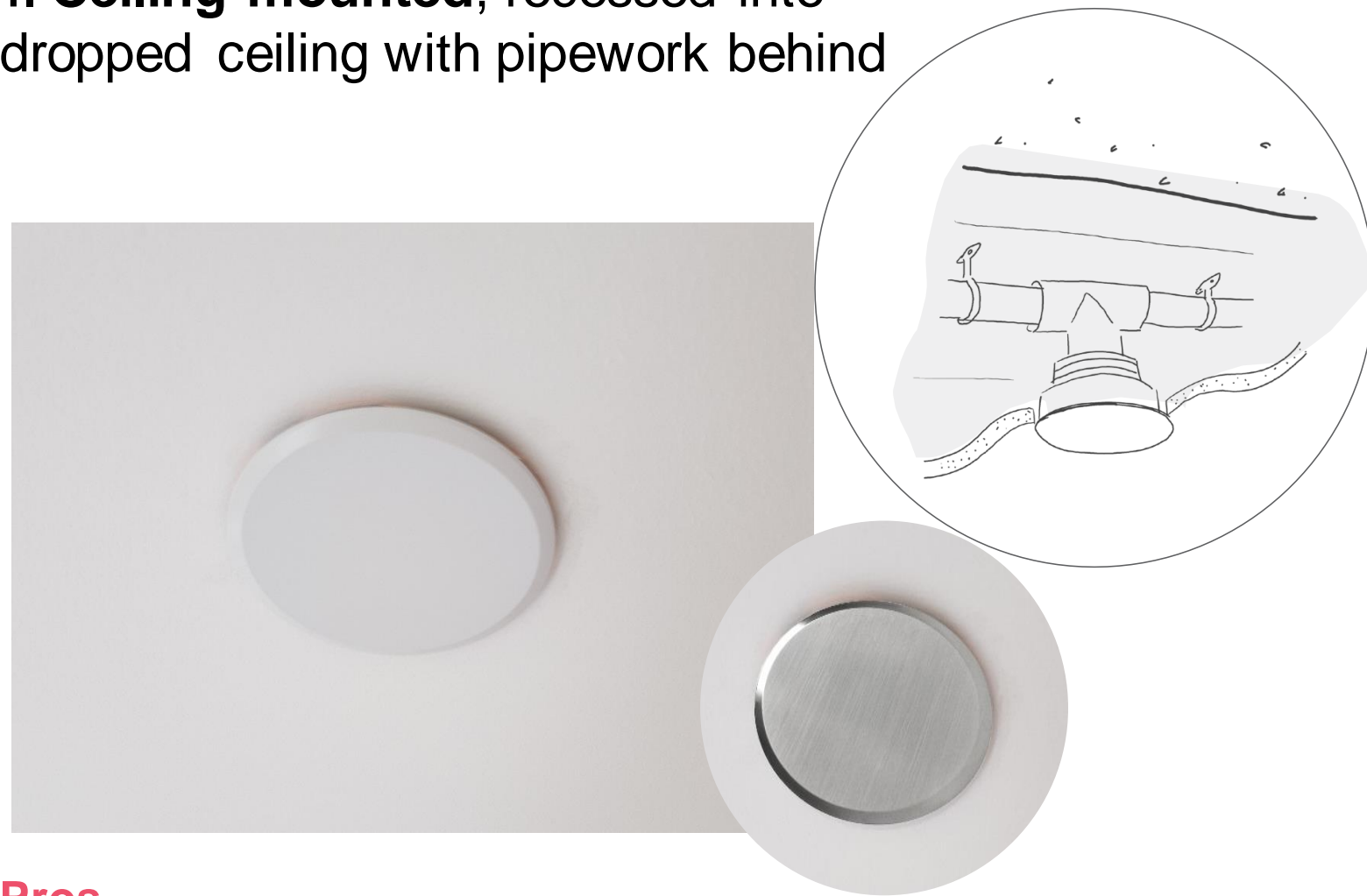
New radiators and pipework will need to be installed throughout all homes.



Your homes: Sprinklers

The design and LWNT teams have also been evaluating alternative fixing methods for sprinklers where dropped ceilings are not preferred.

1. Ceiling mounted, recessed into dropped ceiling with pipework behind



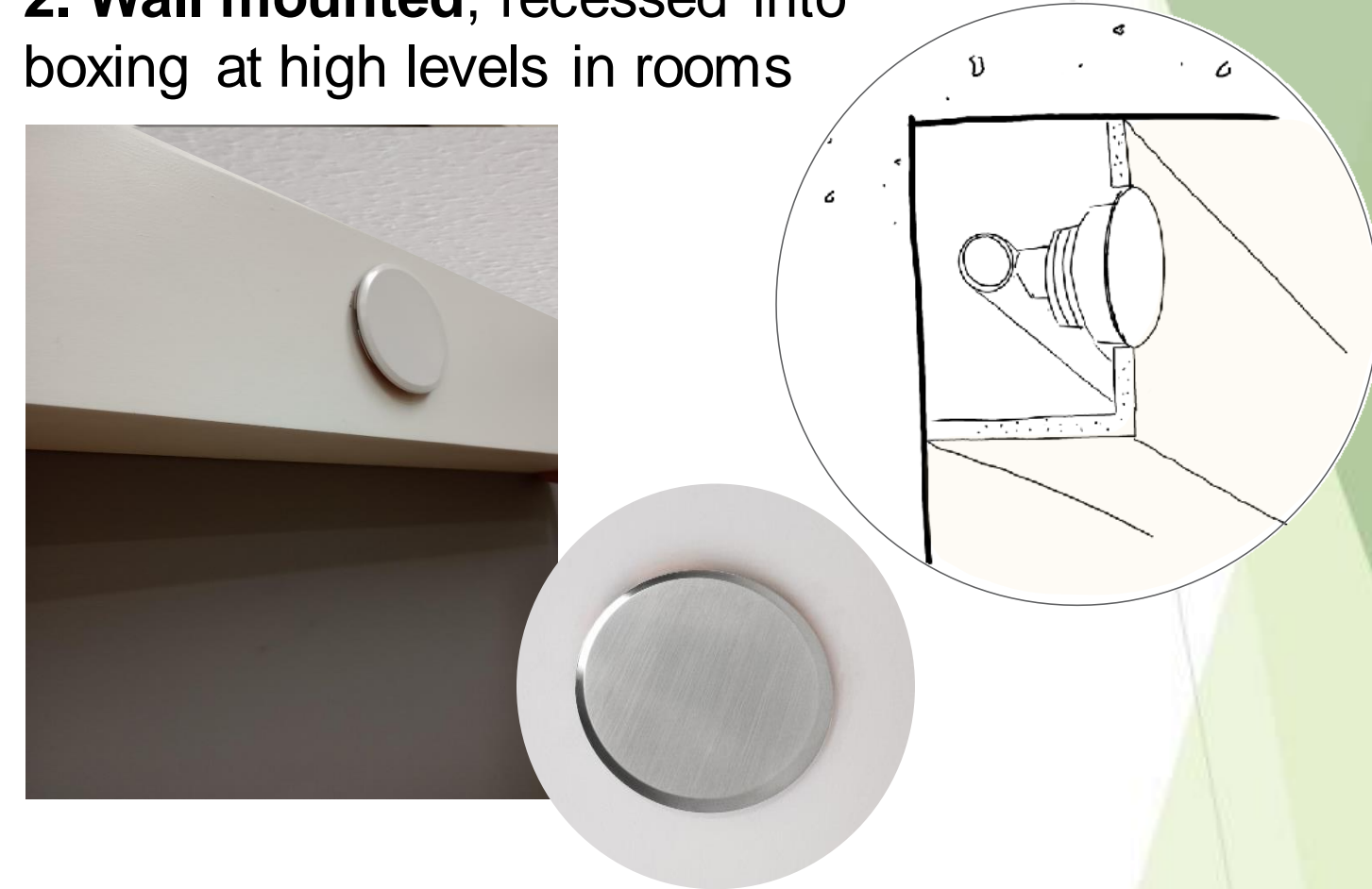
Pros

- Concealed fitting ensures a discreet and tidy finish
- Locating the sprinklers in the centre of the room maximises spread and reduces the number of sprinkler heads required
- Good reach to all parts of the room and less open to obstruction compared with the wall mounted option

Cons

- Requires the installation of a new dropped ceiling which impacts the floor to ceiling height. However, the ceiling will hide other essential items such as ventilation ductwork and can improve acoustics between homes

2. Wall mounted, recessed into boxing at high levels in rooms



Pros

- This option does not require the whole ceiling to be dropped. However, ventilation ductwork and other services will need to be accommodated in similar boxing out in rooms

Cons

- Reach of sprinkler head is more limited than that for a ceiling mounted solution which may require more sprinkler heads
- Tall furniture can obstruct the sprinkler
- Wall mounted boxing can be unsightly

Your homes: New ceiling

As a minimum the dropped ceiling will generally need to be **117.5mm** to accommodate sprinklers and lighting. We are looking to minimise the depth of the dropped ceiling to ensure the ceiling height remains as generous as possible and are trialling options in the pilot.

Additional space will be needed dependent on the chosen ventilation (MVHR) /cooling ductwork.

The following are minimum guides:

- **MVHR plastic ductwork: 137.5mm**
- **MVHR metal ductwork: 137.5mm**
- **MVHR with future proofing for cooling: +147.5mm**

Both plastic and metal ductwork are safe, however metal ductwork has an additional fire safety benefit as it is A1 rated non-combustible material.

LWNT employ specialist independent contractors to carry out asbestos surveys and tests. If the survey recommends the removal of a material that contains asbestos as part of the works, then we will arrange for a separate contractor to safely remove it.

Key benefits as part of new sprinkler works



It may be possible to limit dropped ceilings to part of the room in some cases

Indicative impact on ceiling heights:



Sprinklers only



MVHR metal ductwork



MVHR plastic ductwork

Your homes: Combatting overheating

We know that many of your homes overheat and we are looking at ways to address this issue.

We have monitored a selection of homes throughout the summer. We are also using computer software tools to develop solutions to help keep all of your homes cooler during the warmest months of the year.

There are a number of ways we can reduce overheating:

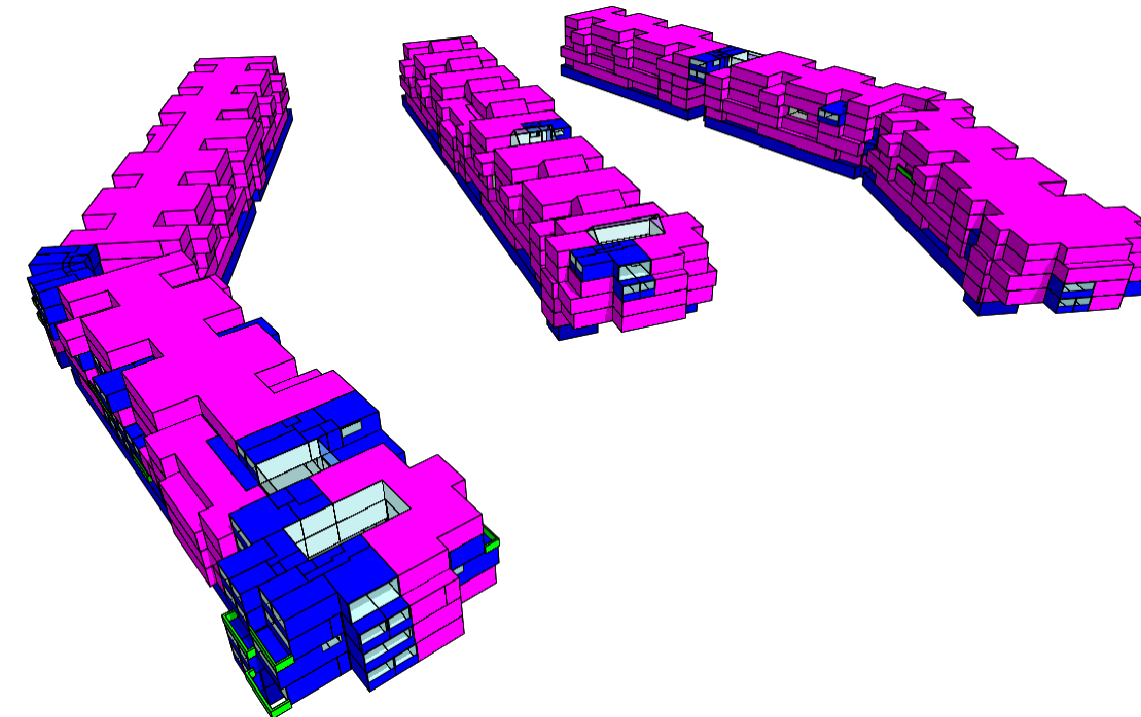
Reducing solar gain: By replacing the windows with a glass which has a high reflectivity (referred to as the glazing's G-value) and/or installing external solar shading devices to help to reduce heat gains from sunlight.

Improving ventilation: The design of the new windows aims to maximise natural ventilation in a safe and secure way. The new mechanical ventilation system will also help by improving the ventilation of homes as well as bringing fresh air inside.

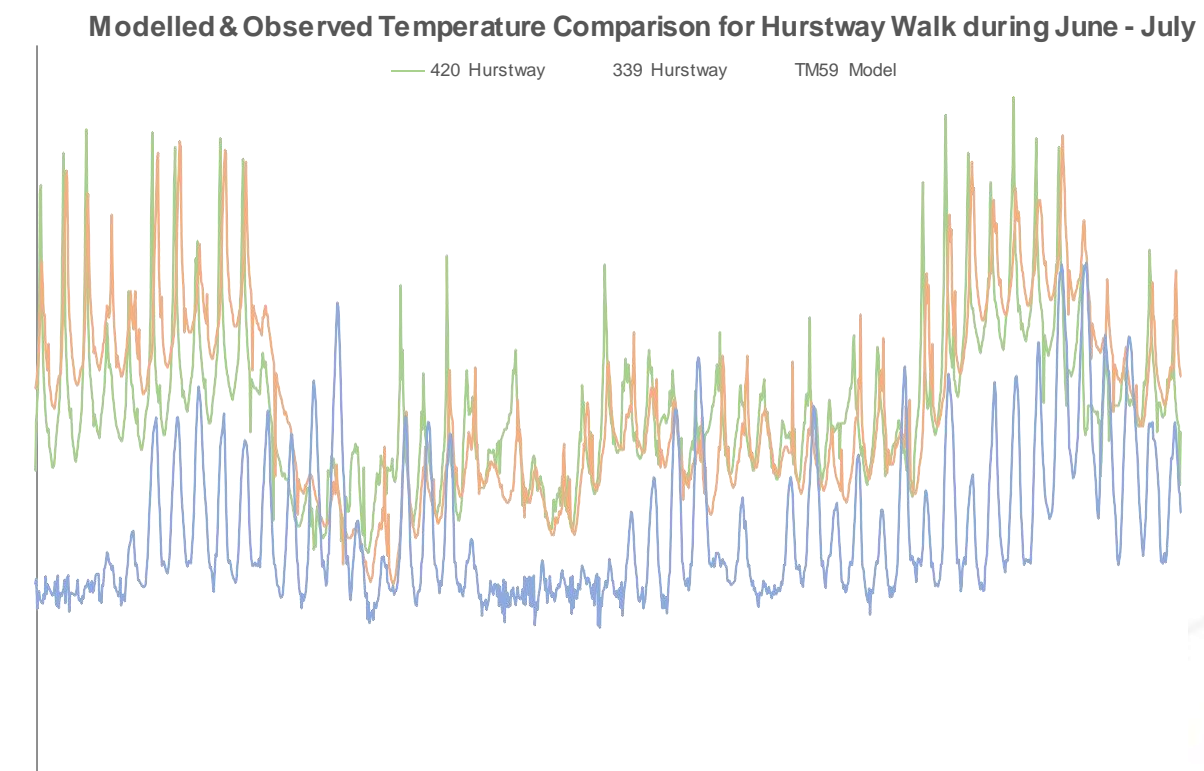
Adding insulation: By insulating the walls and roof, heat gains from outside can be reduced. Replacing the existing heating pipework with new insulated pipes will also help to reduce internal heat gains in warmer weather.

Add cooling: Additional mechanical cooling units can be added to some of the worst affected homes (although they can be expensive for the user to run).

We are looking at using different combinations of the measures above as some homes are affected by overheating more than others due to their orientation and location.



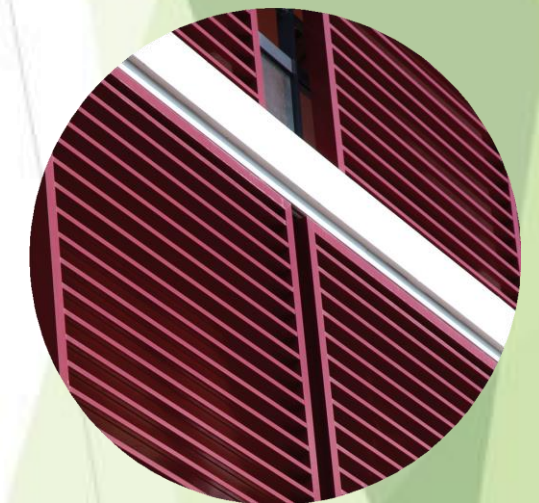
We have already modelled homes (shown in blue) to assess overheating risk.



We have also measured temperature throughout the summer months in some of your homes



Window upgrades



External shading



Internal shading

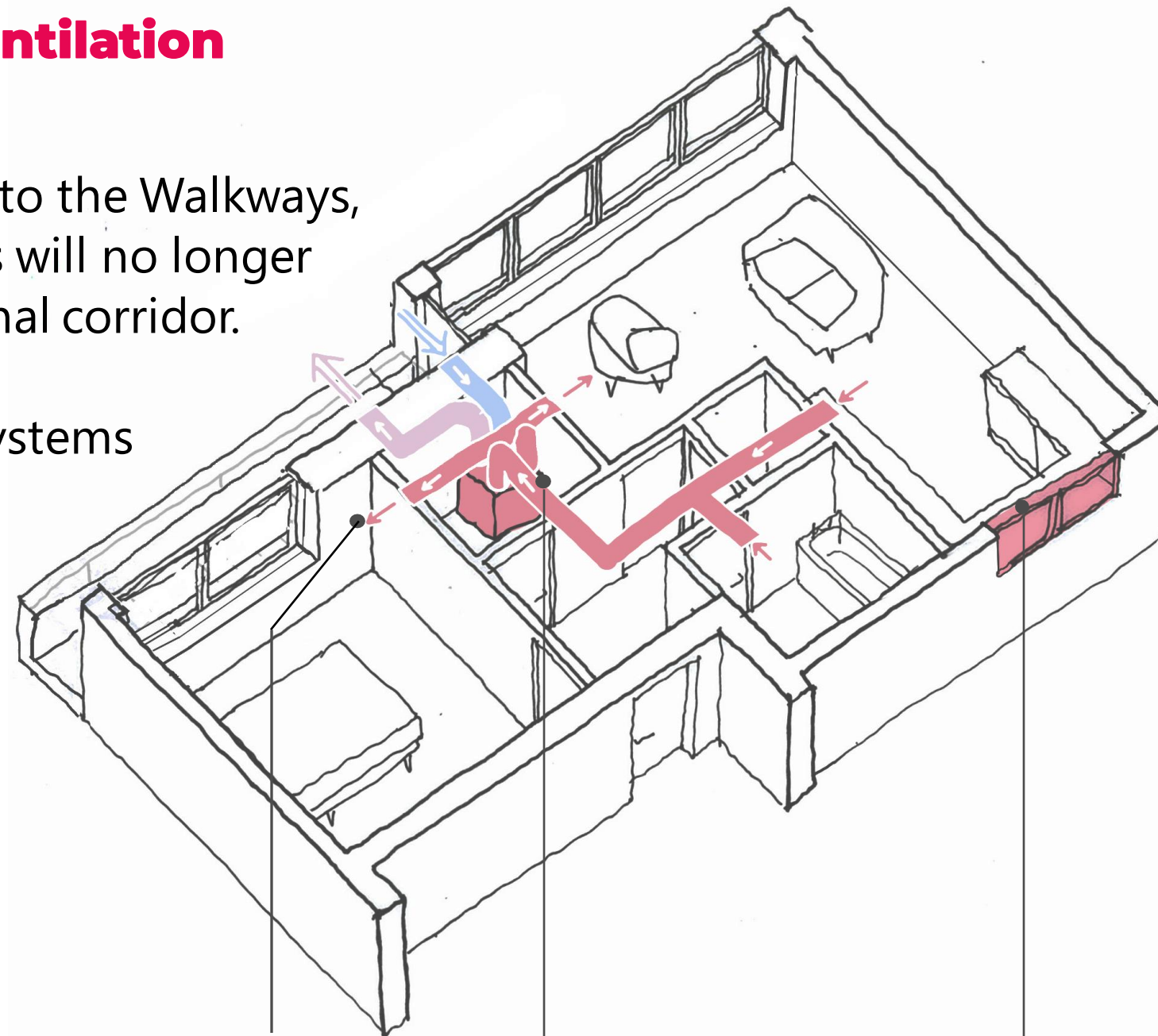
Your homes: Ventilation

MVHR Mechanical Ventilation Heat Recovery System & **MEV** Mechanical Extract Ventilation

As a consequence of the fire safety changes to the Walkways, homes with windows to the communal areas will no longer be able to open to ventilate into the communal corridor.

We are exploring installing new ventilation systems in the ceiling of flats as part of the detailed design phase.

This system will extract stale air and provide fresh air. This is called a MVHR system (Mechanical Ventilation Heat Recovery System) or MEV system (Mechanical Extract Ventilation System).

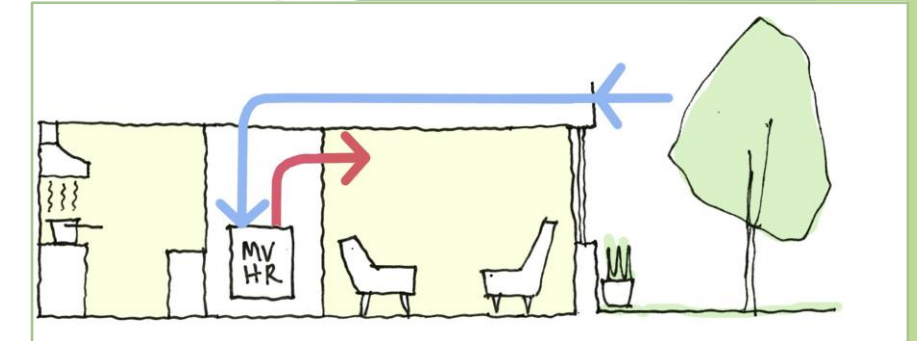


Ventilation ductwork is located in the ceiling

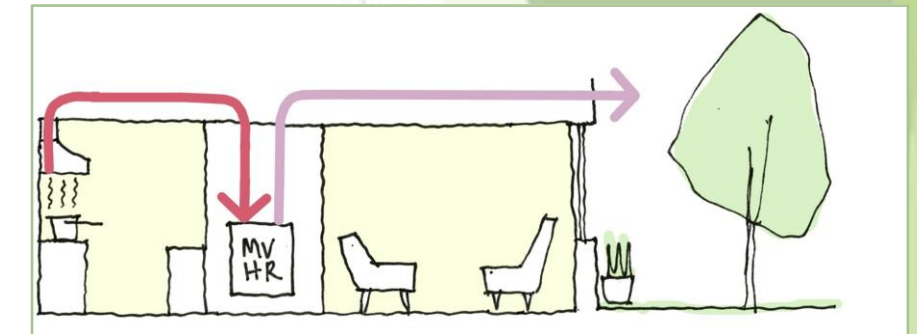
An MVHR/MEV unit will run quietly in the background

Fire rated windows to the communal walkway area

How an MVHR system works

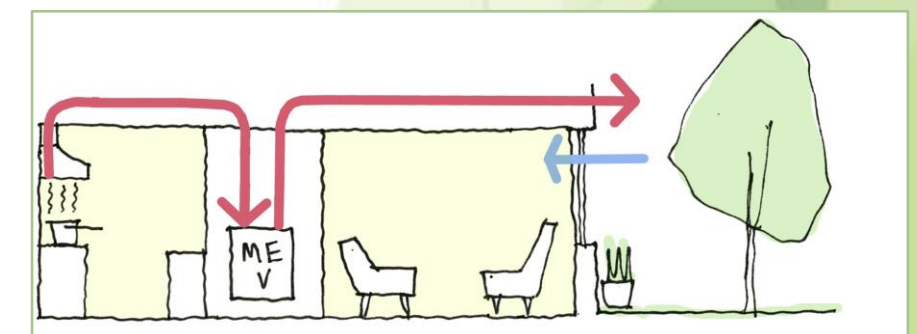


Cold fresh air is taken in from outside and warm air is supplied to rooms.



Stale air is extracted to the outside. The heat from this stale air is used to warm the incoming cold fresh air.

How an MEV system works



Stale air is extracted to the outside. Fresh air is taken in from outside through trickle vents in the windows.

Your homes: Ventilation

Keeping your home well ventilated is important to keep the air in your home fresh and healthy by reducing indoor air pollutants.

The key benefit of an MVHR system is that it recovers heat from stale air before it is extracted. This means MVHR can reduce your fuel bills by up to 30%. However the MVHR kit is larger which will impact your storage space, it also requires ceiling vents in all rooms.

Here are some pros and cons of two mechanical ventilation systems:

MVHR

will use less energy (by up to 30%) than MEV and will meet with the our energy targets

MVHR (Mechanical Ventilation with Heat Recovery)



Pros

- Reduces the cost of heating as the kit recovers heat from extracted stale air
- Improves internal air quality and reduces indoor pollution by filtering incoming air

Cons

- Kit reduces internal storage space
- Requires regular maintenance (changing of filters)

MEV (Mechanical Extract Ventilation)



Pros

- Does not impact on storage space
- Low maintenance (does not require changing filters)
- Simple system to use




Cons

- Does not reduce the cost of heating
- Air quality is not improved as the air is not filtered

Alternative Ventilation options

	MVHR	MEV	Decentralised MVHR	Opening Windows	Smart Bricks	Trickle Vents
Positives	<ul style="list-style-type: none"> Controlled balanced supply and extraction of air Negates the majority of ventilation heat losses All habitable rooms have filtered outside air 	<ul style="list-style-type: none"> The air is extracted from kitchens and bathrooms only. This limits ductwork Operated via humidity sensor, PIR sensor or manual switching Low maintenance as no filters are included 	<ul style="list-style-type: none"> Ceilings may not be compromised in most cases (except internal bathrooms and kitchen) More flexible - pick and choose which rooms from a resident's perspective No cupboard spaces are required Cost effective 	<ul style="list-style-type: none"> Most cost effective system Familiar use 	<ul style="list-style-type: none"> Improves air tightness Can reduce heating bills in winter months 	<ul style="list-style-type: none"> Cost effective Easily controlled
Negatives	<ul style="list-style-type: none"> Higher installation costs Requires space internal cupboards and ceiling space Regular filter maintenance needed Can be difficult for users to understand operation If not used rightly, may require costs to be added to other fabric improvements / equipment to meet required ventilation targets 	<ul style="list-style-type: none"> Trickle vents in habitable rooms are needed Air quality reduced as no filters or Insect guard of supply air 	<ul style="list-style-type: none"> You need an outside wall for each supply and extract. Where we have Internal bathrooms and kitchens this could be a technical issue as the fan may not overcome the resistance associated with the length. Volumes are low, and appear not to meet the min kitchen ventilation volumes for the Part F due to distance to external wall. There is no boost facility increase air flow volumes for cooking and overheating assistance. Will not meet EnerPHit standards 	<ul style="list-style-type: none"> Uncontrolled heat loss Cold drafts Poor Indoor air quality 	<ul style="list-style-type: none"> Would not meet Building Control Part F alone Will require windows or fans for kitchens and bathrooms Reliant on natural pressure differentials across a building or wind velocity Require a smart device 	<ul style="list-style-type: none"> Does not meet building control standards without openable windows Cannot ventilate an Internal space such as a kitchen or bathroom
Ventilation Rates- Statutory for Intermittent Extract	<ul style="list-style-type: none"> Kitchen -30 l/s Elsewhere In kitchen -60 l/s Bathroom-IS l/s WC-6l/ 	<ul style="list-style-type: none"> Kitchen -30 l/s Elsewhere In kitchen -60 l/s Bathroom-IS l/s WC-6l/ 	<ul style="list-style-type: none"> Kitchen -30 l/s Elsewhere In kitchen -60 l/s Bathroom-IS l/s WC-6l/ 	<ul style="list-style-type: none"> Kitchen -30 l/s Elsewhere In kitchen -60 l/s Bathroom-IS l/s WC-6l/ 	<ul style="list-style-type: none"> Kitchen -30 l/s Elsewhere In kitchen -60 l/s Bathroom-IS l/s WC-6l/ 	<ul style="list-style-type: none"> Kitchen -30 l/s Elsewhere In kitchen -60 l/s Bathroom-IS l/s WC-6l/
Whole Dwelling Supply	<ul style="list-style-type: none"> 13 l/s _ 29 l/s 	<ul style="list-style-type: none"> Trickle Vents Required 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Trickle Vents 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Windows
Ranking						
Reason	This meets all ventilation requirements and energy improvements.	This meets all ventilation requirements but increases energy	This meets ventilation requirements but cannot ventilate internal spaces such as bathrooms In most buildings. Will require extract fans to comply with building control.	This is uncontrolled ventilation hence cannot guarantee ventilation rates. Internal bathrooms/ Kitchen will require extract fans to comply with building control.	This is uncontrolled in terms of meeting required ventilation rates. Bathroom and Kitchens will require extract fans to comply with building control.	This will not meet any of the required ventilation criteria.

Your homes: Ventilation

Ventilation	Flow rates	W/l/s	Energy Consumption (kW/h/yr)	Electrical Costs @34p/kWh	Efficiency	Heat Recovered/ Loss (kW/h/yr)	Heat Recovered/ Loss (kW/h/yr)	Annual Energy profile
MVHR 	21 l/s	0.53	97.49	£33.14	95%	1977 recovered	+ £207.58	+207.58 - £33.14 = £240.72 saving
MEV 	21 l/s	0.32	58.86	£20.01		2047 loss	- £214.93	-£214.93 +£20.01 = £234.94 cost
Intermittent extract fans 	51 l/s	0.6	22.33	£7.59		414 loss	- £43.47	-£43.47 - £7.59 = £51.06 cost

Your homes: Ventilation

MVHR Mechanical Ventilation Heat Recovery System

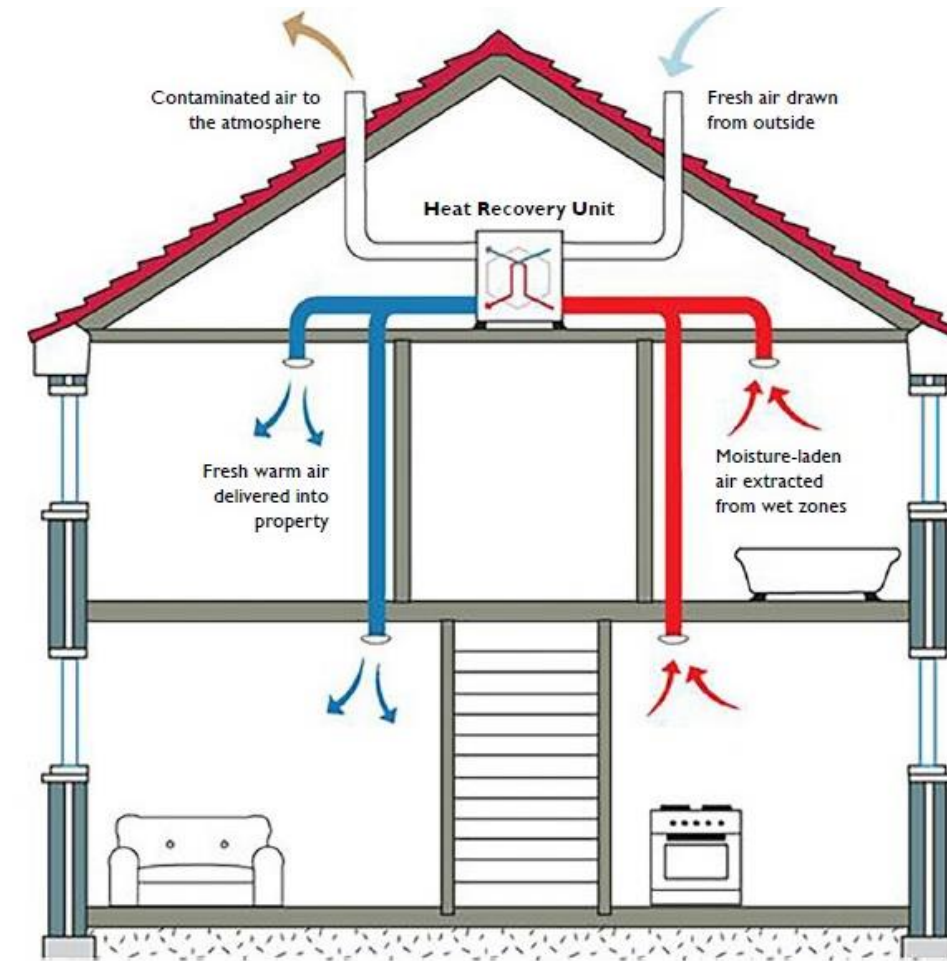
Product: Brink Flair 325



Product: Zehnder Comfoair Q350



How it works?



1. Supply of fresh air:

Fresh air is fed into the system via an external wall vent. The fresh outside air can optionally flow through sub-soil heat exchanger beforehand which uses geothermal energy to pre-temper the outside air

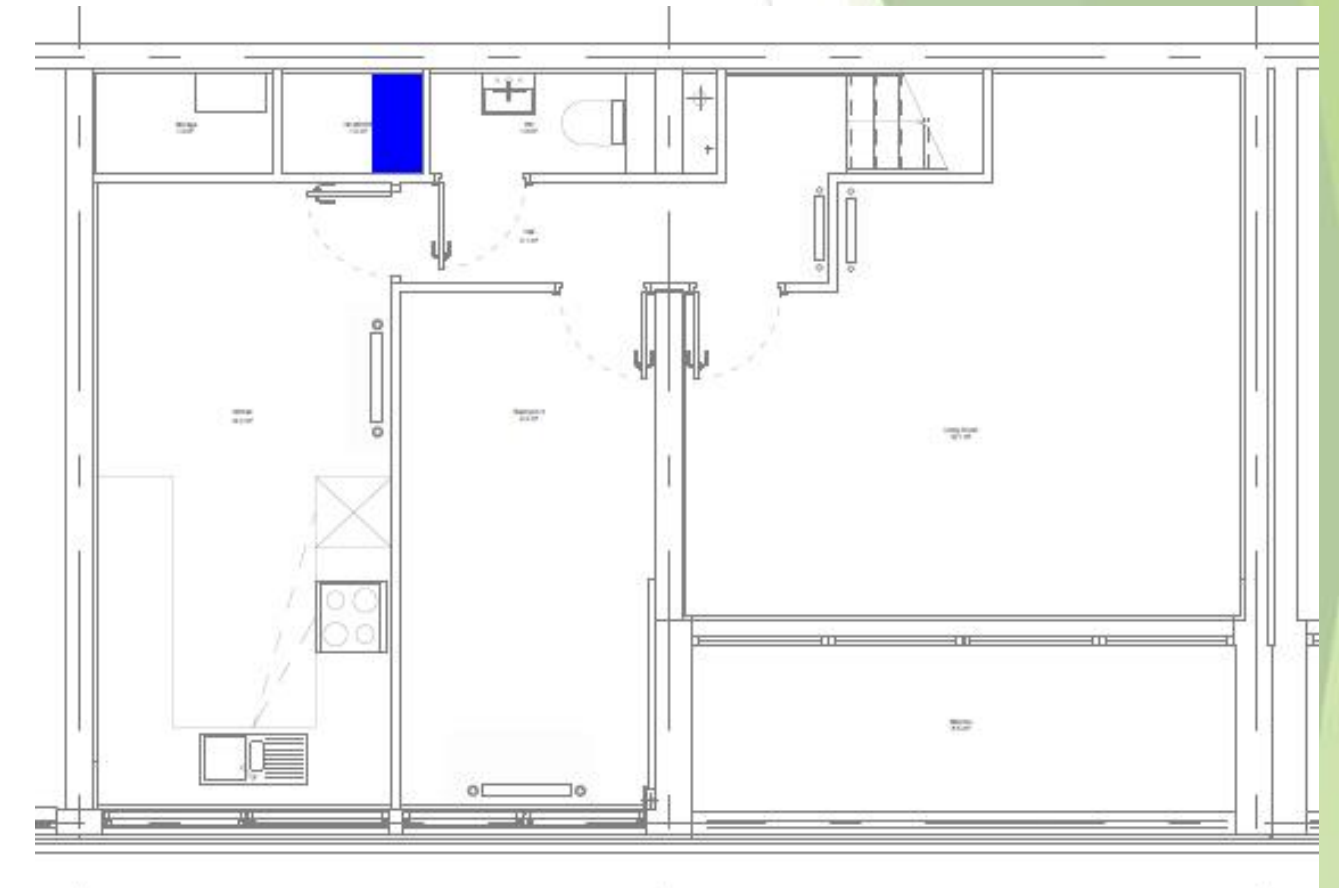
2. Ventilation unit:

Up to 96% of the heat is recovered from the extract air and transferred to the fresh air. This can be humidified, dehumidified, heated and cooled using optional components

3. Air distribution:

The air distribution system channels fresh air at the right temperature to individual rooms as needed and vents the extract air to the outside. The air volume can be individually adjusted for each room

Impact on storage



The MVHR ventilation machine will need to be located in an existing storage cupboard which means it will reduce your overall storage space within your home, dependent on the size of the main unit.

Above is an example of the MVHR in the Testerton pilot marked in blue.

Your homes: Window evaluation

TOP HUNG OUTWARD OPENING (composite)

INWARD OPENING TILT & TURN (aluminium)

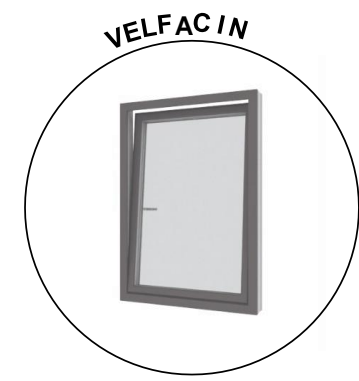
SLIDING WINDOWS



Pilot



Pilot



- U-value** U-Value Measuring thermal performance
- Secure design** Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives
- Opening function** Frame opening direction and impact on furniture etc.
- Internal finish** Internal frame finish
- External finish** External frame finish
- Frame thickness** Frame thickness (thicker frame = less glazing)
- Cleaning of outer pane** Can the windows be cleaned and maintained from inside

0.87

SBD Certified

Outward

Timber

Aluminium

53mm

From inside

0.83

Not SBD certified

Outward

Timber

Aluminium

53mm

From inside

0.87

SBD Certified

Outward

Timber

Aluminium

53mm

Outside only

0.82

SBD Certified

Inward

Aluminium

Aluminium

54mm

From inside

0.94

Not SBD certified

Inward

Timber

Aluminium

93mm

From inside

1.2

SBD Certified

Sliding

Aluminium

Aluminium

80mm

Outside only

Residents' choice

Residents' choice

All windows can have a variety of finishes including natural aluminium to match your existing frames

We will be asking walkways residents to vote on their preferred windows

Your homes: Window evaluation

TOP HUNG OUTWARD OPENING (composite)

INWARD OPENING TILT & TURN (aluminium)



- U-value** U-Value Measuring thermal performance
- Secure design** Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives
- Opening function** Frame opening direction and impact on furniture etc.
- Internal finish** Internal frame finish
- External finish** External frame finish
- Frame thickness** Frame thickness (thicker frame = less glazing)
- Cleaning of outer pane** Can the windows be cleaned and maintained from inside



0.87

0.82

SBD Certified

SBD Certified

Outward

Inward

Timber

Aluminium

Aluminium

Aluminium

53mm

54mm

From inside

From inside

Residents' choice

Residents' choice

Upgrading your communal area Windows to kitchens and bathrooms



The kitchen windows currently have fire curtains above them to protect the communal area highlighted here in the red boxes.

The fire curtains were a temporary measure to protect the communal area in the event of a fire. A permanent solution is required to replace these as the fire curtains rely on detection, ongoing maintenance and testing to ensure they continue to function as intended which is costly and can be disruptive to residents.



This is a computer generated view of the new fire rated windows which would be fixed closed / unopenable. This means kitchens and bathrooms need a new ventilation system.

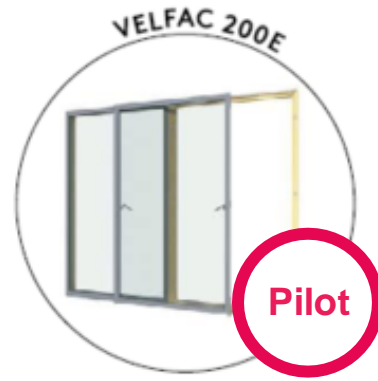
Apart from enhancing fire safety there are other benefits to installing the new windows including improving acoustics, protecting your homes from the noise from the communal spaces and an improved aesthetic to the communal areas and your homes.

Your homes: Sliding balcony doors

Good Average Poor



Pilot



Pilot



U-value

U-Value Measuring thermal performance

0.86

0.92

1.3

0.98

Secure design

Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives

SBD Certified

SBD Certified

SBD Certified

Not SBD Certified

Opening function

Type of balcony door opening

Sliding

Sliding

Sliding

Sliding

Internal finish

Internal frame finish

Timber

Timber

Aluminium

Timber

External finish

External frame finish

Aluminium

Aluminium

Aluminium

Aluminium

Frame thickness

Frame thickness (thicker frame = less glazing)

78mm

53mm

80mm

88mm

Vertical frame

In the central door frame fixed or 'floating' to move with the door

fixed

floating

fixed

fixed

Residents' choice

Residents' choice

Velfac 200E and Ideal Combi Frame IC recommended options



Although sliding windows were discounted we are able to keep sliding doors

All triple glazing options

All windows can have a variety of finishes to match existing frames

Walkways residents can vote on their preferred balcony doors in the coming months

Your homes: Hinged balcony doors



U-value	U-Value Measuring thermal performance
Secure design	Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives
Opening function	Type of terrace door opening
Internal finish	Internal frame finish
External finish	External frame finish
Frame thickness	Frame thickness (thicker frame = less glazing)
Tilt & Turn	Alternative opening function

0.86

SBD Certified

Outward

Timber

Aluminium

78mm

No

Residents' choice

0.80

SBD Certified

Inward

Aluminium

Aluminium

53mm

Tilt Inward

Residents' choice

0.87

SBD Certified

Outward

Timber

Aluminium

53mm

No

Residents' choice

Outward opening



Velfac 200E and Idealcombi Futura+ recommended options

All triple glazing options

All windows can have a variety of finishes including natural aluminium to match your existing frames

Walkways residents can vote on their preferred balcony doors in the coming months

Pilot: Windows & balcony doors frame finish testing

In the pilot, we have installed a variety of glazing types to help residents to review operating mechanisms, durability, look, colour and finish for you to come and test. You will also see the window colours we have used as you will be asked to choose the block window colour

We will be asking walkways residents to vote on their preferred windows including frame finishes

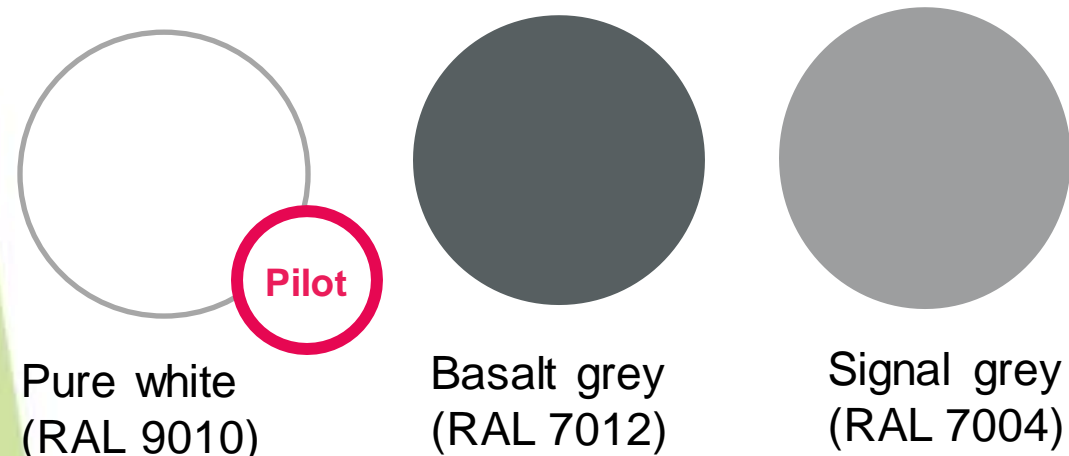
External paint finishes



Tilt / Turn (aluminium) - Internal finishes



Outward Opening (composite) - Internal finishes



Pilot windows

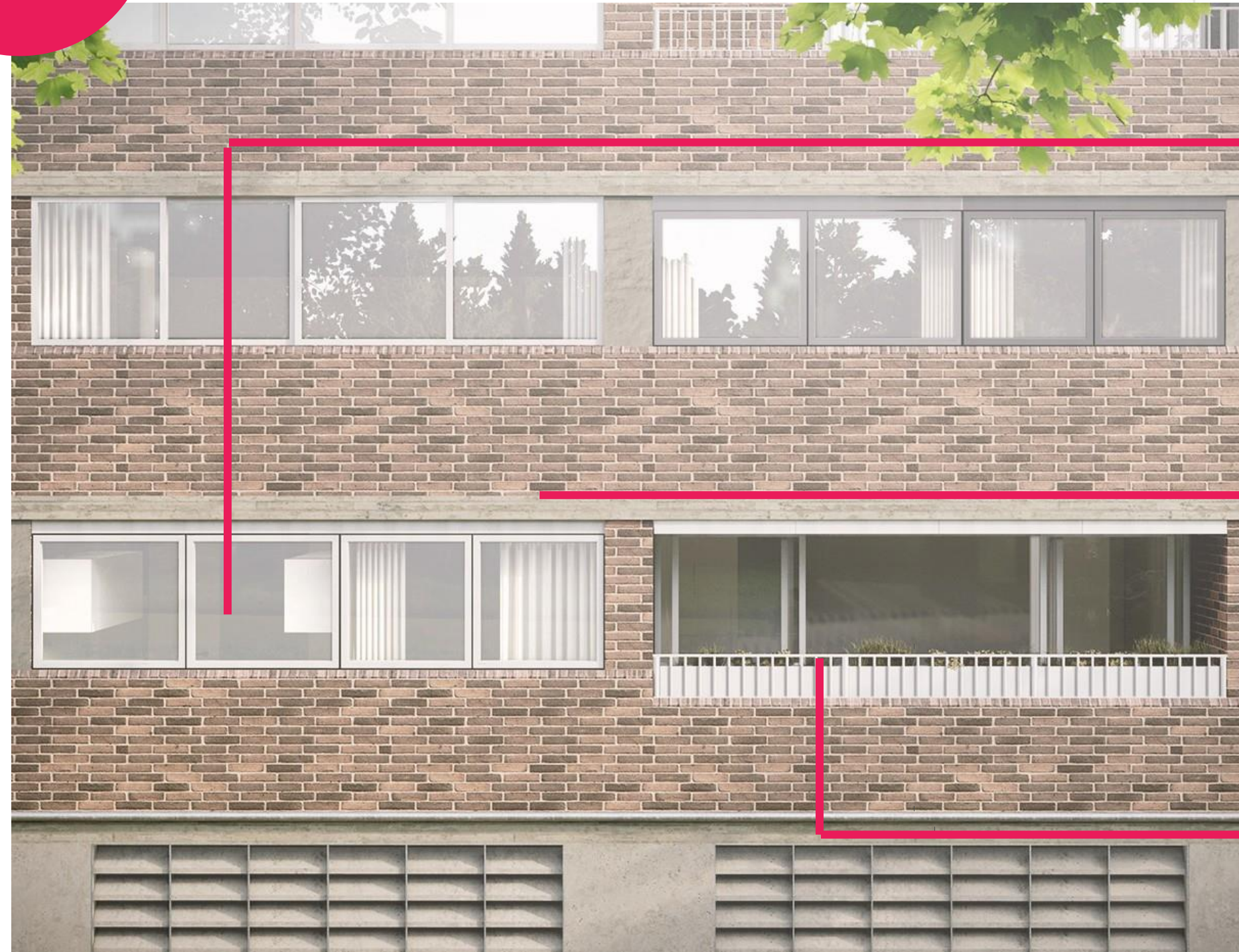
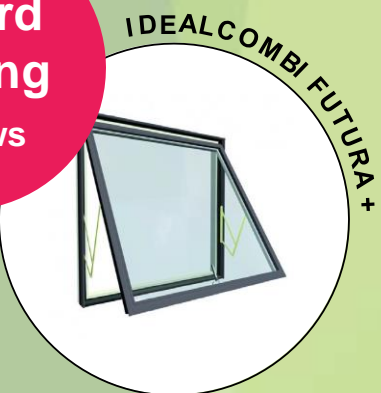


Image of exterior of external refurb pilot flat

Outward Opening Windows



Inward Opening Windows



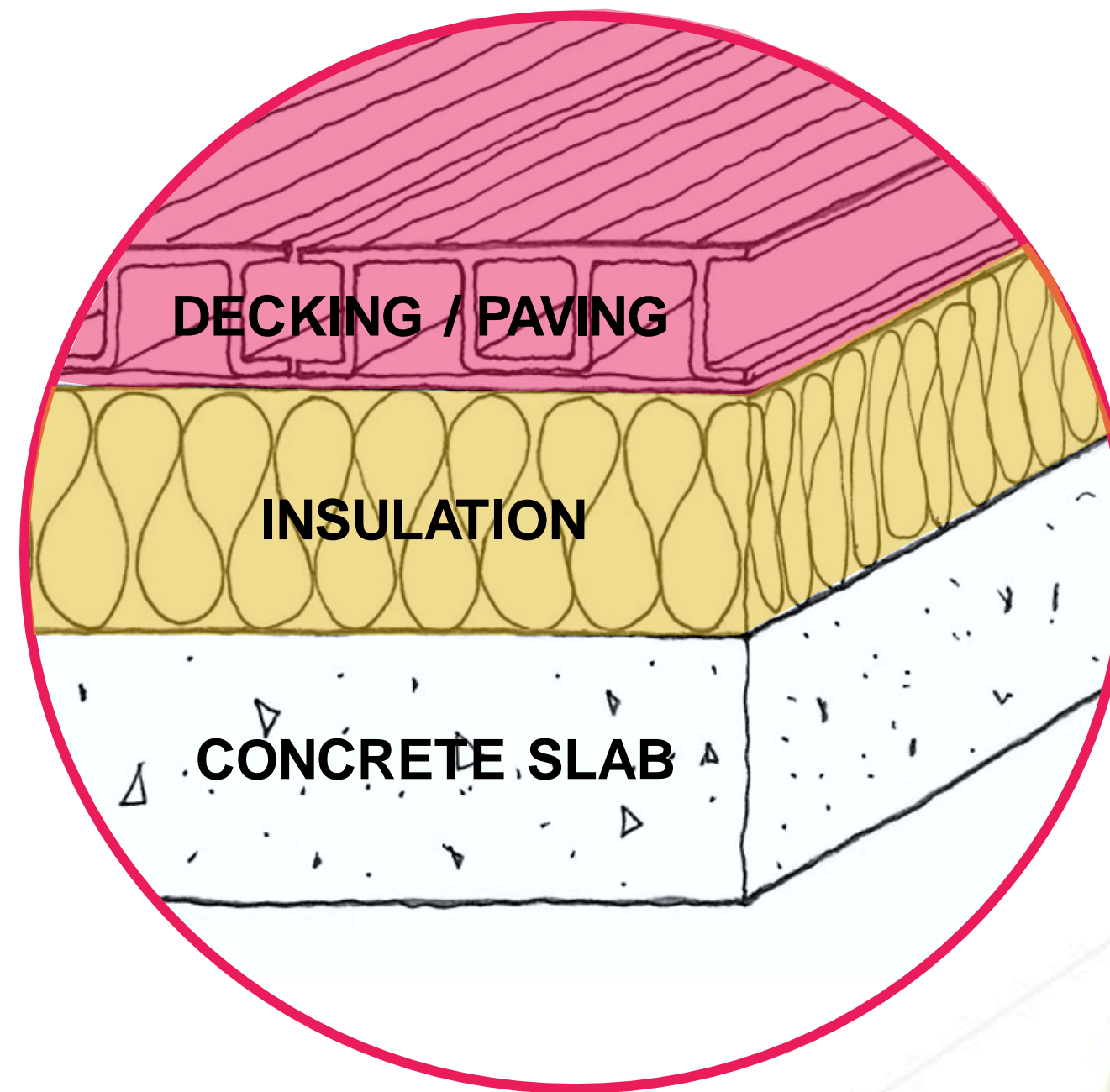
Sliding balcony doors



Your homes: Balcony decking



3D section through your new balcony




Your homes: Balcony insulation





- U-value** U-Value Measuring thermal performance, (assumed 225mm of space)
- Fire rating** Fire rating, excluding membranes. BROOF (T4) test is a requirement.
- Required fall** Some systems need to be sloped to allow water run off. This reduces the amount of space to put insulation in.
- Cost** Pricing of items
- Structural capacity** How strong the material is

Glass foam

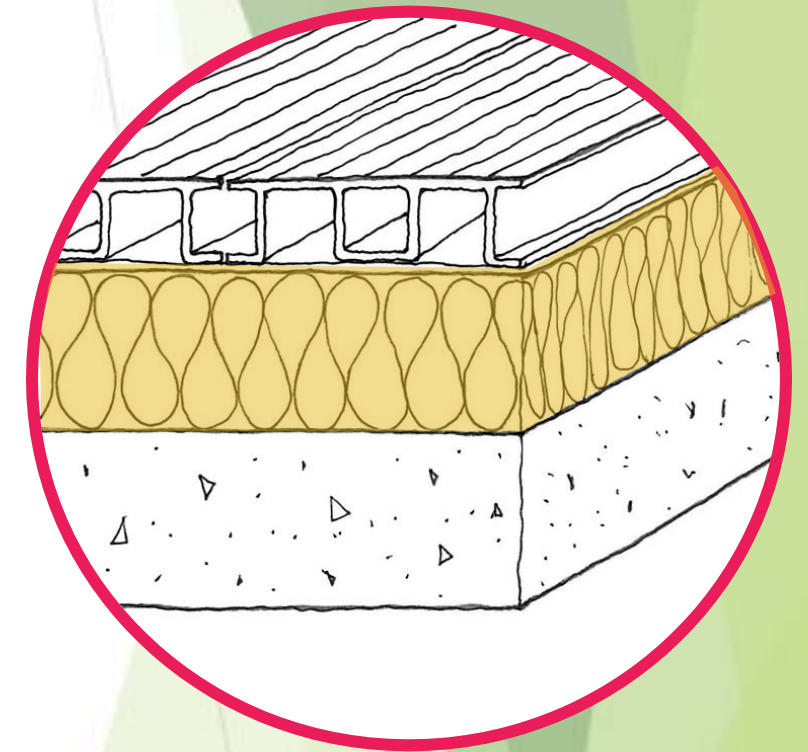
	RADMAT	BAUDER
		
	Pilot	
U-value	0.18	0.18
Fire rating	A1	A1 (E rated facing)
Required fall	Zero	1:80
Cost	Med	Med
Structural capacity	Good	Good

Rigid A1 rated non-combustible insulation made with recycled glass and silica.

Mineral wool

	BAUDER	LANGLEY
		
U-value	0.18	0.18
Fire rating	A1 (E rated facing)	A2 (E rated facing)
Required fall	1:80	1:80
Cost	Good	Good
Structural capacity	AVG	AVG

Flexible and soft insulation made with spun rock fibre, faced with paper which is not A1 rated.



Your homes: Balcony decking finishes

Good Average Poor

Aluminium decking



Pilot

PEDESTAL AND PAVER



Concrete Pavers



ALUMINIUM DECKING FINISHES



Grey Brown (RAL 8019)



Anthracite/Dark Grey (RAL 7016)

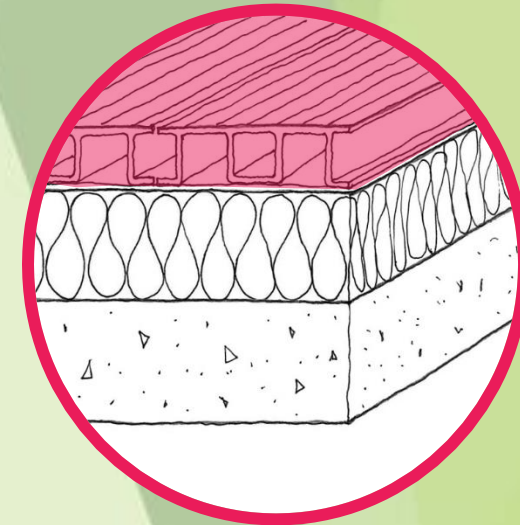


Window/Light Grey (RAL 7040)

Metal decking is the recommended option



As installed in pilot



Durability	How well the product will wear over time	Good	Good	Average
Fire Safety	Fire performance	A2	A1	A1
Min Thickness	Build up of the finished material	51mm	75mm	53mm
Available finish	The number of available colours and textures	limited	Large	limited
Open or closed system	An open system will have gaps in the finish.	Open 2-5mm	Open 2-5mm	Closed
Slip Resistance	Shown as level of risk	Low	Low	Low

CONCRETE PAVERS



Silver Grey Conservation X Skimmed



Silver Grey Conservation X Smooth



Cream Conservation X Skimmed



Dark Grey Langley Tiles



Light Grey Langley Tiles

Your homes: Balcony ceiling

To reduce heat loss from the buildings the existing balcony ceilings need to be insulated with A1/A2 rated non-combustible insulation. We have developed two options for the facing material which protects the insulation:

Option 1: Glass Reinforced Concrete / GRC (Euroclass A2 non-combustible material)



Glass Reinforced Concrete
(GRC) texture
*(samples are in Baseline for
you to come and see!)*

Pros

- Robust and hard-wearing finish
- Similar material appearance to the existing concrete of the buildings
- Easy to clean

Cons

- Larger heat loss than render (less insulation can fit behind it)

Option 2: Mineral Render (Euroclass A2 non-combustible material)



Render texture
*(samples are in Baseline for
you to come and see!)*

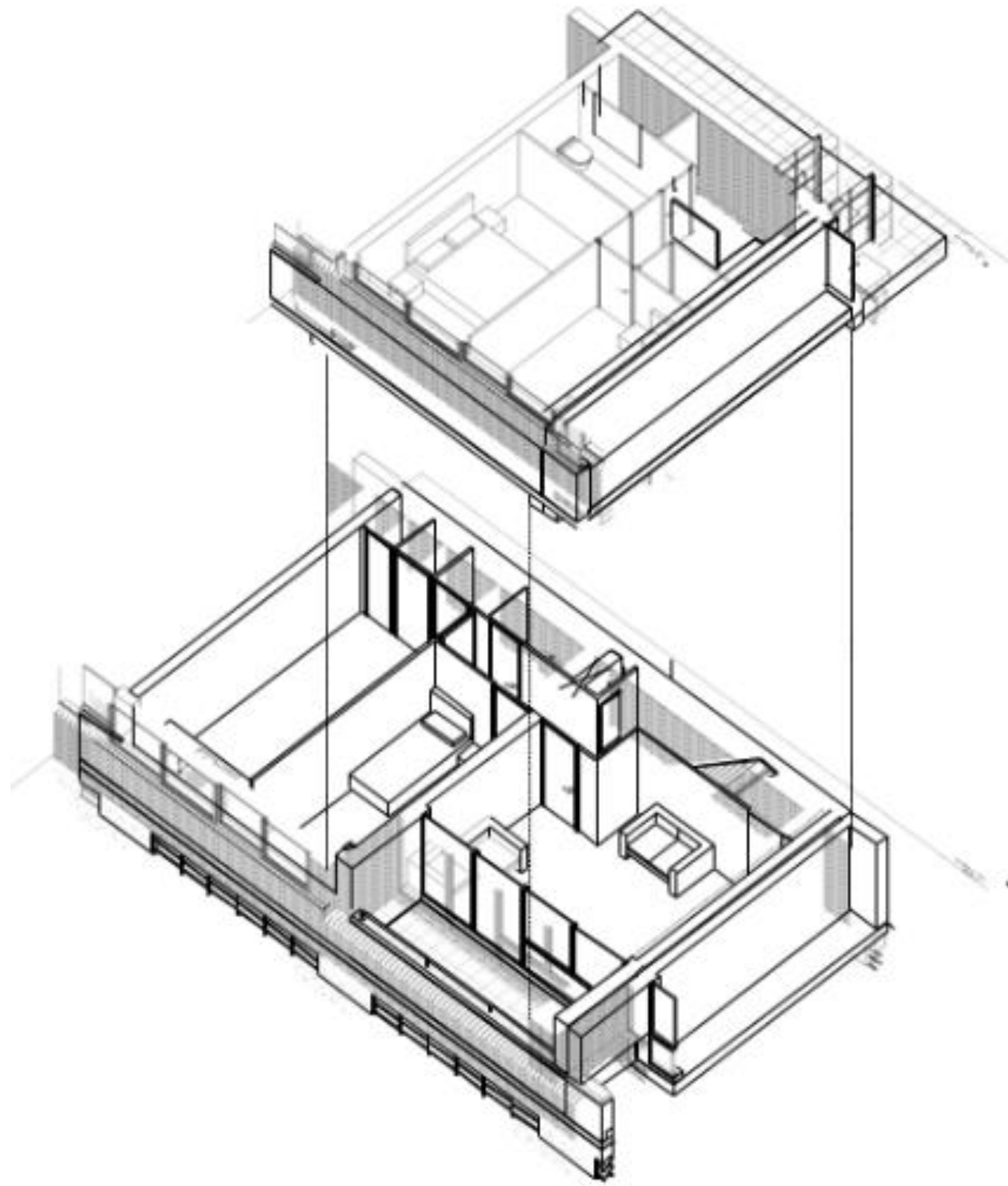
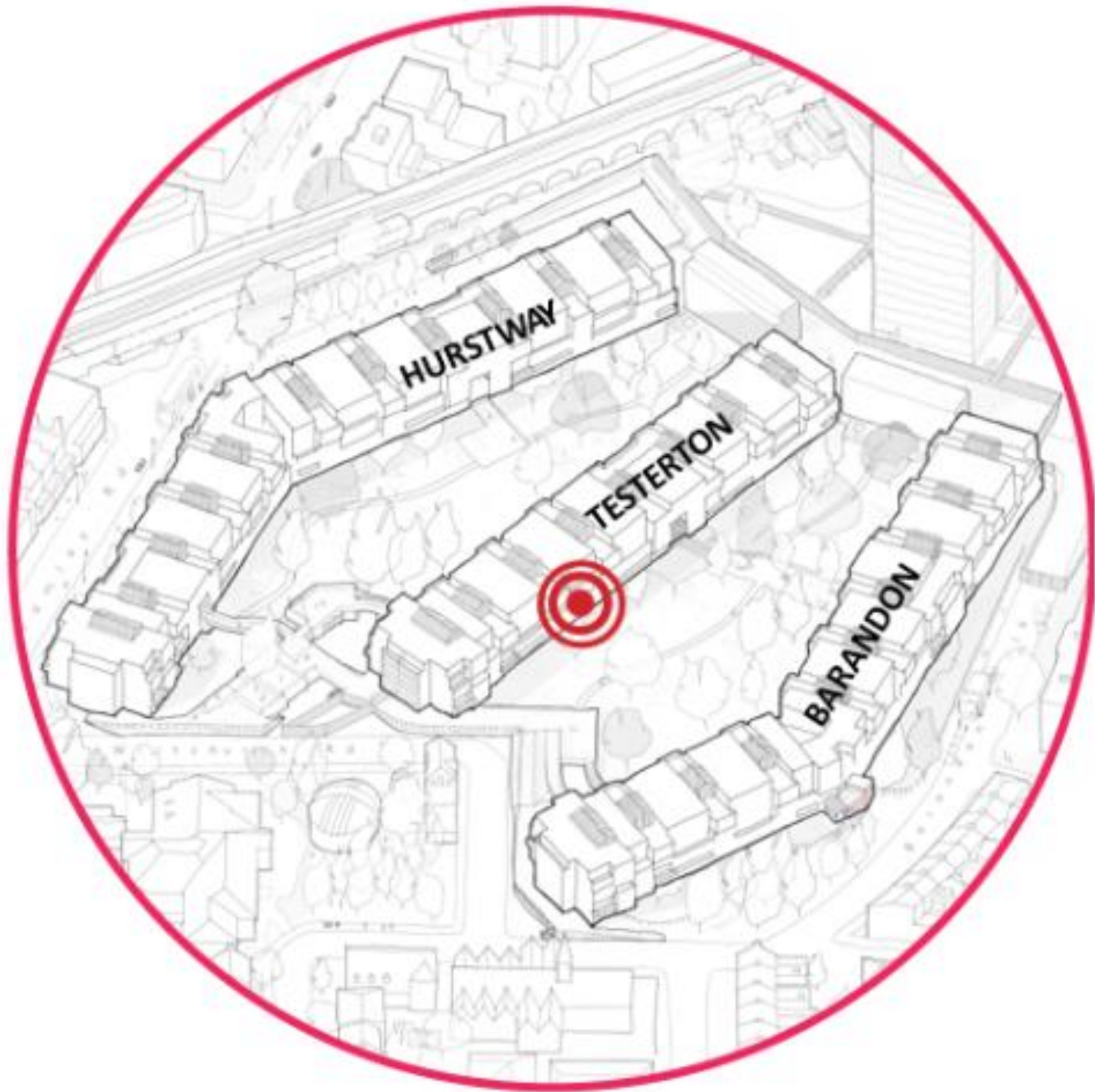
Pros

- Reduces heat loss better (more insulation can fit behind it)

Cons

- Stains easily and less robust than GRC
- Similar finish to the existing balcony ceilings

Your homes: Pilot flat – Testerton Walk



3D view of Flat 411 Testerton Walk illustrating the spaces

Your homes: Testerton pilot flat

We are currently working on a pilot project which tests out the proposed improvements to your homes. Works to the Testerton Walk began in September and once complete, there will be an opportunity for residents to visit the flat and give us thoughts and feedback.

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- New Windows
- New Balcony Doors
- MVHR Ventilation systems
- Balcony Improvements
- Sprinklers Fire Safety
- Acoustic improvements
- Internal wall insulation
- Brickwork and concrete cleaning



Rendered view of completed works at 411 Testerton

In the pilot we have installed the full range of refurbishment works, thermal improvements and fire safety works that we are proposing for your homes

- Cleaned Brickwork
- New Idealcombi Windows With RAL Colour Finish
- New Idealcombi Windows With Anodised Finish
- New Velfac Balcony Doors
- Balcony improvements include new railings & planters

Your homes: Testerton pilot flat

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- New windows
- MVHR Ventilation systems
- Sprinklers Fire safety
- Internal wall insulation
- New Balcony doors
- Balcony improvements
- Acoustic improvements
- Brickwork and concrete cleaning



- Sprinklers
- Balcony improvements
new balustrade planters
- New ceilings
- Cleaned brickwork
- New 'Ideal Combi'
balcony doors

Rendered view of completed works at 411 Testerton

Examples of refurbished flats on the estate



Testerton Walk - Pilot home

Pilot flat (411 Testerton) provides a 'real life' example of the proposed improvement measures to your homes and will enable residents to visit (anticipated completion of pilot flat in mid-November). During the building works of the pilot home, time-lapse videos are also currently in progress and will provide a way to communicate the level of works that will be required to undertake different building elements.



CO-DESIGN PHASE 02: EMERGING PREFERENCES & CHOICES

2. THE OUTSIDE OF YOUR BLOCKS

Emerging preferences and choices – Barandon Walk, Hurstway Walk and Testerton Walk

Your buildings: Wall insulation

Initial design ideas: New proposals

Although we initially proposed the idea of installing External Wall Insulation (EWI) across the Walkways, further analysis of the buildings has determined that we may require less **wall insulation** than initially thought. We currently believe that many homes may not need any insulation to maintain a comfortable temperature. But this will require further study and analysis before a final decision is made.

Creating a warm atrium and fitting new triple glazed windows will deliver most of our targeted thermal improvements (less than 50kwh/m² for heating). Wall insulation may be needed in parts of the building, based on three basic approaches, which can be combined:

We are also looking at the flat façades of the Walkways, where we believe EWI will be most efficient, such as **gables (southern and northern ends of the buildings), entrances, balcony ceilings and basements**, which we believe have the right geometry and similar type of heat losses where EWI could be used effectively and could improve the look of the buildings.



Your buildings: External wall insulation

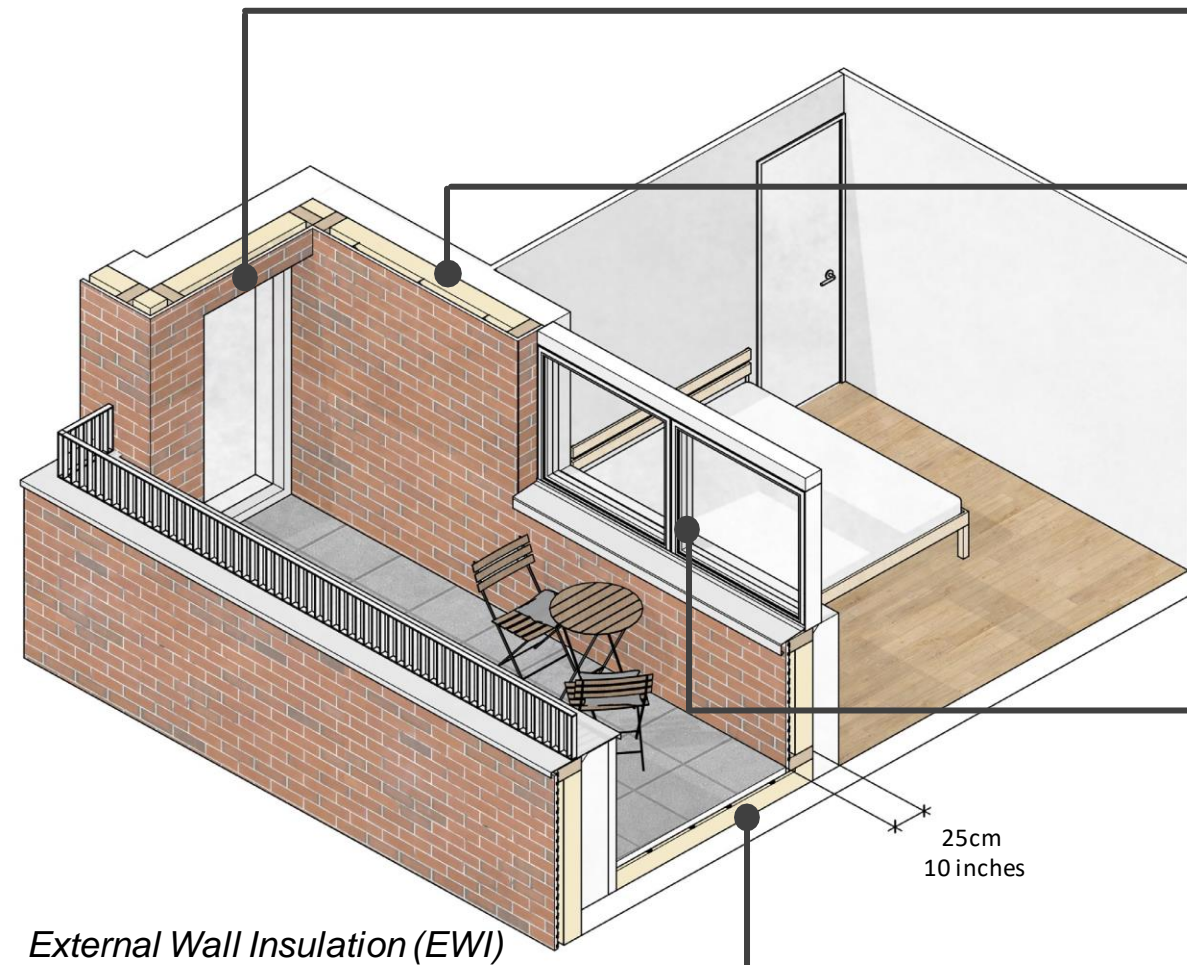
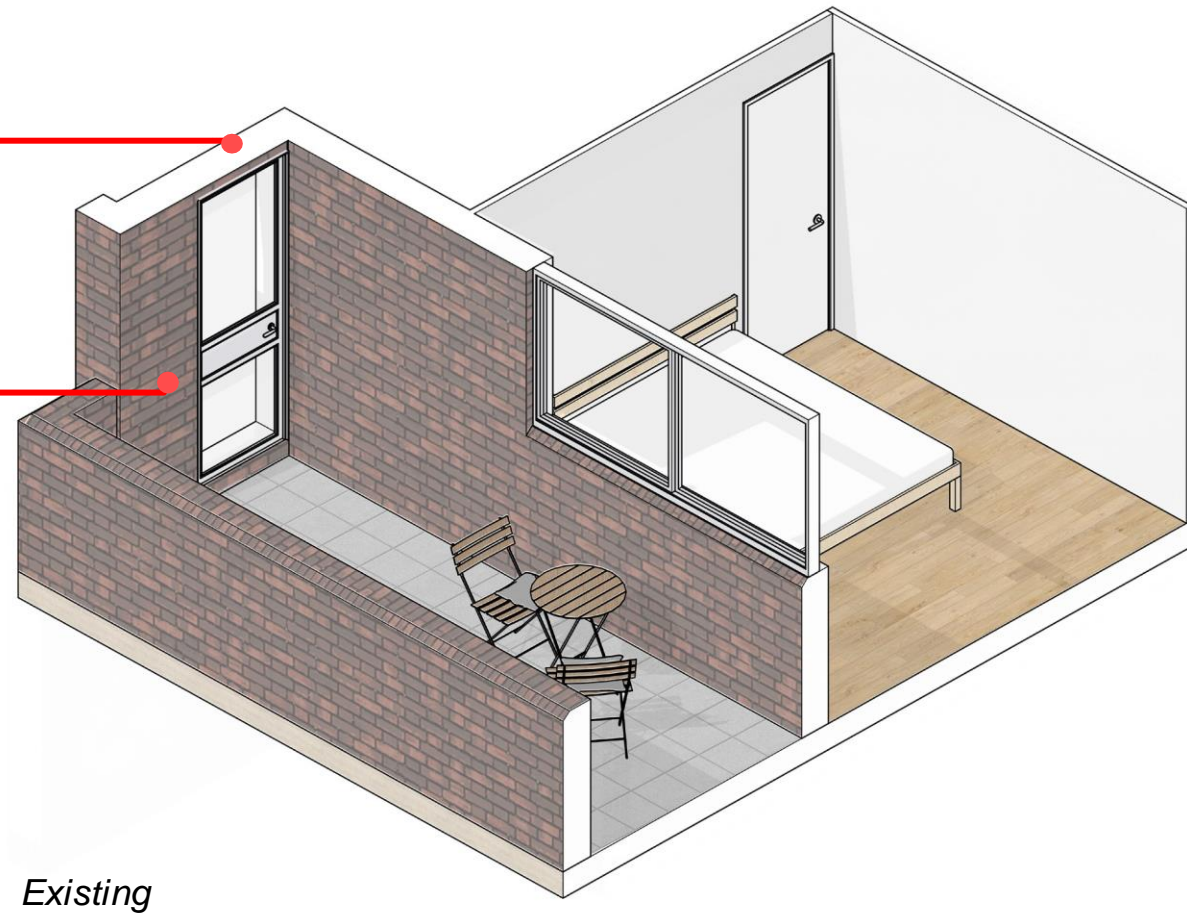
Initial design ideas: Design team feedback

Door needs to be moved and replaced

Internal linings will be removed around windows and doors

External and internal work required

25cm (10 inches) reduction in balcony area to accommodate new external wall



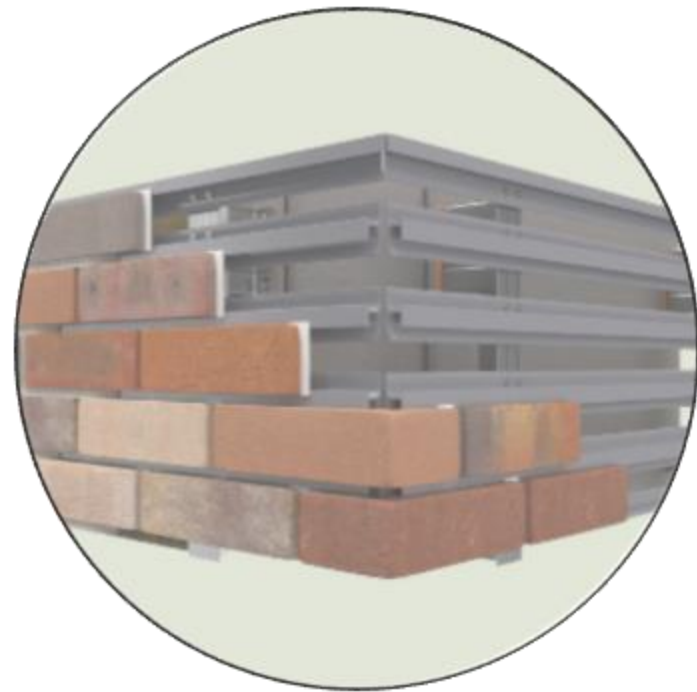
Structural work required to relocate door to maintain access onto balcony

External wall insulation
New brick - new look

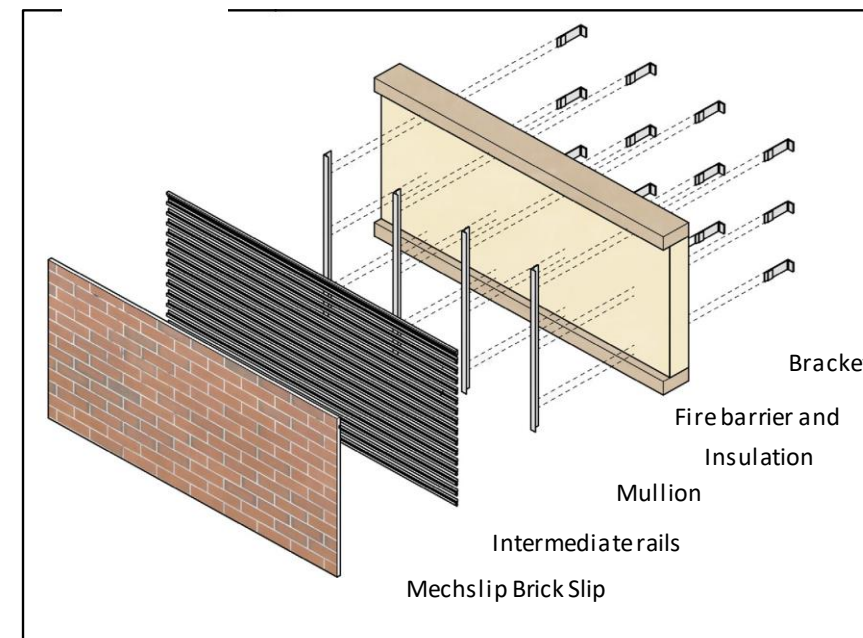
New triple glazed windows

Additional balcony insulation

25cm
10 inches

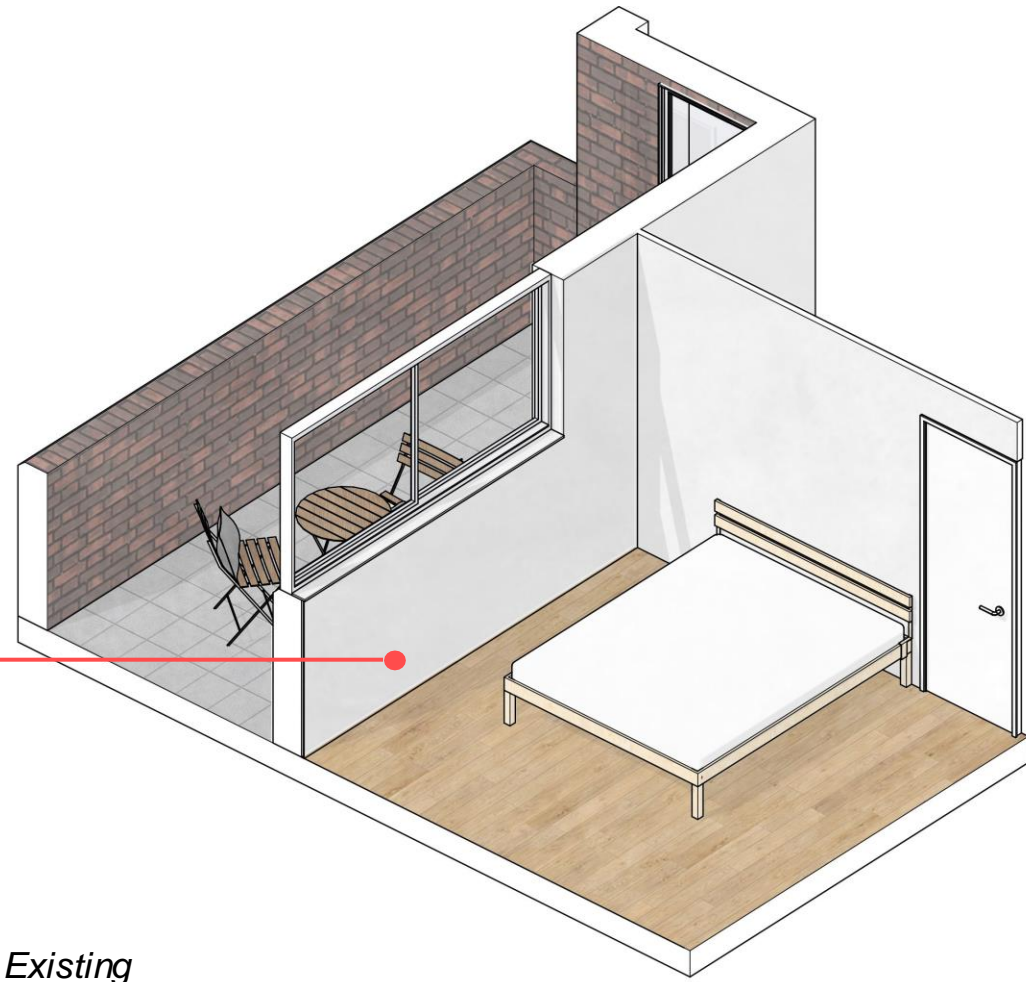


Brick slips are held in place by metal rails



Your buildings: Internal wall insulation

Initial design ideas: Design team feedback



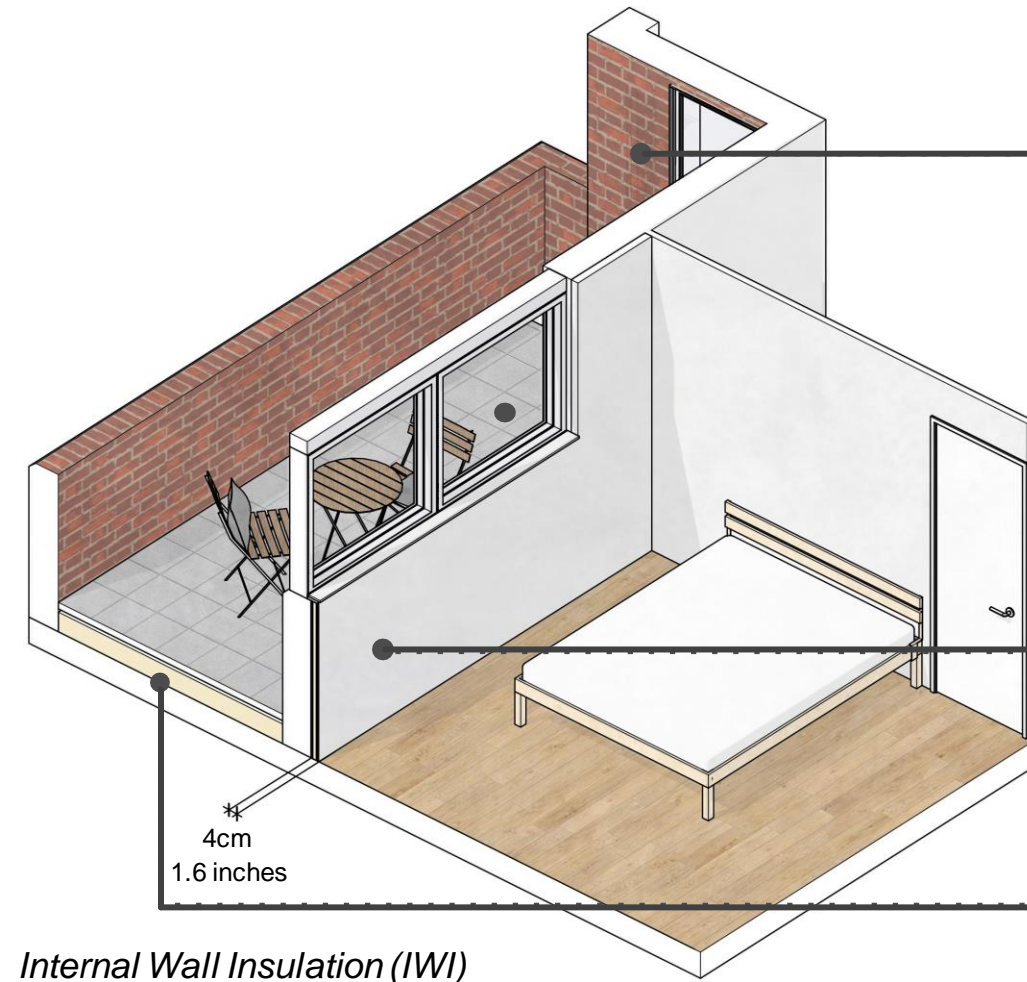
Removal of existing plaster work

External and Internal work required

4cm (1.6 inches) added to Internal walls



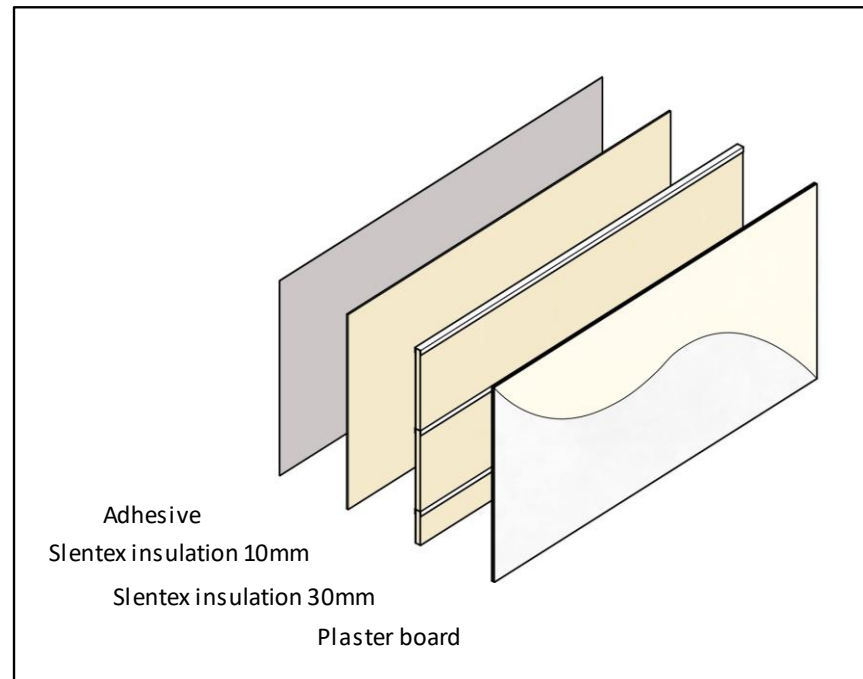
High performance thin insulation blanket fixed back to internal wall



Cleaned brick - New look

Internal wall insulation

Additional balcony insulation



Your homes: Thermal measures heat demand

Existing Heat Demand



Existing is 181kwh/m²/a

This is the current average heat demand across the Walkways

+

Minimum EWI



As low as 30kwh/m²/a

This includes the minimum measures plus EWI to the gables, and lowest storeys of the buildings

+

Maximum EWI

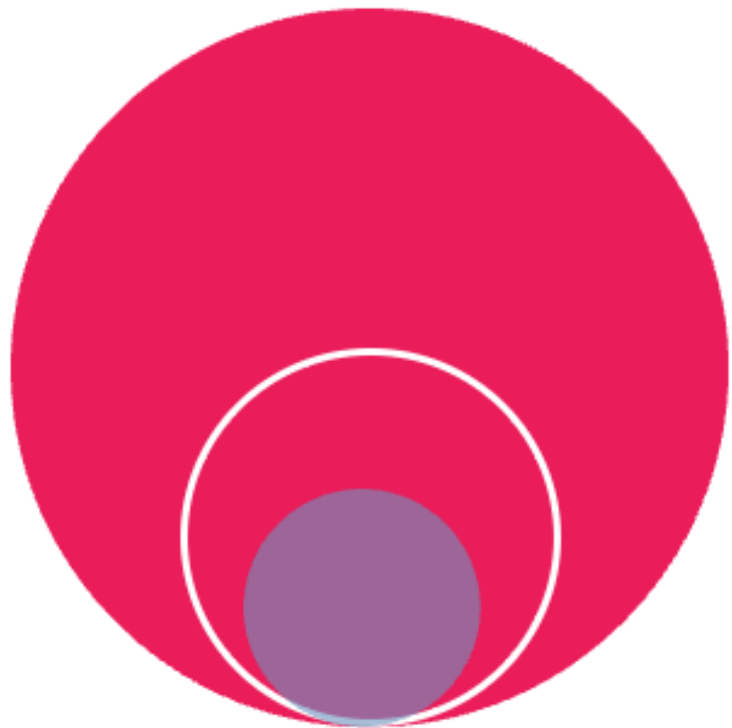


As low as 23kwh/m²/a

The installation of EWI to as much of the external envelope of the Walkways as far as possible

Your homes: Thermal measures heat demand

Existing Heat Demand



Impact on Heating Bills

Existing is 181kwh/m²/a

This is the current average heat demand across the Walkways

Partial external wall insulation and retain most of existing facade (approx. 30% EWI)



Lower Heating Bills

As low as 30kwh/m²/a

This includes the minimum measures plus EWI to the gables, and lowest storeys of the buildings

Maximum External Wall insulation and new facade (50-75% EWI)



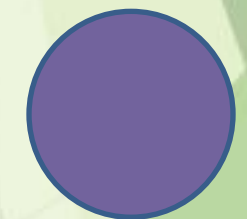
Lowest Heating Bills

As low as 23kwh/m²/a

The installation of EWI to as much of the external envelope of the Walkways as possible

Target heat demand is 50kw/h/m²

This is similar to the heating bills of a new build home



Enerphit target heat demand is 20kw/h/m²

Considered excellent and results in the lowest heating bills

Your homes: External facade options

The areas where EWI will be most effective and easier to install include the following:

- Northern and Southern ends of the buildings



Your homes: EWI options

The areas where EWI will be most effective and easier to install include the following:

- Northern and Southern ends of the buildings
- **Entrances**



Your homes: EWI options

The areas where EWI will be most effective and easier to install include the following:

- Northern and Southern ends of the buildings
- Entrances
- **Parapets**



Your homes: EWI options

The areas where EWI will be most effective and easier to install include the following:

- Northern and Southern ends of the buildings
- Entrances
- Parapets
- **Around rooflights/upper terraces**



Your homes: EWI options

The areas where EWI will be most effective and easier to install include the following:

- Northern and Southern ends of the buildings
- Entrances
- Parapets
- Around rooflights/upper terraces
- **Soffits (underside of balconies)**



Your homes: EWI options

The areas where EWI will be most effective and easier to install include the following:

- Northern and Southern ends of the buildings
- Entrances
- Parapets
- Around rooflights/upper terraces
- Soffits (underside of balconies)
- **Lower levels (selective areas)**



Your homes: Insulation options

Southern ends of the buildings

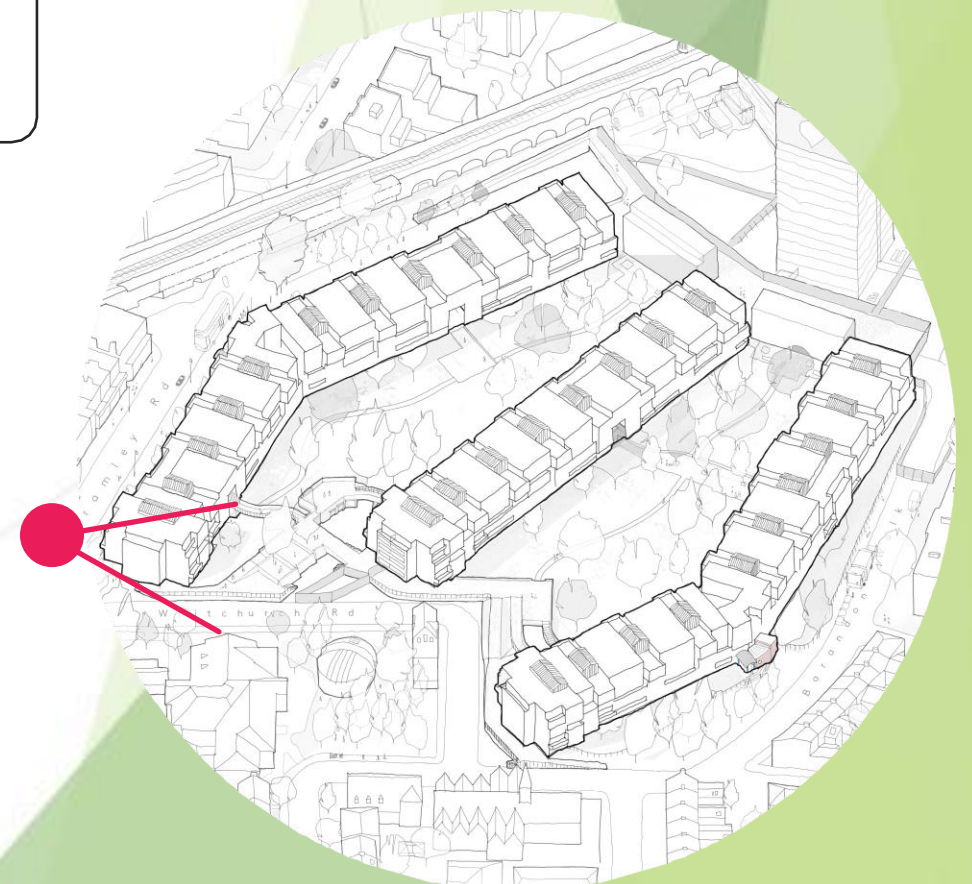


New parapet and railing to roof

EWI applied to the gable ends of the building

New triple glazed windows

Cleaned brickwork and painted concrete slabs



Computer visualisation of the upgraded elevation at Hurstway Walk with new parapets and upgraded rooflights

Your homes: Insulation options

Upgraded ramped & courtyard entrances

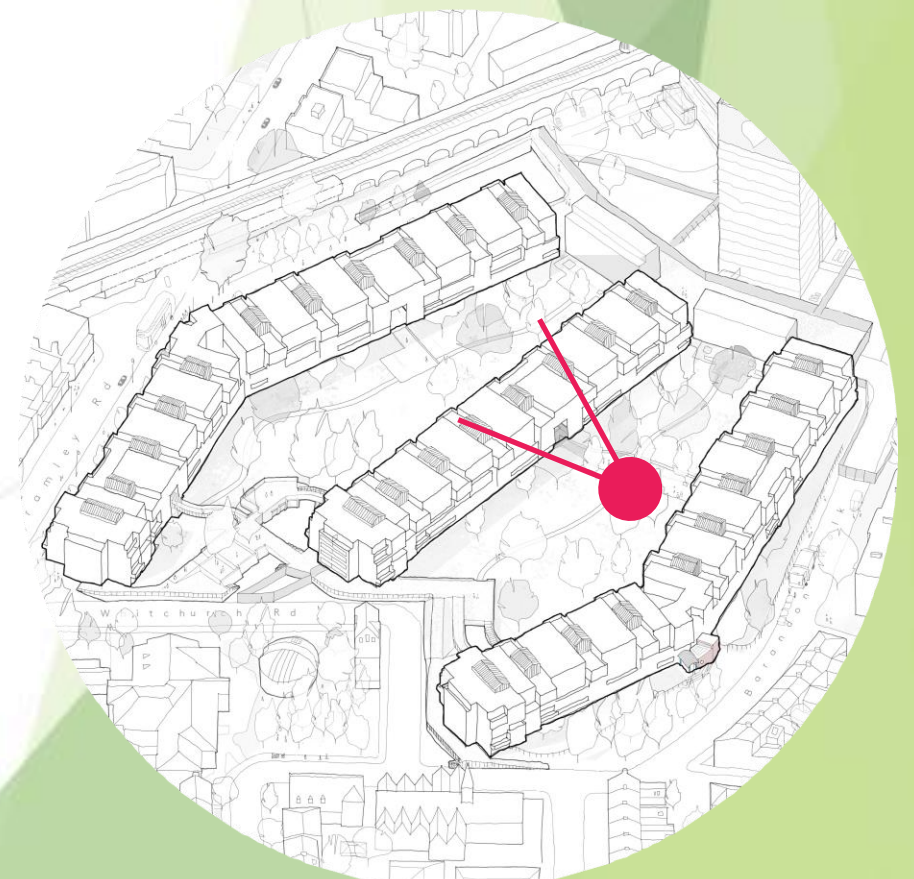


New parapet and railing to roof

New windows, cleaned brickwork & painted concrete

New courtyard entrance

EWI to base of the buildings



Computer visualisation of courtyard entrance

Your homes: External insulation options

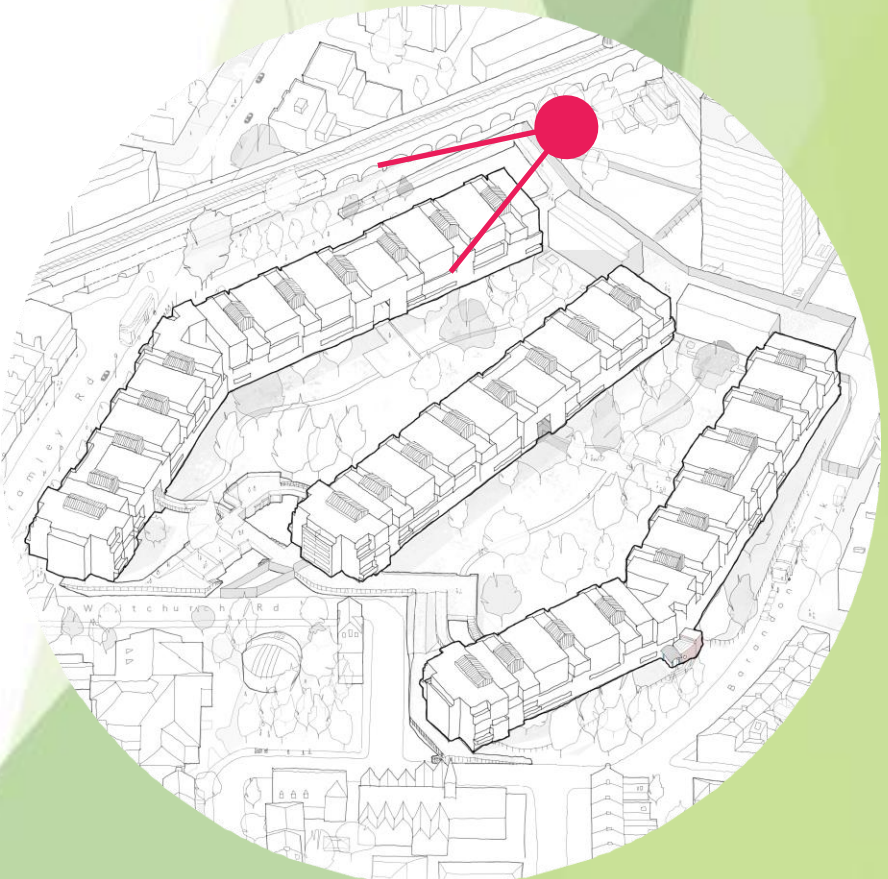
Northern ends of the buildings



New parapet and railing to roof

New windows, cleaned brickwork & painted concrete

New entrance



Grenfell Walk view

Your homes: Entrances and gables

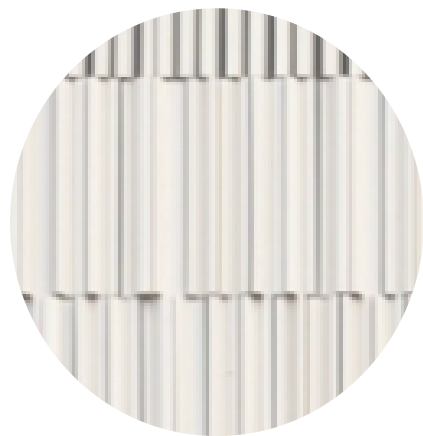
Material and
colour options



Natural stone



Light coloured GRC



Grey terracotta

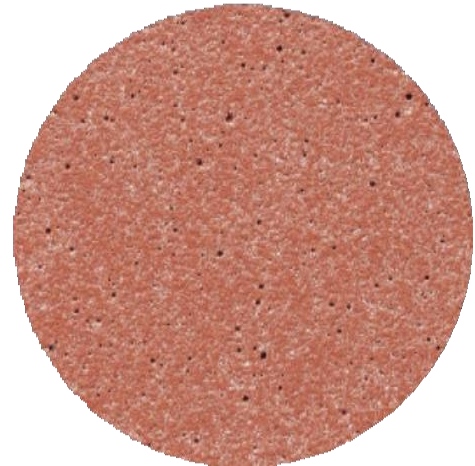


Your homes: Entrances and gables

Material and
colour options



Red terracotta



Red GRC

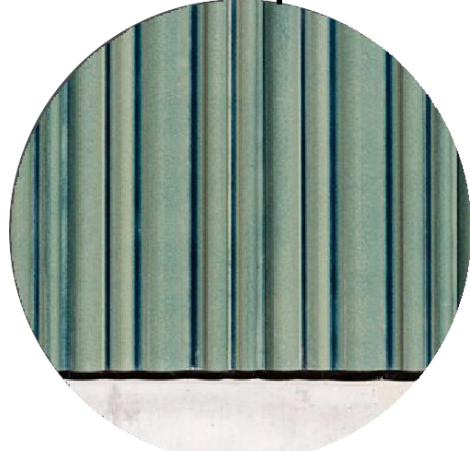


Red sandstone

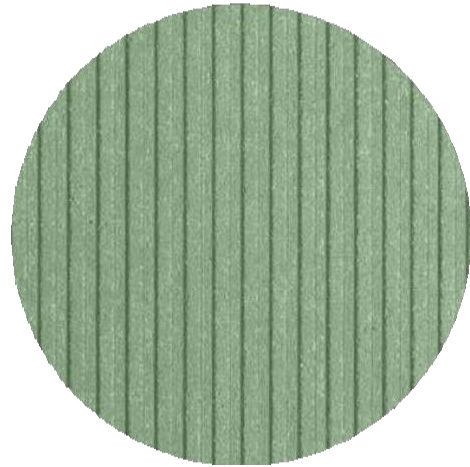


Your homes: Entrances and gables

Material and
colour options



Green terracotta



Green GRC



Your homes: EWI material and colour options

Examples of new A1/A2 non-combustible façade materials currently being considered.



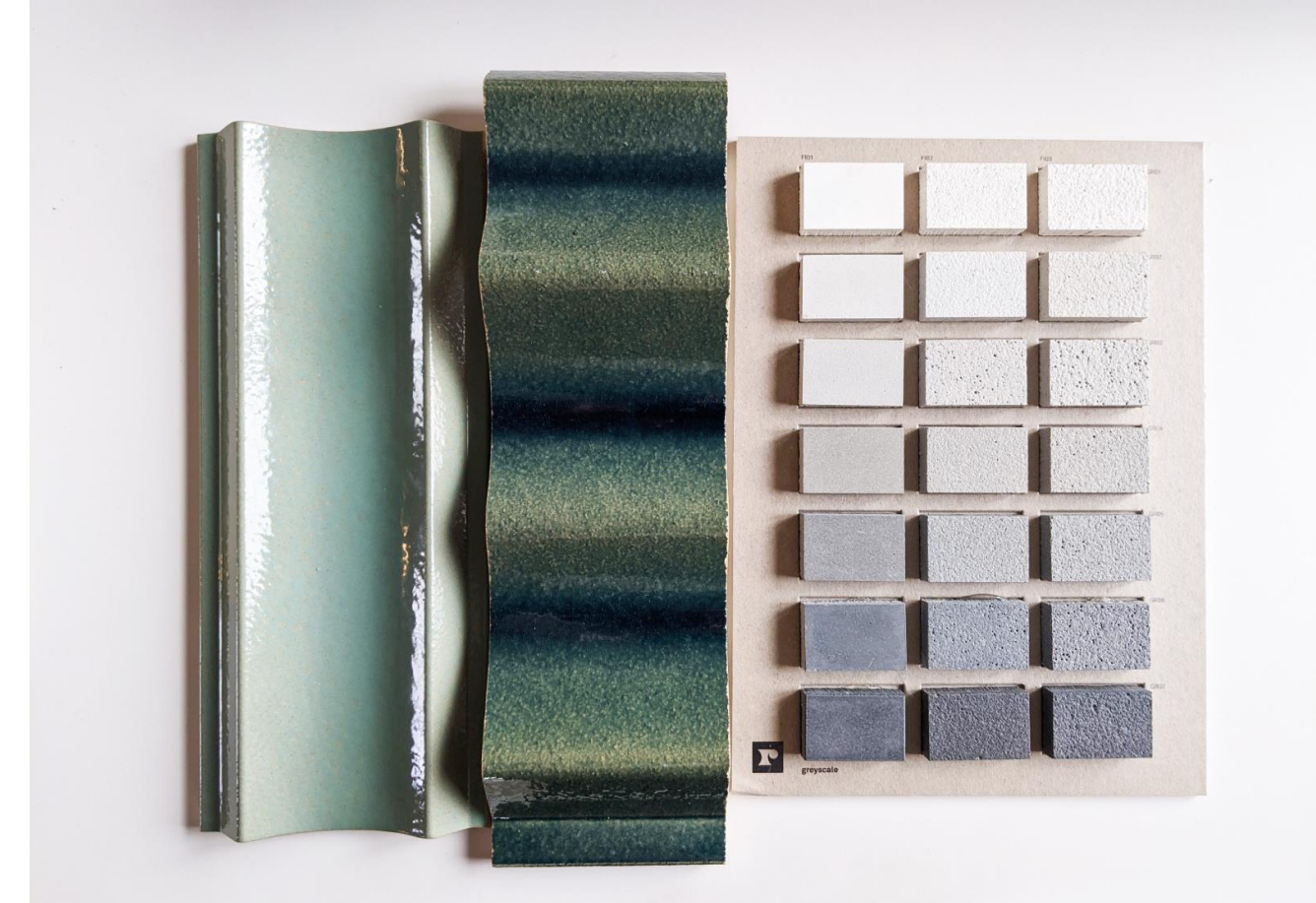
Reds

Red, orange and purple GRCs
Light red and deeper red
terracotta



Whites and Creams

Cream to sandstone
beige GRC
White glazed terracotta



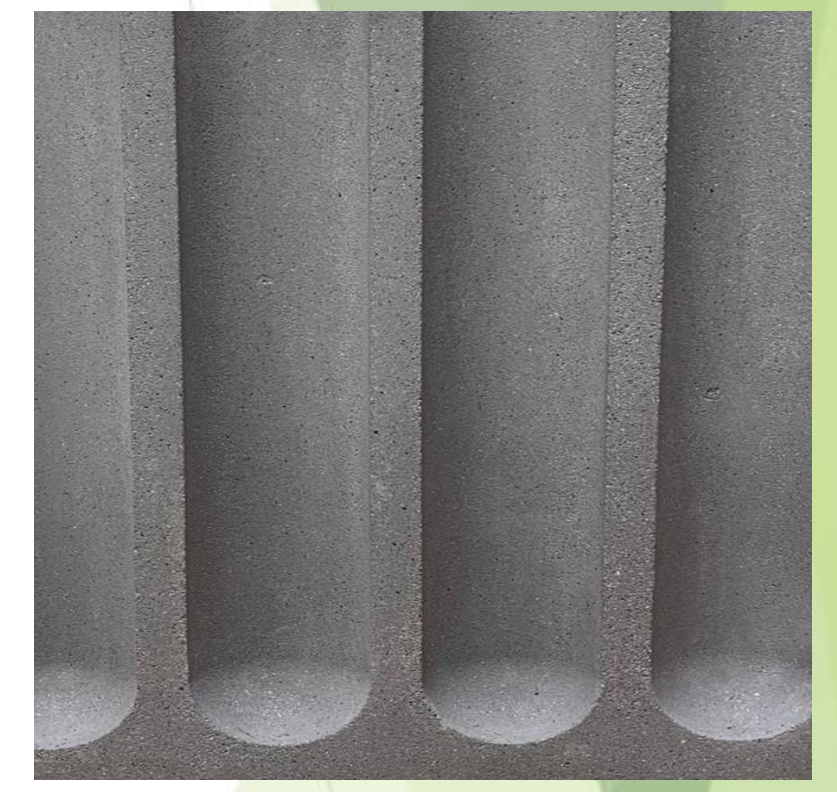
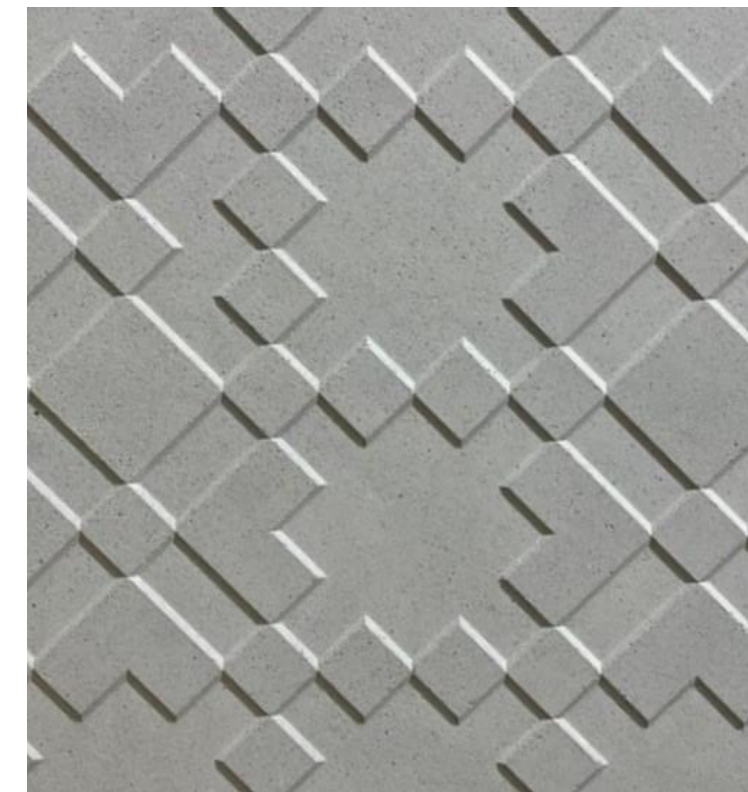
Greens and Greys

White to grey GRC
Light green and dark
green fluted terracotta



Your homes: EWI Texture options

Examples of new A1/A2 non-combustible façade materials currently being considered.



Option 1

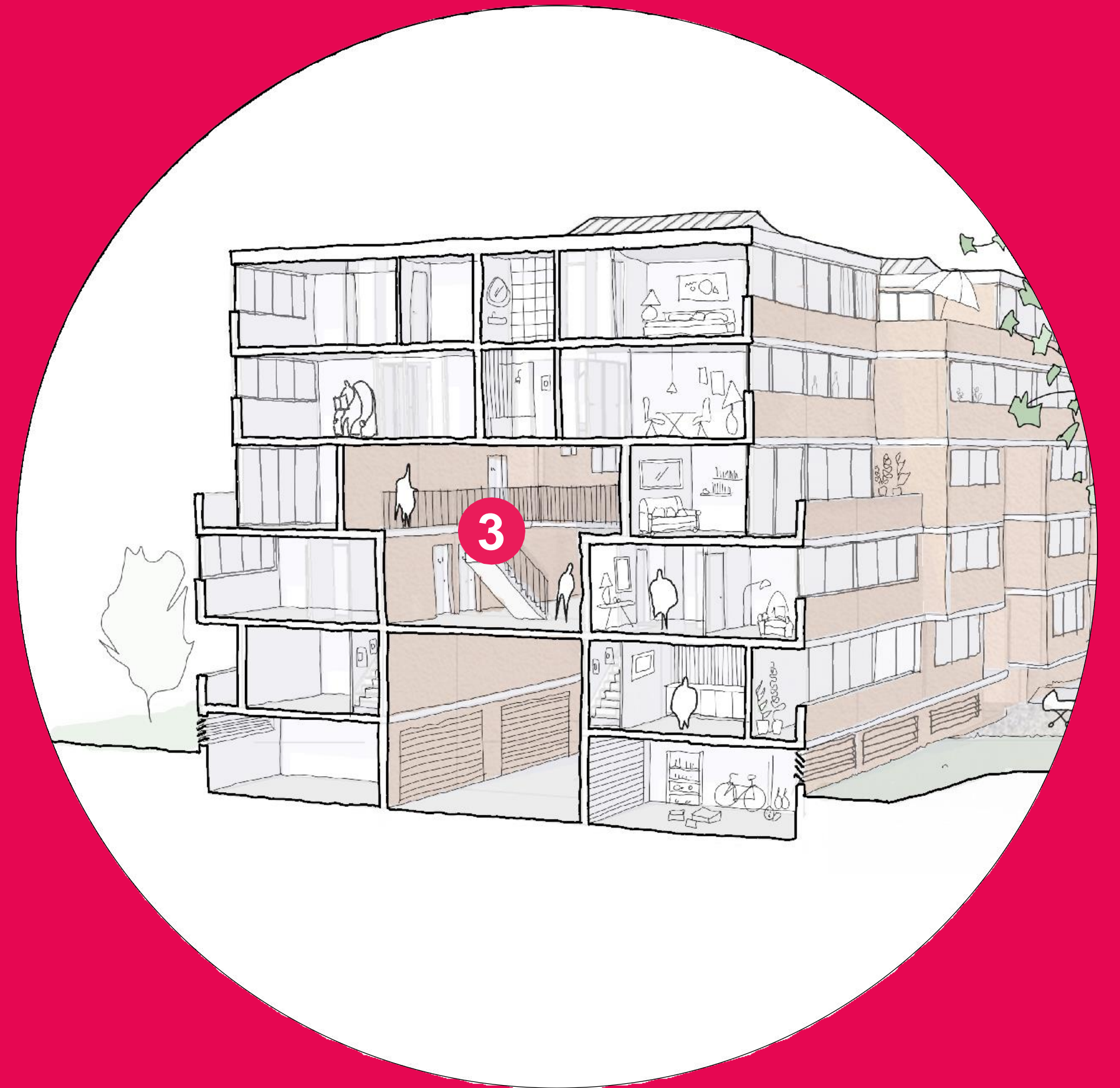
Option 2

Option 3

Option 4

Option 5

Samples available in Unit 29



CO-DESIGN PHASE 02: EMERGING PREFERENCES & CHOICES

3. THE COMMON AREAS IN YOUR BLOCKS

Your communal spaces

What do we need to decide?

- Painting of walls & ceilings
- Options for new flooring
- Cleaning & painting of stairs and railings
- New lighting

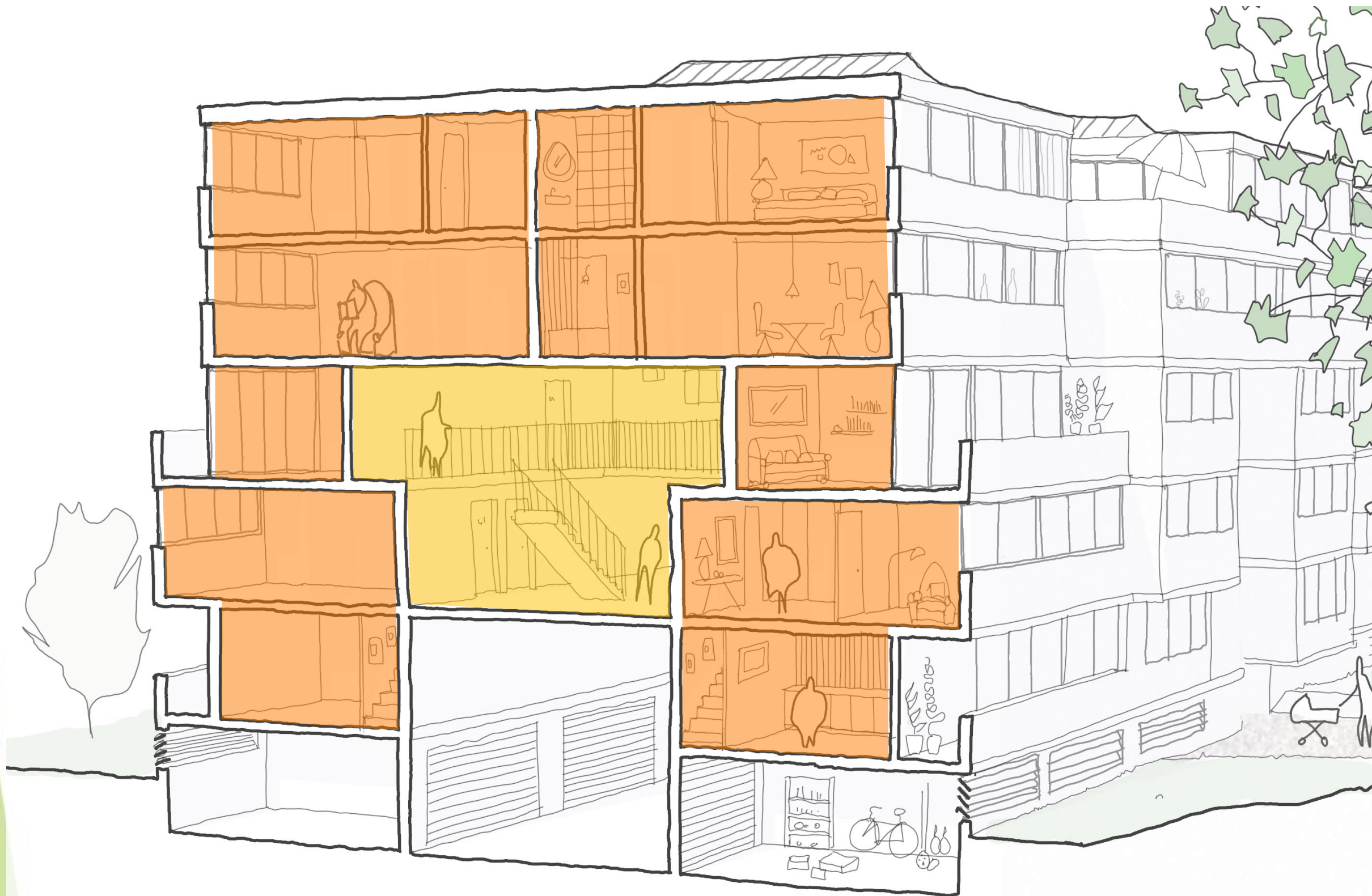
To engage on communal spaces and the servicing of your buildings with you we will use:

- **Samples**
- **Physical models** (like this one opposite)
- **Informative videos** to describe different systems and solutions
- **Computer visualisations and models**
- **Installation of lighting and materials in the Testerton Walk Entrance Pilot**

We will use feedback from the Testerton Walk pilot to present final communal space options as part of the Final Detailed Design (Phase 3) in 2023



Thermal fabric improvements warm atrium solution



- Communal spaces – Passively heated, upgrades to thermal fabric will make these spaces more thermally efficient
- Your homes – Actively heated, from radiators and from fabric thermal improvements

Keeping the communal areas warm

The Walkways are a unique building with long central communal spaces running the length of each building. Currently, this space is semi-external; rain and wind does not enter but warm air can easily escape.

How will this space be kept warm?

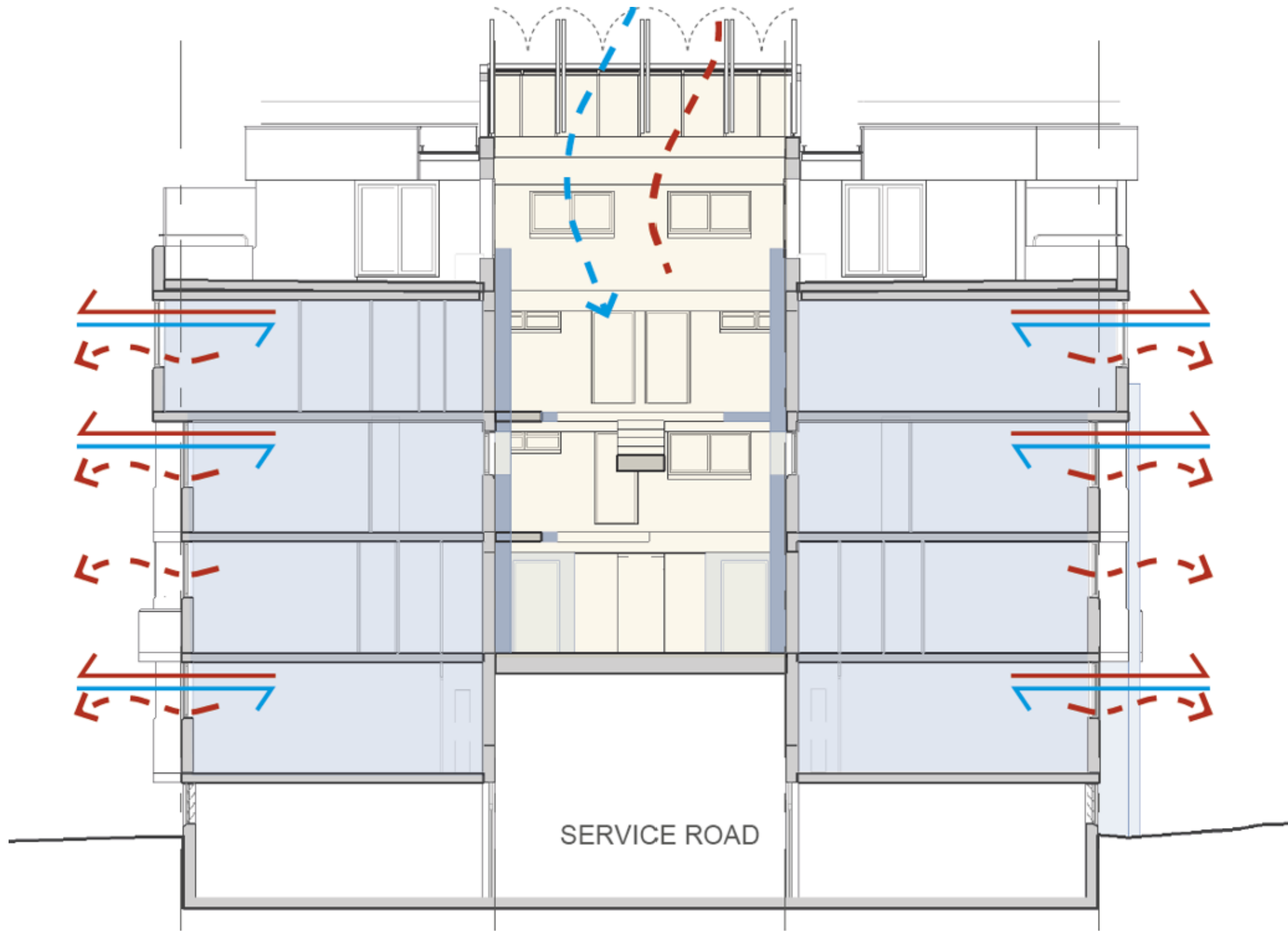
The innovative proposal we have developed with our consultant team is to fully enclose this space so the communal area is treated as an internal space. This is similar to how a corridor in a typical apartment building is enveloped by the homes surrounding it, but you do not need to heat it.

This requires replacement of the existing rooflights and entrances. These will be designed to keep heat in during the winter. In summer, the rooflights will automatically open to naturally ventilate the communal space if it becomes too hot or detects smoke.

Why is this important?

The benefits of enclosing the communal space is that we do not need to insulate the walls of your homes that face into this space. This means noise and disruption from installing insulation here is minimised, although works will be required to upgrade the rooflights and install new services within the space.

Your common areas: Ventilation



Air ventilating through open windows

Air ventilating through atrium roof lights

Air ventilating via mechanical ventilation system

Your communal spaces: What this could look like

Before and after images



Night time view

1. Wall tiles painted white (subject to resident feedback)
2. New Herringbone flooring pattern
3. New entrance mat to prevent dirt and slippages in the communal spaces
4. Railings painted bronze
5. Bricks painted white to one wall only
6. New strip lighting test

Computer visualisation of potential improvements to entrance
(NOTE: Image does not include existing cabling or services)

Your communal spaces: What this could look like

Before and after images (night-time view)

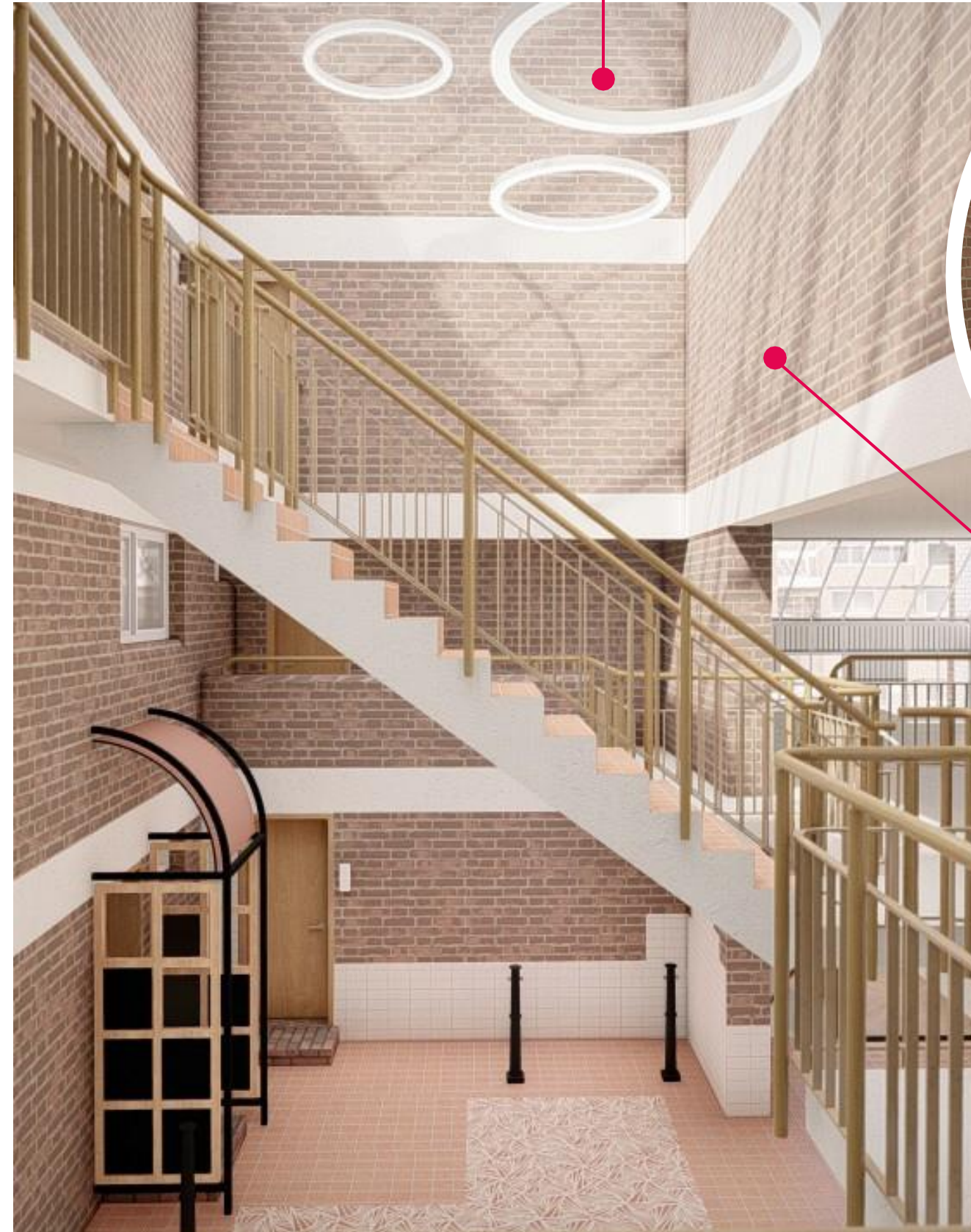


New strip light element

Computer visualisation of potential improvements to entrance
(NOTE: Image does not include existing cabling or services)

Your communal spaces: What this could look like

Before and after images



New chandeliers designed to brighten space

Night time view



Existing wall will be cleaned by a specialist

Computer visualisation of potential improvements to entrance (NOTE: Image does not include existing cabling or services)

Your communal spaces: What work will be involved in the lighting pilot?

Communal spaces
pilot location

1

Walls: We will be painting a portion of the brick wall white to make for a cleaner, brighter atmosphere, subject to your feedback.

2

Floors: We will be cleaning the existing terracotta floor using a specialist cleaner and will be testing options for new flooring.

3

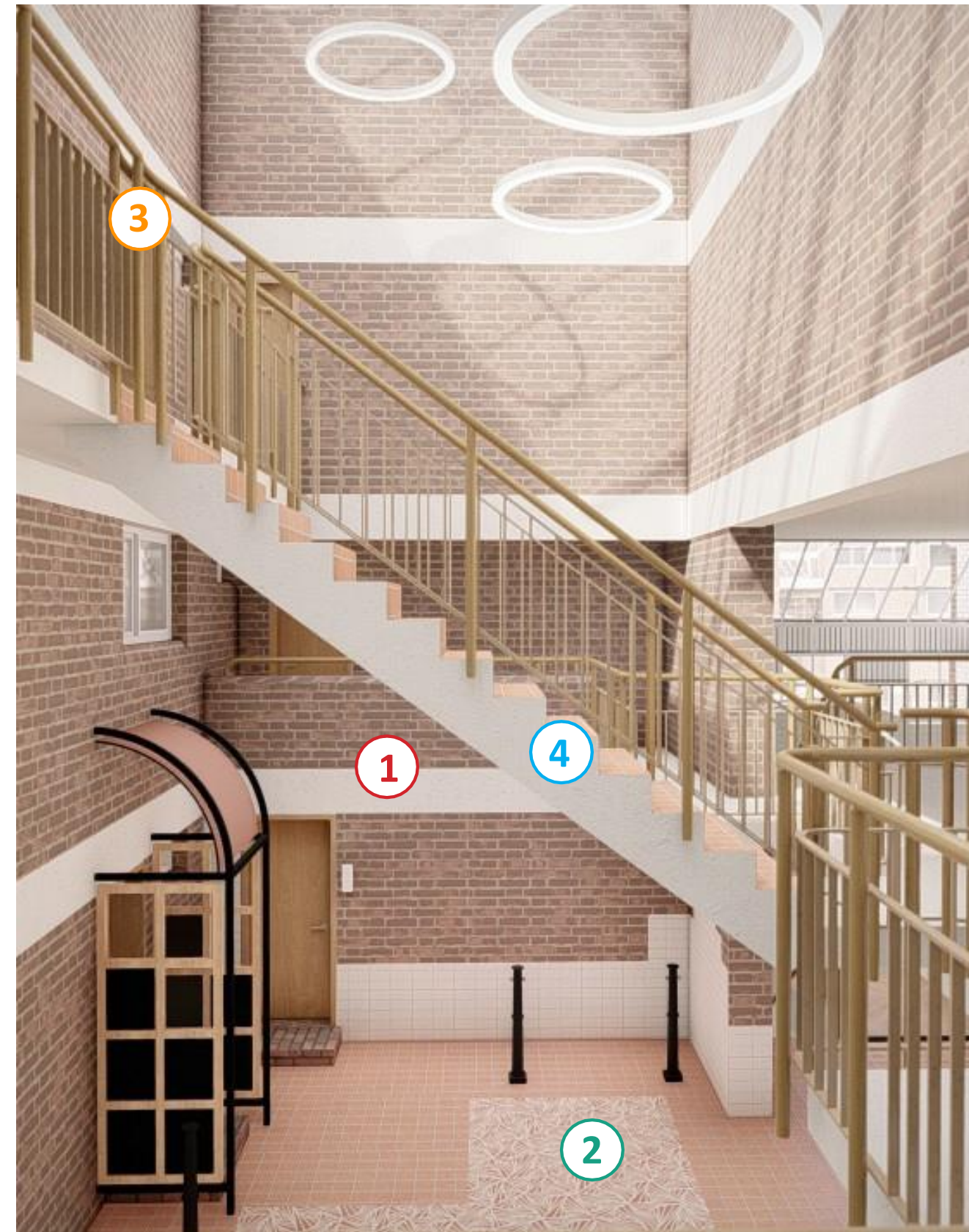
Railings: We will repaint the railings will be give the stairwells and indoor spaces a fresh look and feel.

4

Stairs: The stairs indicated will be cleaned and repainted as they have become dirty and worn over the years.

5

New service riser cupboard: This will be a new space for the various pipework and cabling for the corridor areas and it will form part of the refurbishment.



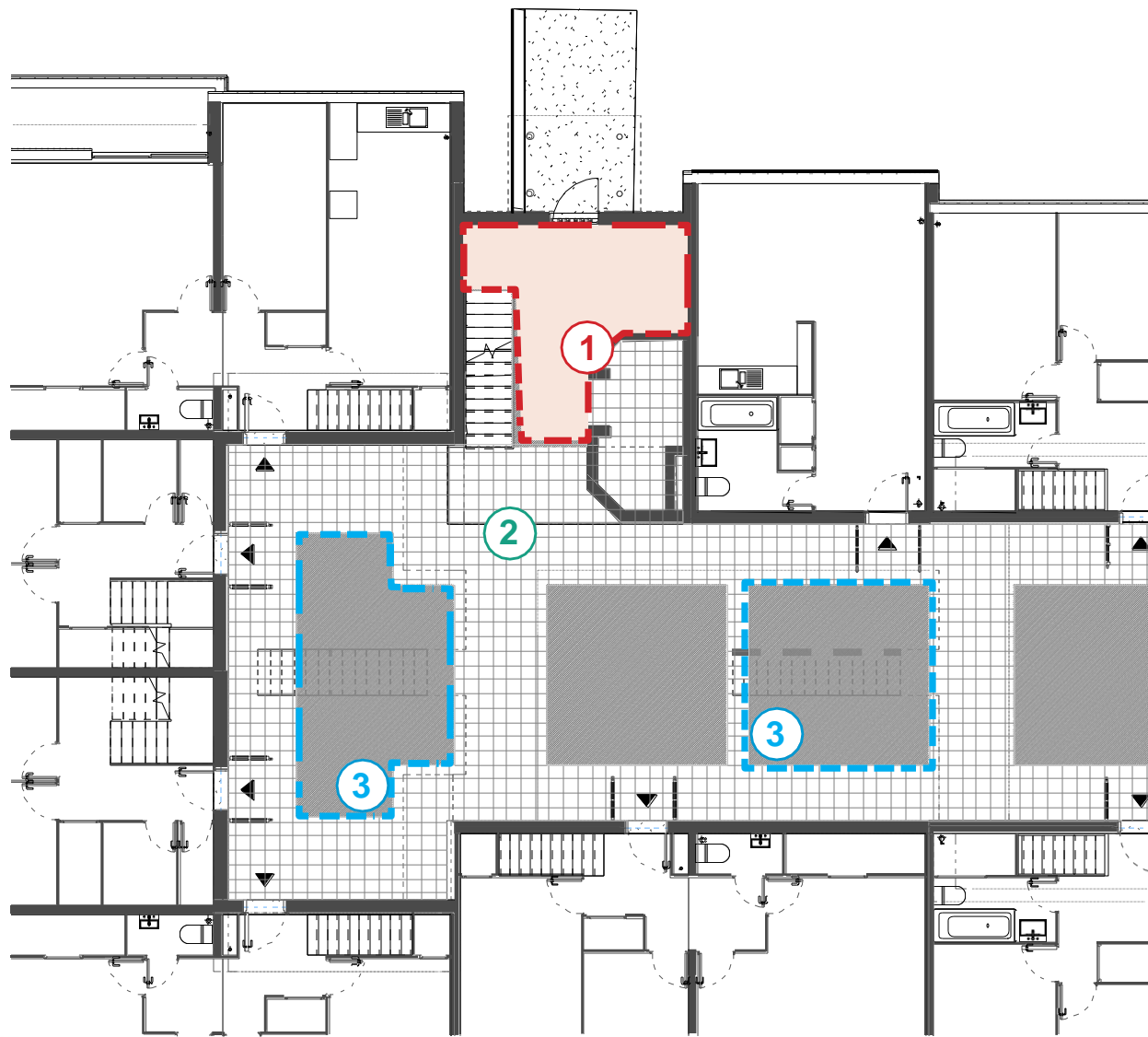
The communal spaces pilot will be at the **south end of Testerton Walk**, the communal entrance accessed by the ramp from Whitchurch Road.

Computer visualisation of potential improvements to entrance (NOTE: Image does not include existing cabling or services)

Your communal spaces: Testing new flooring

The pilot will allow us to test some new flooring in The Walkways. We have been exploring different options to the existing lino flooring. These will help us to get a feel for how you want your spaces to look in the future.

1. Herringbone wood effect vinyl to entrance lobby space
2. Existing terracotta tile to be cleaned by specialist
3. Patterned Vinyl flooring underneath skylight



1 **Moduleo 55 Impressive - Sierra Oak:**

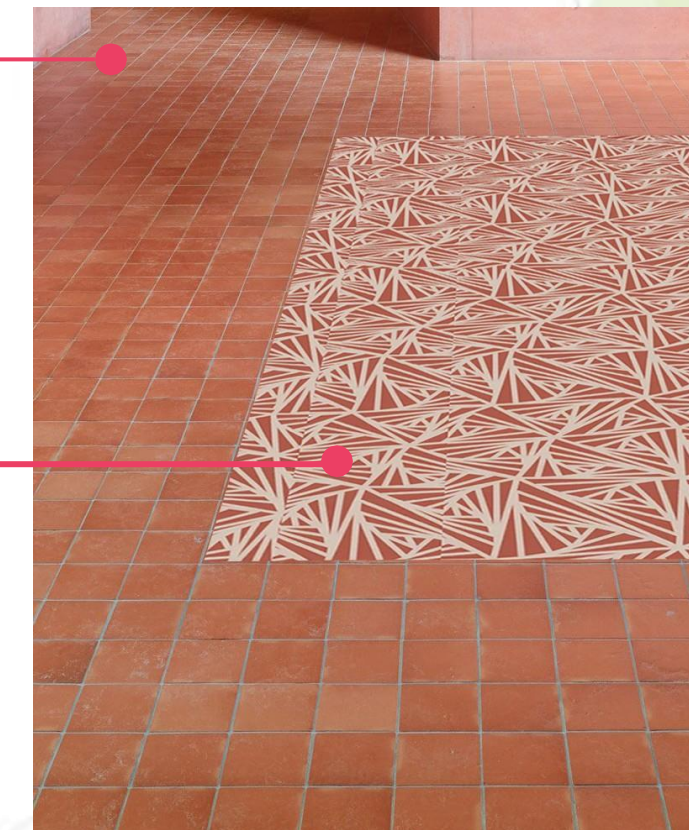
A wood effect vinyl floor laid in a Herringbone pattern. With a good slip resistance and made using 100% renewable energy.

This type of flooring will help to dampen noise in the common areas.



2 **Existing terracotta tile**

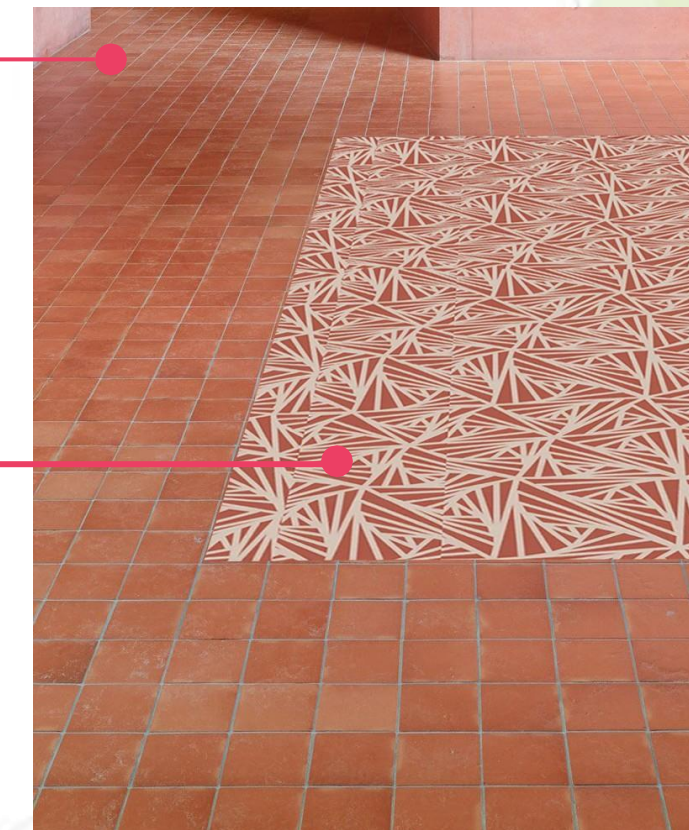
These robust tiles will be cleaned by a specialist stone cleaner as part of the pilot. Let us know what you think of the results!



3 **Forbo Eternal - Digitally printed vinyl**

Example of a patterned vinyl flooring for the bright areas beneath the skylights. This also has a good slip resistance and is made using 100% renewable electrical energy.

This type of flooring will also help to dampen noise in the common areas.



Your communal spaces: New service riser replacement

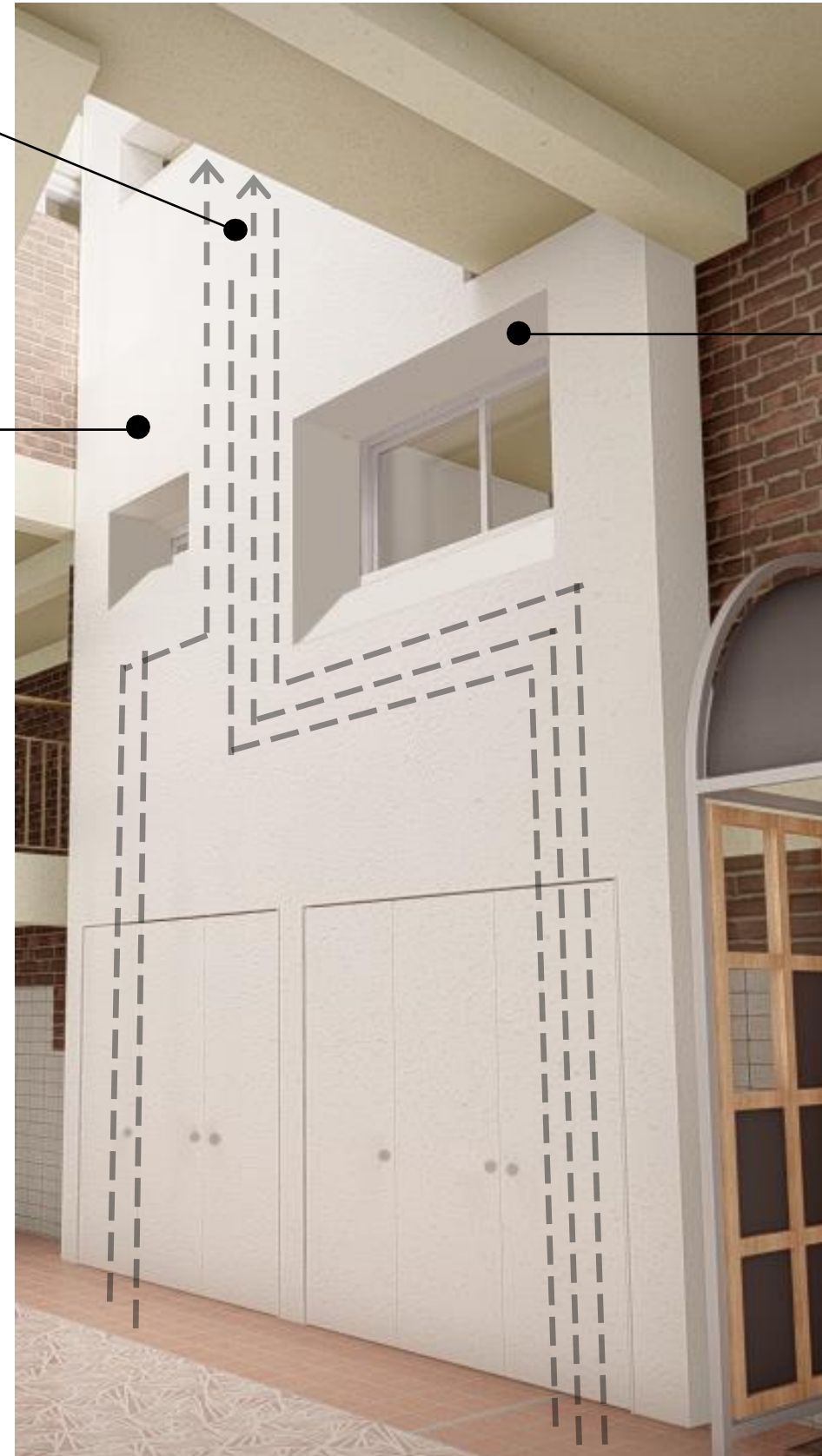
Your buildings require an upgrade to most of the existing services – such as heating and hot water piles, electrical and data cables. To minimise the impact on your homes of the installation of these new services we are proposing to create new riser cupboards in the communal spaces.

These will be located at each lightwell throughout the Walkways. Creating new enclosures for the services will allow homes to be switched quickly and efficiently from the old service system to the new. We will also redecorate these spaces after replacing lights and services.

New Service Riser

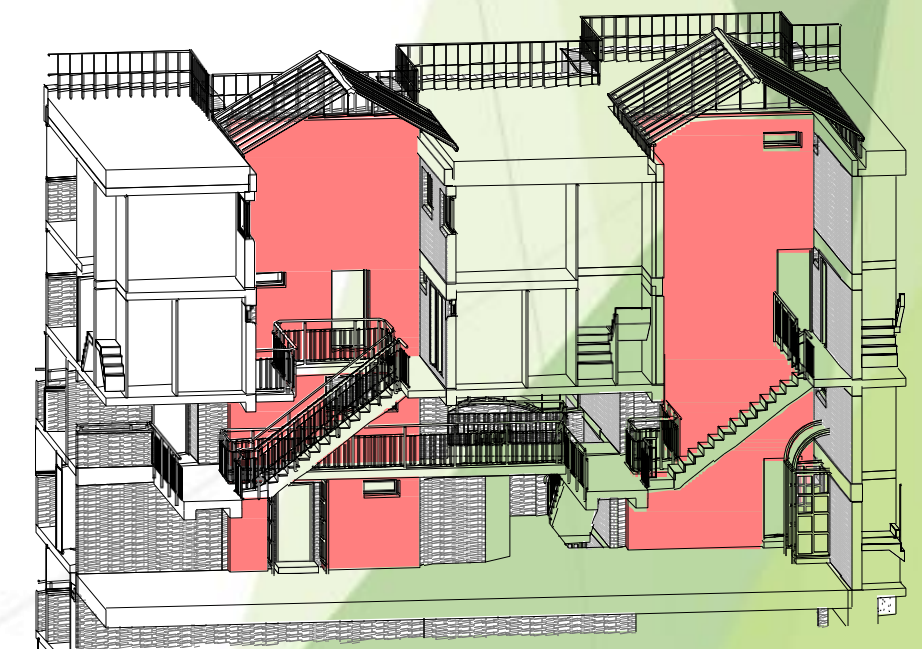
--- Diagram showing the new services running behind the riser cupboard:

- Electric
- Heating
- Hot Water
- Drinking Water
- Internet
- Phone
- Rainwater

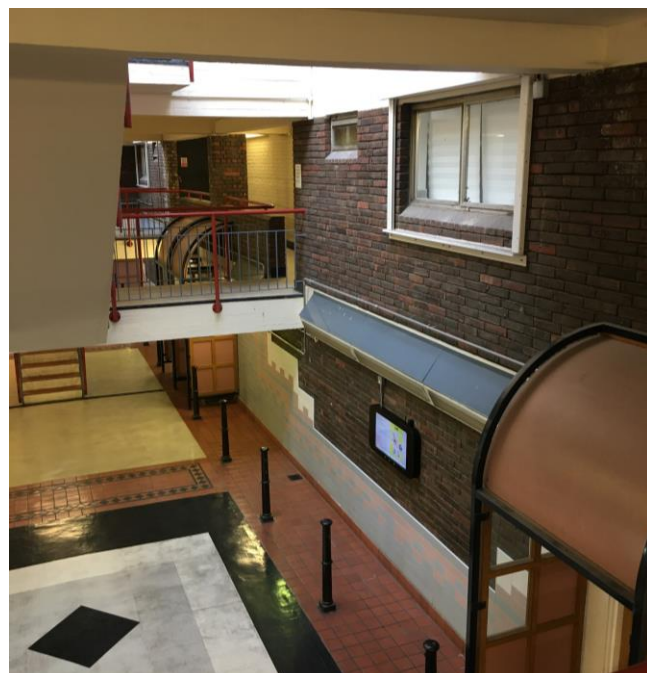


Bevelled window surround

Testerton – building section



Above: Diagram showing riser positions in pink corresponding with existing rooflights



Above/Left: Existing communal space
Above/Right: Computer renderings of proposed riser test

CO-DESIGN PHASE 02: EMERGING PREFERENCES & CHOICES

4. REFUSE AND WASTE MANAGEMENT

Emerging preferences and choices – Barandon Walk, Hurstway Walk and Testerton Walk

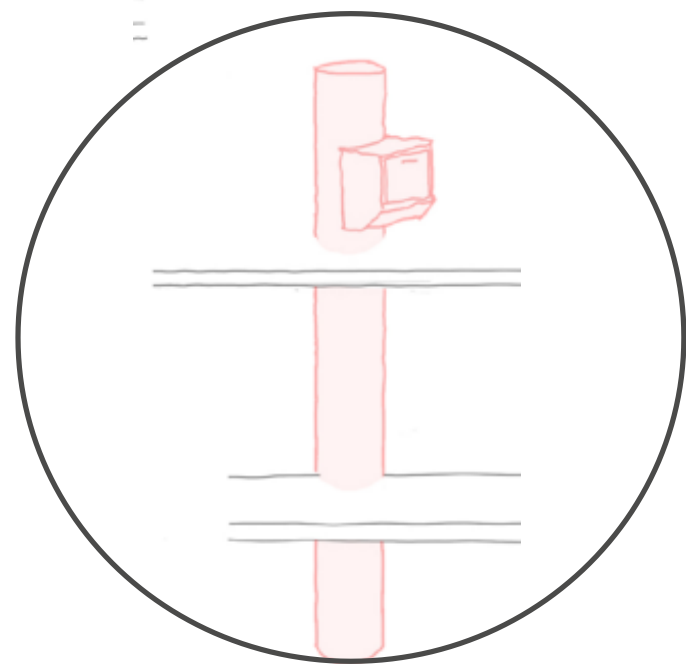


Review the future of refuse collection

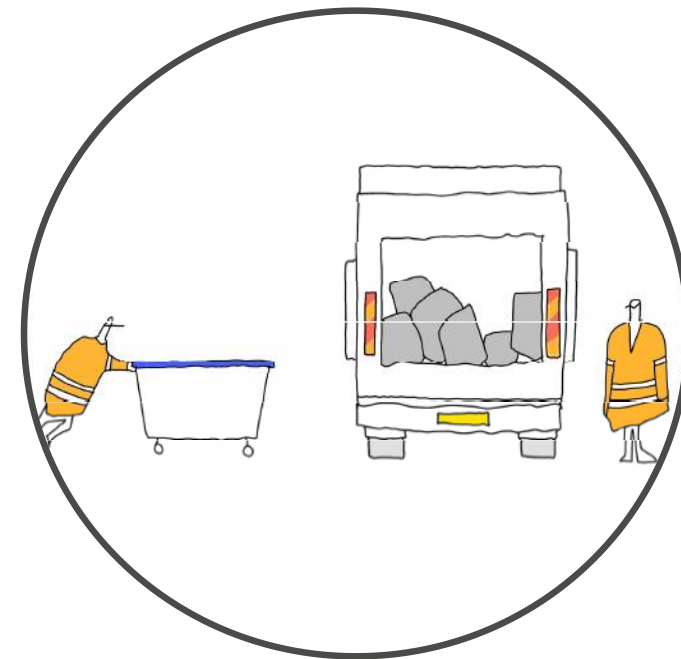
Your existing bins: Bin chutes



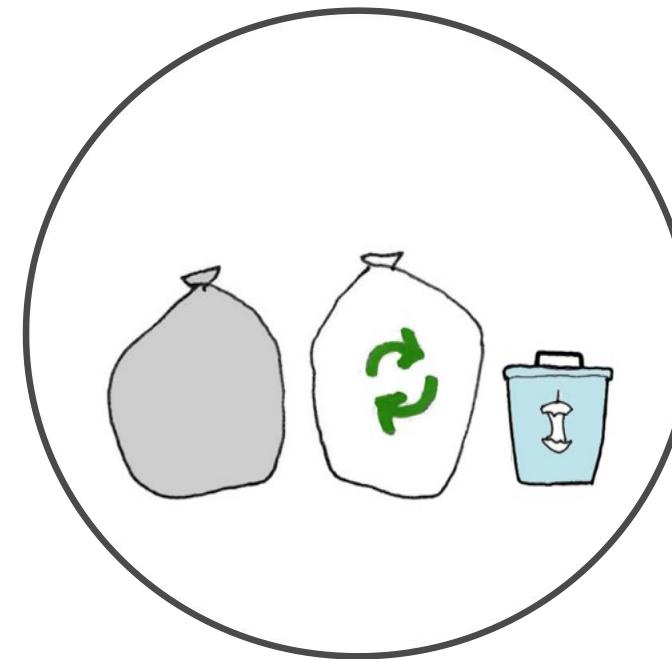
The **bin chutes** in your buildings present a number of problems:



They are currently compromised for **fire safety** and require adaption



They require costly servicing involving bins being dragged in excess of **250 metres** to the refuse truck



There is inadequate separation of refuse types leading to less opportunities for residents to recycle.



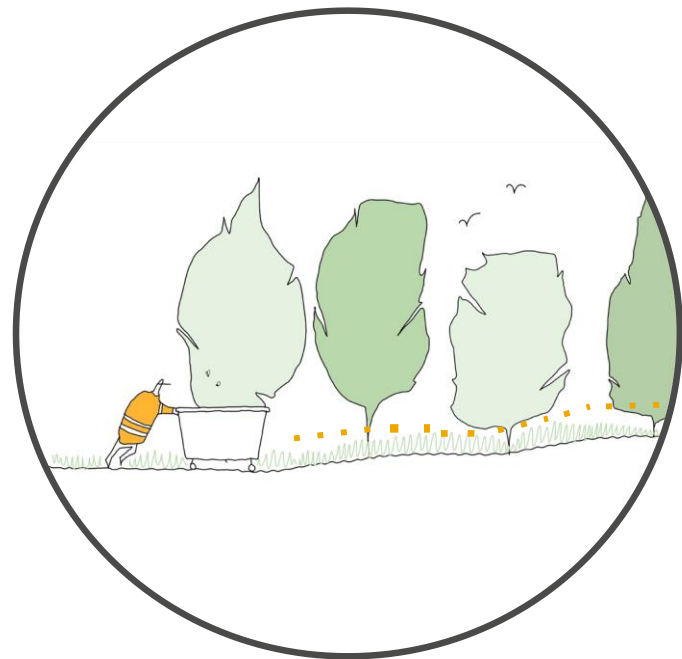
The chute openings do not accommodate larger bin liners which are more commonly used by residents.

The chutes account for only **17%** of the required bin capacity and due to their limited capacity additional bins have to be provided in the communal spaces around your buildings.

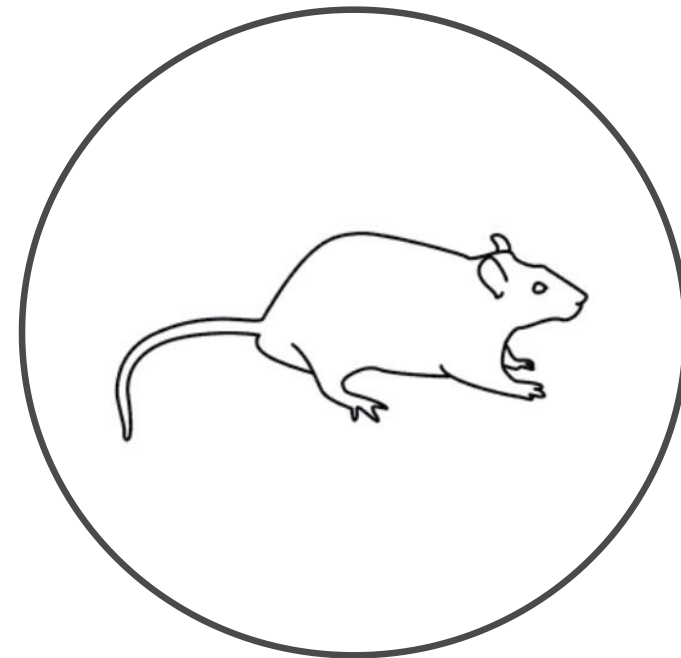
Review the future of refuse collection

Your existing bins: street / courtyard bins

Street and Courtyard bins are required to meet capacity for your buildings. These have the following problems:



Costly servicing involving bins being dragged in excess of **160 metres** to the refuse truck



Bins are not enclosed and attract vermin such as pigeons, rats and foxes



Many bins are located alongside the buildings which cannot continue as they present a fire risk



Locating bins on streets encourages fly tipping as shown here

Review the future of refuse collection

What options do we have?



Existing internal **bin chutes**

Pros

- Retains travel distances for 17% of bins

Cons

- Maintenance costs
- Inadequate separation of refuse types
- Vermin / pests within buildings
- Fly-tipping in block
- Further adaption for fire safety required



New custom-built, dedicated **courtyard bin enclosures**

Pros

- Improves fire safety in buildings
- Improves separation of refuse types
- Larger bin liners accommodated

Cons

- Increased travel distances
- Street bins can encourage fly-tipping



New **integrated bin stores** adjacent to upgraded and improved entrances

Pros

- Improves fire safety in buildings
- Improves separation of refuse types
- Removes maintenance costs
- Larger bin liners accommodated
- Ease of access to dedicated bin store at entrance
- Vermin and Fly-tipping issues are resolved

Cons

- Increased travel distances



CO-DESIGN PHASE 02: EMERGING PREFERENCES & CHOICES

MAXIMISING FIRE SAFETY

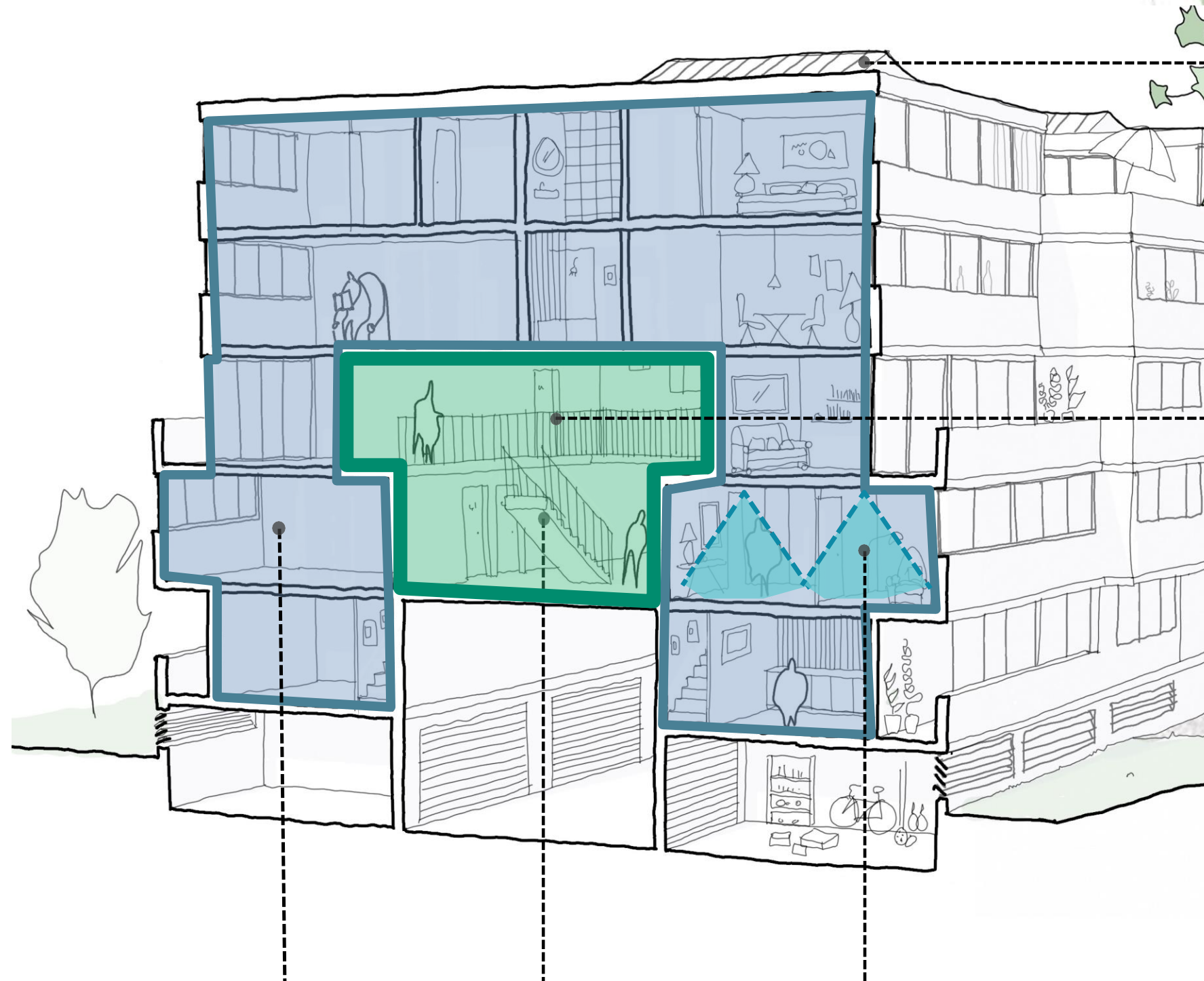
Emerging preferences and choices – Barandon Walk, Hurstway Walk and Testerton Walk

The Walkways fire safety strategy

What we showed you last time

Fire safety is an essential element of the refurbishment works. To improve the fire safety of your buildings we are:

- Replacing the **rooflights** to allow smoke to escape more easily in the case of a fire
- Installing **sprinklers** in all homes
- Installing **smoke detectors** in all homes & common areas
- Installing **fire proof windows** between flats and the communal areas
- Replacing the **private entrance doors** (this has already started)
- Adding **new insulation that is only A1/A2 rated** – the **lowest-risk material rating** under the fire regulations



New rooflights to common areas with new smoke ventilation



Fire rated entrance doors & windows into atrium

For everyone's safety and protection all homes need to have sprinklers

Sprinklers in homes ensure the communal area is always safe to move through

Sprinkler heads will only activate if that particular head is exposed to a real fire. They will not suffer from 'false alarms or activations'

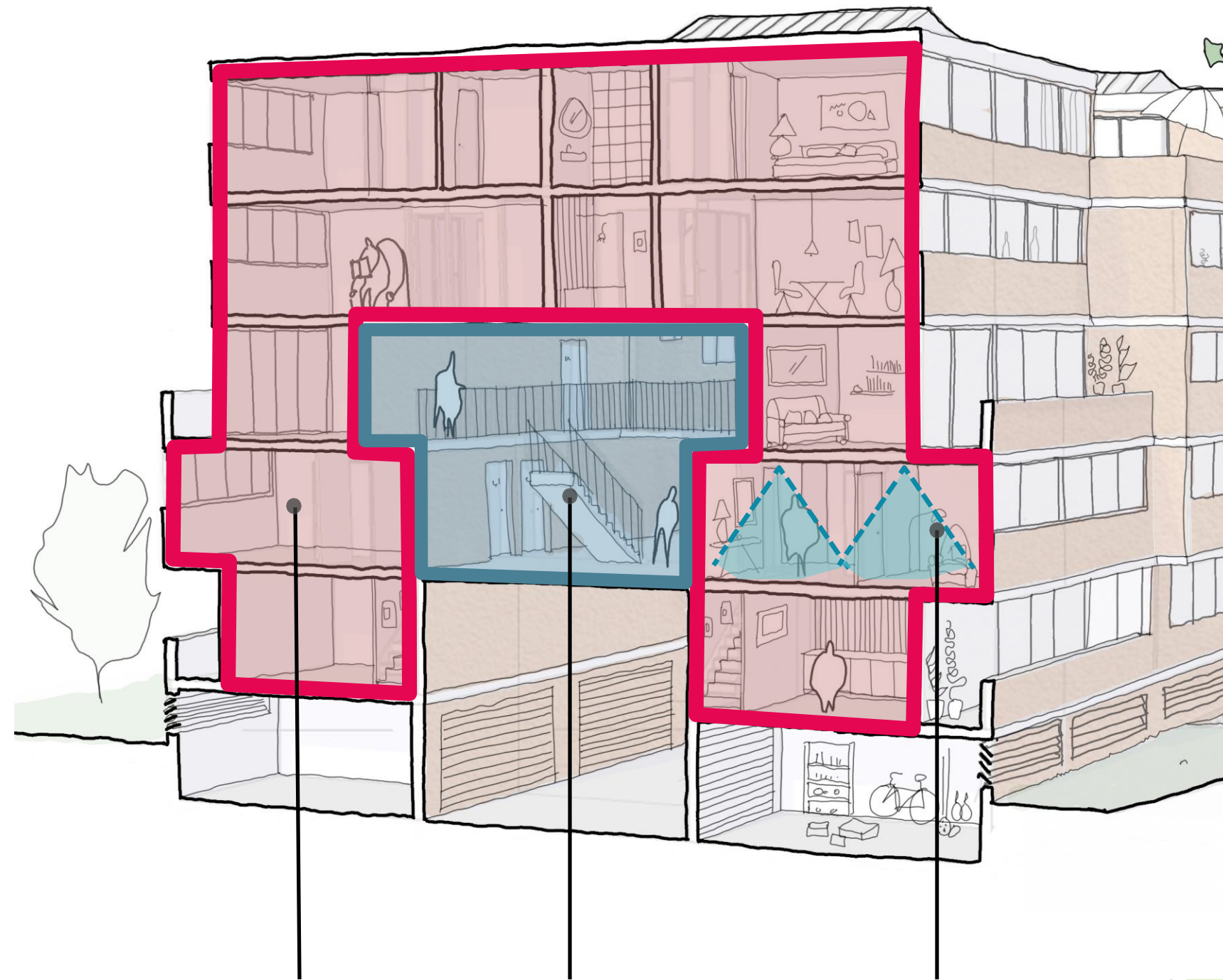
Your Homes: Sprinklers and fire detection

It is **essential to install sprinklers** in all of the homes in the Walkways to improve the fire safety of the building. Sprinklers will suppress flames and the spread of smoke and fire from a flat into the communal area. This is necessary to ensure the communal area is a safe place to escape through. This was incorporated in the specialist CFD modelling to ensure fire safety.

LWNT have identified the need to **upgrade the fire detection system** including a new electrical control system.

It has been suggested that all homes be provided with fire detection and alarm systems, design and installed to Category LD3.

Refurbished homes would be upgraded to LD1 systems which includes detectors in all rooms except low risk rooms such as bathrooms.



For everyone's safety and protection all homes need to have sprinklers

Sprinklers ensure the communal area is always safe to move through

Sprinkler heads will only activate if that particular head is exposed to a real fire. They will not suffer from 'false alarms or activations'

Steps taken to date to maximise fire safety

Works currently being undertaken in your buildings:

- **LWNT are currently installing sprinklers** in a handful of void refurbishment flats in the walkways.
- **LWNT are installing smoke detectors** as part of all void refurbishment works
- **LWNT have replaced private entrance doors** to the majority of homes in the walkways

We will be holding a dedicated engagement session on the fire safety works, which will provide further information. We will be notifying residents about this in due course.

The design team have also evaluated your communal spaces using a digital model of the Walkways based on the measured survey information and BIM model to assess the smoke ventilation strategy.

A series of worst-case scenarios were modelled in order to verify that the proposals will considerably improve the existing conditions in The Walkways optimising means of escape for residents and access and means of fire fighting.

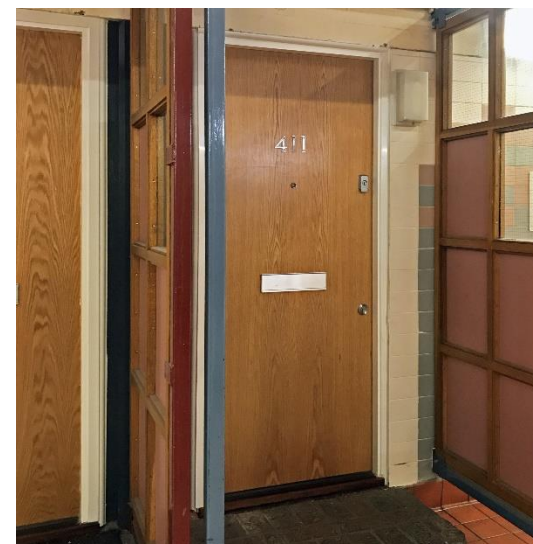
A copy of this report can be made available to residents at their request. The current design proposals for adaptations to your communal spaces align with this modeling.



Sprinklers



Smoke detectors



Private entrance doors



Automatic Opening Vents (AOVs), to be replaced in roof lights

New front entrance doors

We are reviewing the potential need to relocate some front entrance doors in the Walkways to improve safety and create additional space in people's homes, and there may be an opportunity to upgrade them from the current model. Therefore, we would be keen to understand your views on the approach we would take.

Any new doors would be fire resistant to 30 minutes as a minimum, secure by design, and improve thermal performance. We would also look for closers to be installed on the outside to minimise disruption for periodic checks.



Image of possible fire door design



Carmine Red
(RAL 3005)



Steel Blue
(RAL 5011)



Moss Green
(RAL 6005)



Traffic White
(RAL 9016)



Black Brown
(RAL 8022)

Your Homes: Fixed glazing to atrium

- ▶ As a consequence of the fire safety changes to the Walkways, homes with windows to the communal spaces would no longer be able open to ventilate into the atrium.
- ▶ Because the existing openable windows will be changed to fixed glazing, the new ventilation system will ensure fresh air is pulled into the home.



Existing:
The kitchen windows currently have fire curtains above them to protect the communal area.



Proposed:
This is a view of the new fire rated windows which would be fixed closed / unopenable. This means kitchens and bathrooms need a new ventilation system.

Ventilation in homes

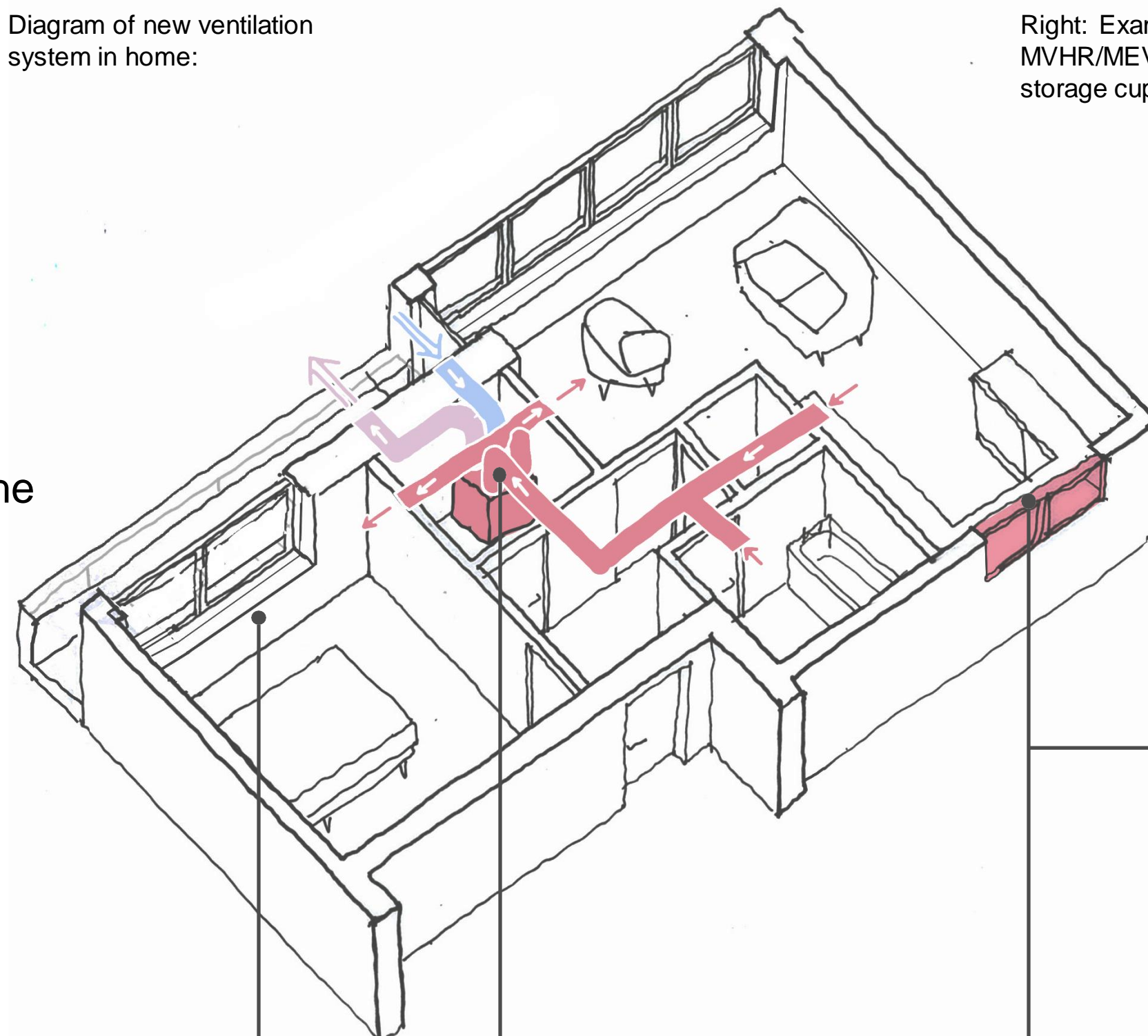
The need to enhance ventilation due to fixed atrium glazing

As previously discussed, homes with windows to the communal areas can no longer be opened to ventilate into the atrium and will be replaced with fixed fire-proof glazing.

We are exploring installing **new ventilation systems** in the ceiling of homes as part of the detailed design phase.

This system will extract stale air and provide fresh air. This is called a **MVHR system** (Mechanical Ventilation Heat Recovery System) or **MEV system** (Mechanical Extract Ventilation System).

Diagram of new ventilation system in home:



Ventilation ductwork is located in the ceiling

An MVHR/MEV unit will run quietly in the background

Fire rated windows to the communal walkway area

Right: Example of new MVHR/MEV unit within storage cupboard



Your common spaces: Making these spaces safer for you to escape

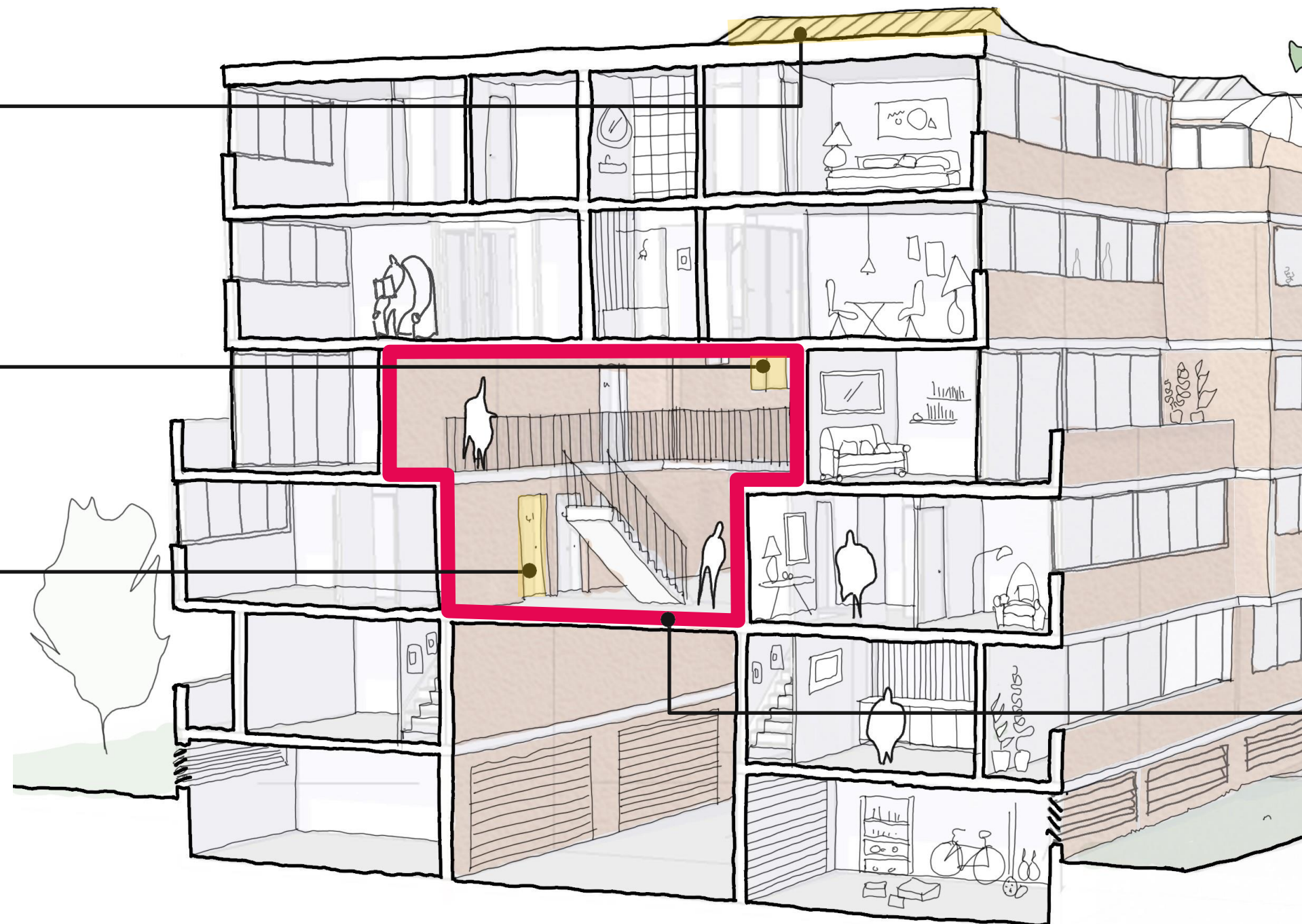
All existing staircores linked to entrances servicing the Walkways must be **compartmentalised and ventilated** to create a safe space for fire fighting and escape in the event of a fire in one of the homes facing onto these common spaces.

1. Automatic Opening Vents (AOVs) – replacing rooflights with more AOVs to enable smoke extract

2. Fire proof glazing between homes and common areas

3. Fire proof entrance doors between homes and common areas

4. Bin chutes
Removing fire risk from common area



Improving compartmentation



Automatic Opening Vents (AOVs) will be added in the complete refitting of the existing rooflights. These will extract smoke efficiently in the event of a fire.

Your common spaces: Making these spaces safer for you to escape through

In addition, these further measures will improve fire safety for residents:

1. Improving signage and wayfinding - to ensure quick and easy navigation for both escape and the fire team



2. Reducing combustible materials - to avoid fire spread e.g. new rockwool insulation



3. Emergency lighting - to ensure visibility in the event that normal lighting fails



4. Fire detection in common spaces

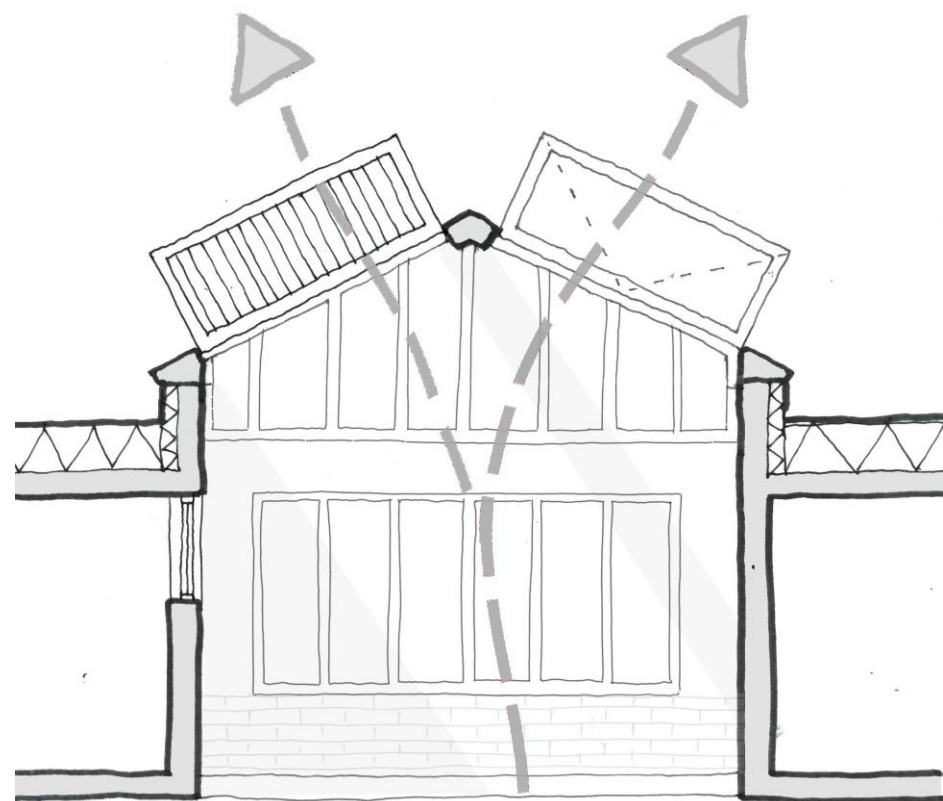


New roof AOVs

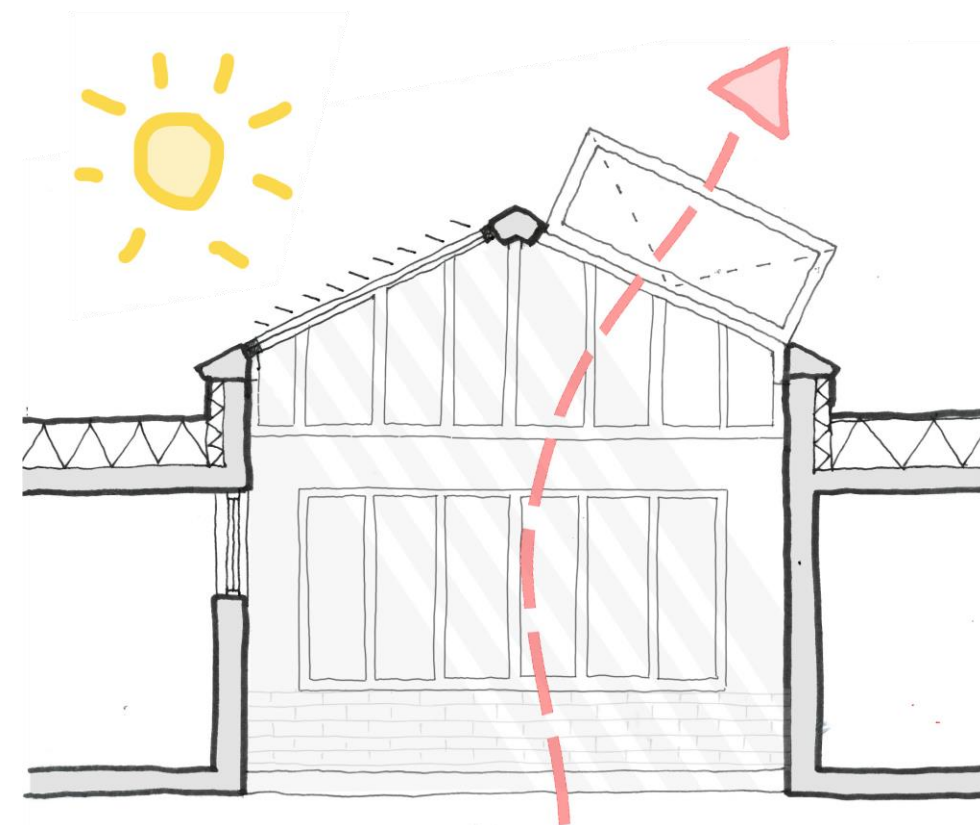
Using AOVs for summertime cooling as well as smoke venting

Opportunity for dual purpose

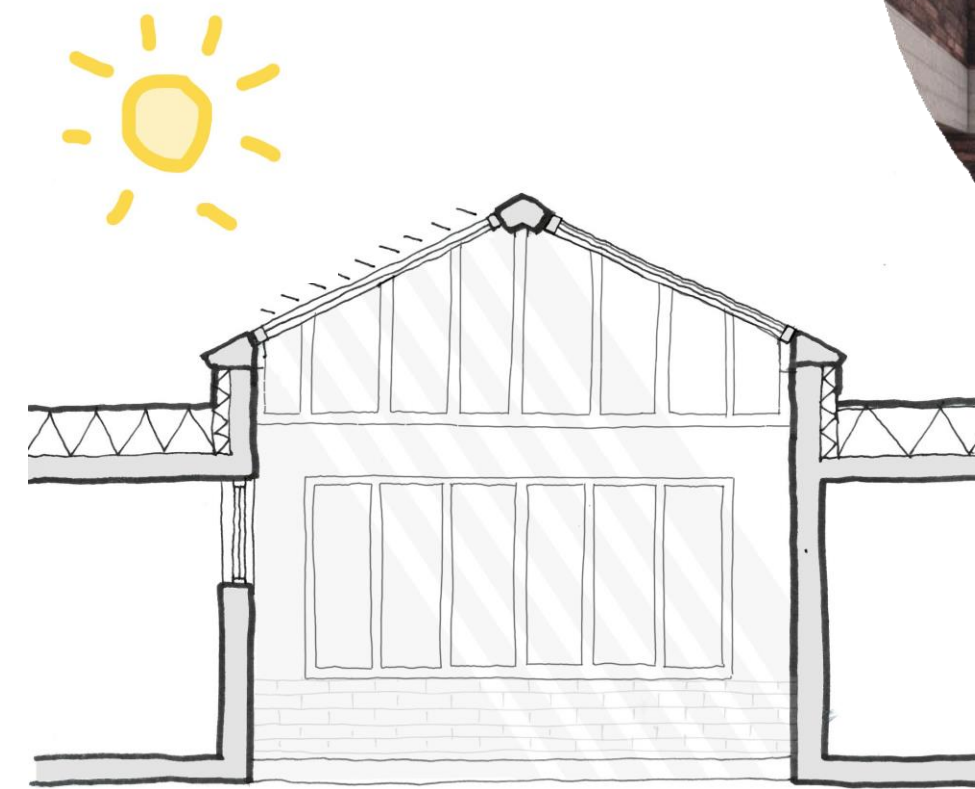
Within each rooflight there will be integrated automatic opening vents (AOVs) for smoke ventilation. These can also be opened during warmer months to help cool the atria below. In addition, shading devices will help to avoid direct sunlight causing unwanted heat gain. See diagrams of an atrium below:



Sectional diagram showing gull wing AOVs operating to extract smoke.



Sectional diagram showing AOV opening to regulate temperature in the atria below.



Sectional diagram showing proposed solar shading to combat excessive solar gain.



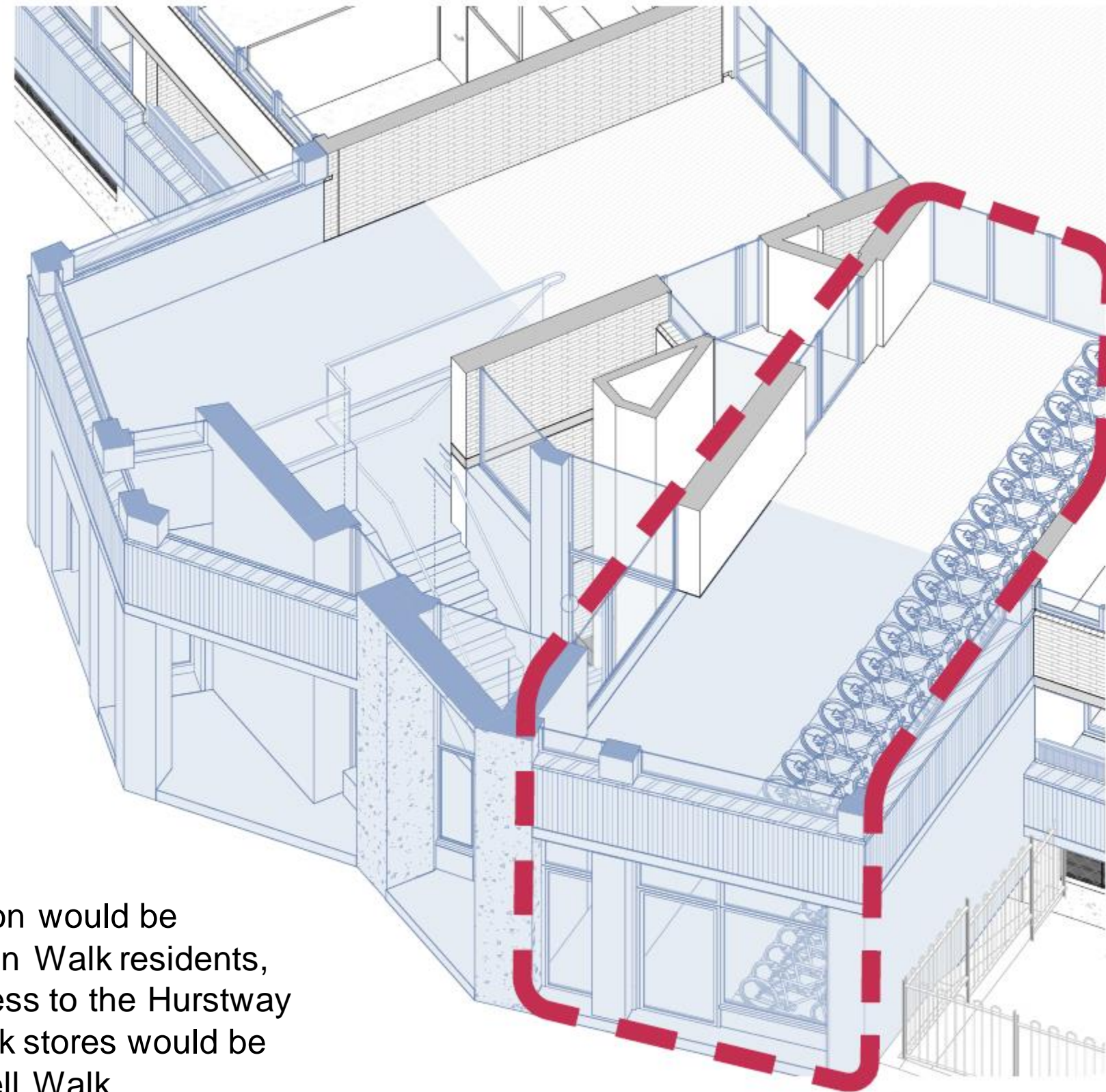
Keeping atria empty

Supporting relocation of bikes, prams etc to dedicated stores

Currently bicycles, prams, mobility scooters and trolleys are stored by residents in the communal areas. This is a known fire safety issue as the communal spaces need to remain empty to ensure they are safe to escape through in the event of an emergency.

To address these issues the proposed design solution is to provide **new storage rooms** at the remodelled corner entrances. The stores are located near the entrances to be convenient to use.

No storage provision would be created for Testerton Walk residents, however level access to the Hurstway and Barandon Walk stores would be possible via Grenfell Walk.



Where accessed from inside the building, a small lobby must sit between the communal space and the storage room to separate the two spaces. The two sets of doors to create the lobby improves the security of these rooms.

Refuse

Adapting the existing refuse strategy to improve fire safety

Existing bin chutes create a fire risk within the atrium and compromise the escape route.

We are exploring two options to improve fire safety and also provide better refuse facilities for residents.



Existing bin chutes

Option 1: Adapt and improve

Upgraded bin chutes



Option 2: Remove and relocate

New, dedicated refuse stores



Recommended
Option

The outside of your building: Materials

Examples of new A1/A2 non-combustible façade materials currently being considered.



Glass Reinforced Concrete (GRC), terracotta and natural stone to match the existing colours and textures



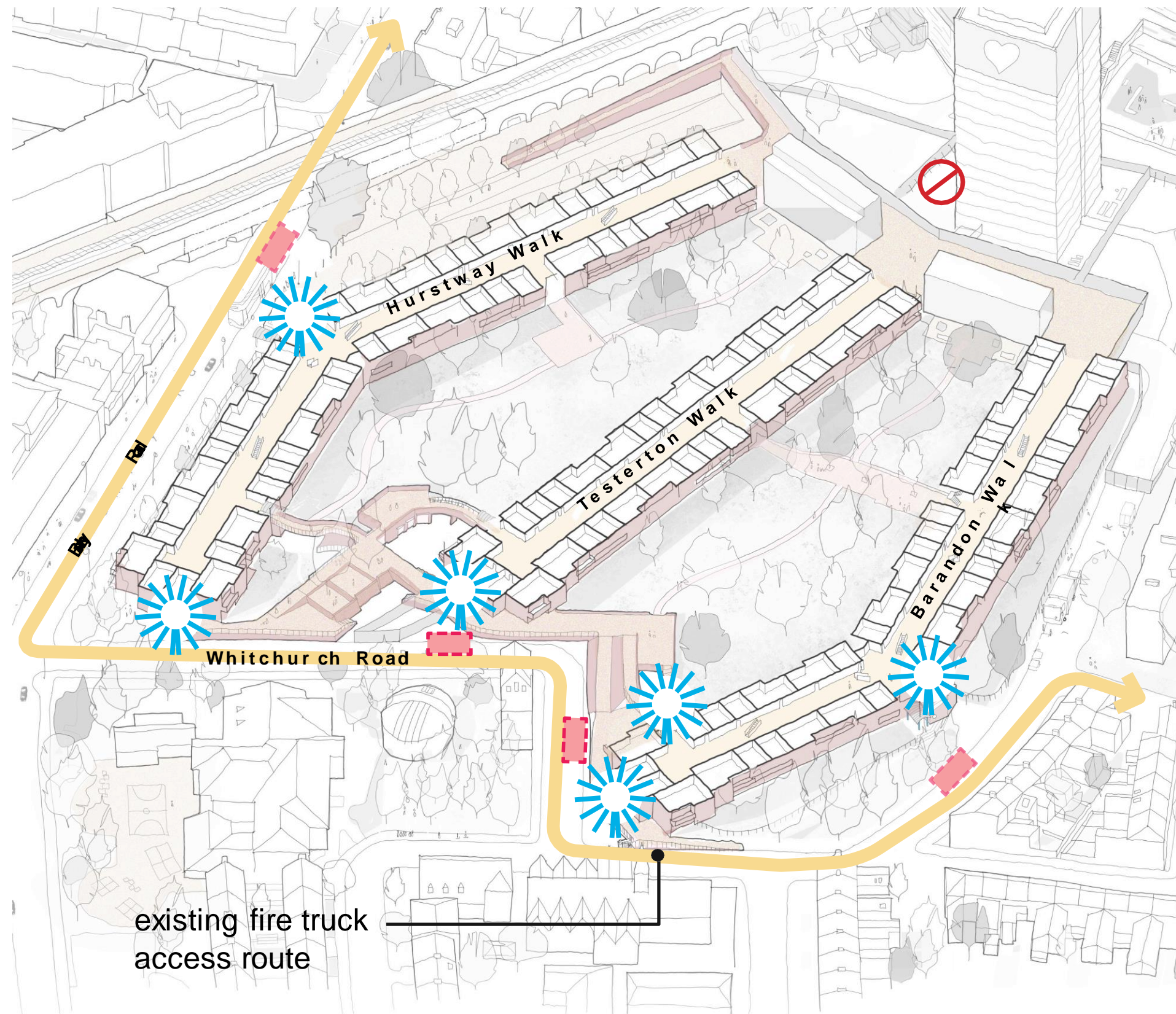
Rockwool insulation



Steel railings



Your common spaces: Improving building access and means of fire fighting



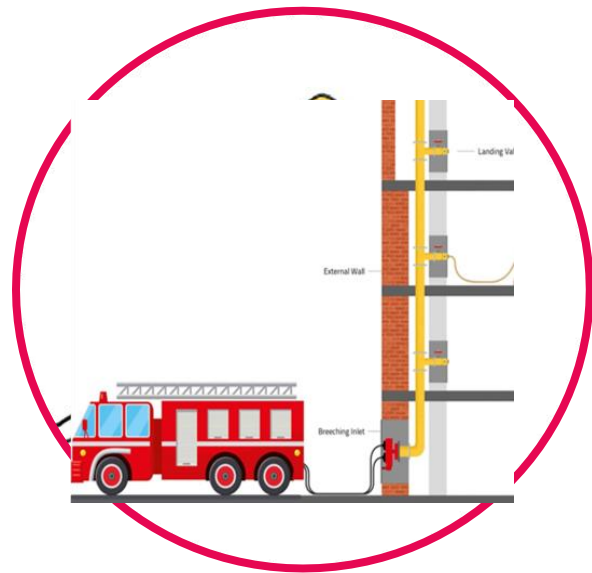
Fire vehicle access

- Designated **areas for fire vehicle access** are recommended at both corner entrances to Hurstway and Barandon Walk.
- In addition, two vehicle bays are provided along Whitchurch Road near to the ramped entrances at the southern ends of the buildings.
- Hoarded off areas** of Grenfell Walk buildings adjacent and the service roads below cannot be relied upon to provide access to the buildings for fire-fighting.

Distances to entrances

- Navigation from the main access point on Whitchurch Road to the building entrances for visitors/emergency services is a well known issue. Testerton Walk is particularly affected by this.
- New **water inlets** (dry risers) for fire hoses are proposed to the south of the building and signage/wayfinding improved to upgraded inlets at the remaining building entrances.

Your common spaces: Replacement & upgrade of dry riser systems



What is a dry riser?

A dry riser system is an empty pipe running up the inside of your building which firefighters can connect to and use as a pressurised water system in the event of a fire.



RBKC are planning to carry out installation of a new dry riser system on all levels of the Walkways. This would assist firefighters to tackle a fire in the unlikely event of one occurring.

A new 100mm dry riser will be installed in your building and a landing valve on every floor. At the bottom of your building, we will install a dry riser inlet. Nearer the time of installation, we will contact you with the exact plans for your building.

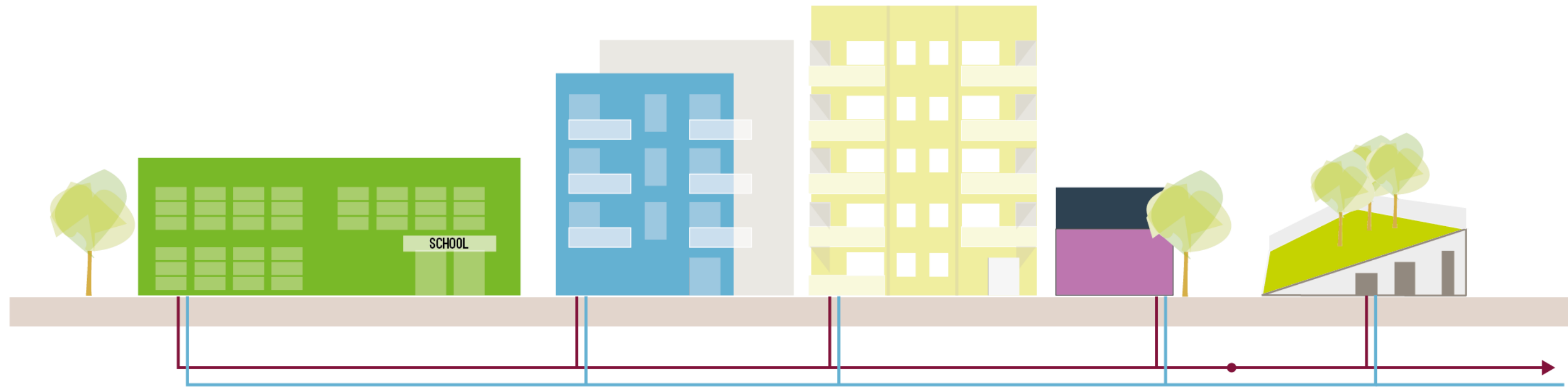
CO-DESIGN PHASE 02: EMERGING PREFERENCES & CHOICES

5. NEW HEAT NETWORK



What is a renewable heat network?

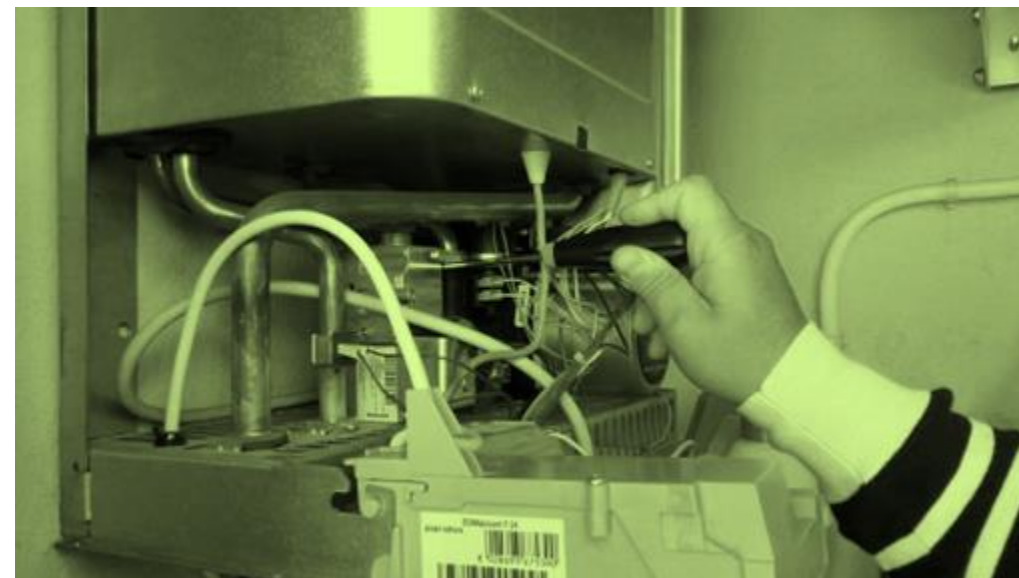
Heat is produced by an air source heat pump at a local renewable energy centre. Heat is then delivered through underground pipes to individual buildings and homes.



Replacing gas boilers

The UK Government has a plan to phase out individual and communal gas boilers.

A heat network can replace gas boilers and will work with 'wet radiators', like those in homes across the Estate today.

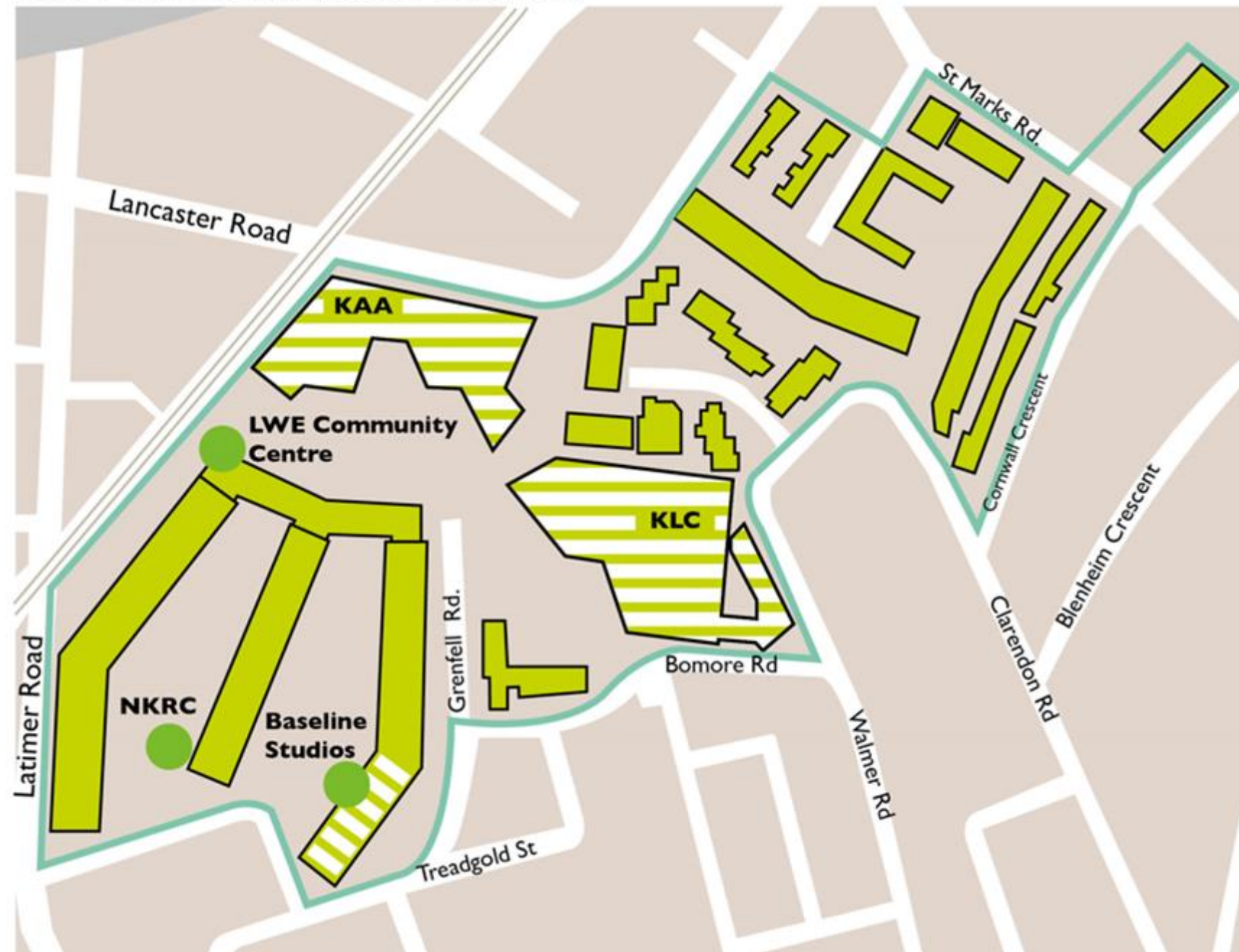


Lancaster West Estate relies on gas heating today

A renewable heat network for Notting Dale

The Council will design, build, operate and maintain the Notting Dale Heat Network to improve heating for LWE and neighbouring social housing blocks in the future. Two residents of Lancaster West have been appointed to the Notting Dale Heat Network management board.

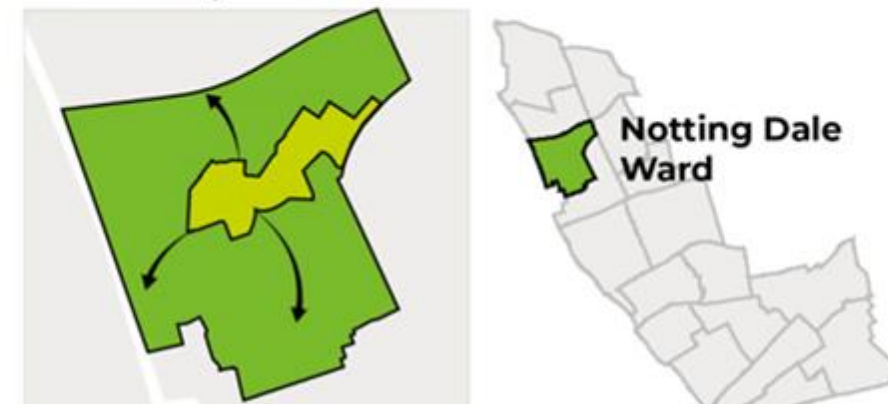
Phase I Core Scheme: Lancaster West Estate



Phase I Core Scheme



Phase 2 Expansion

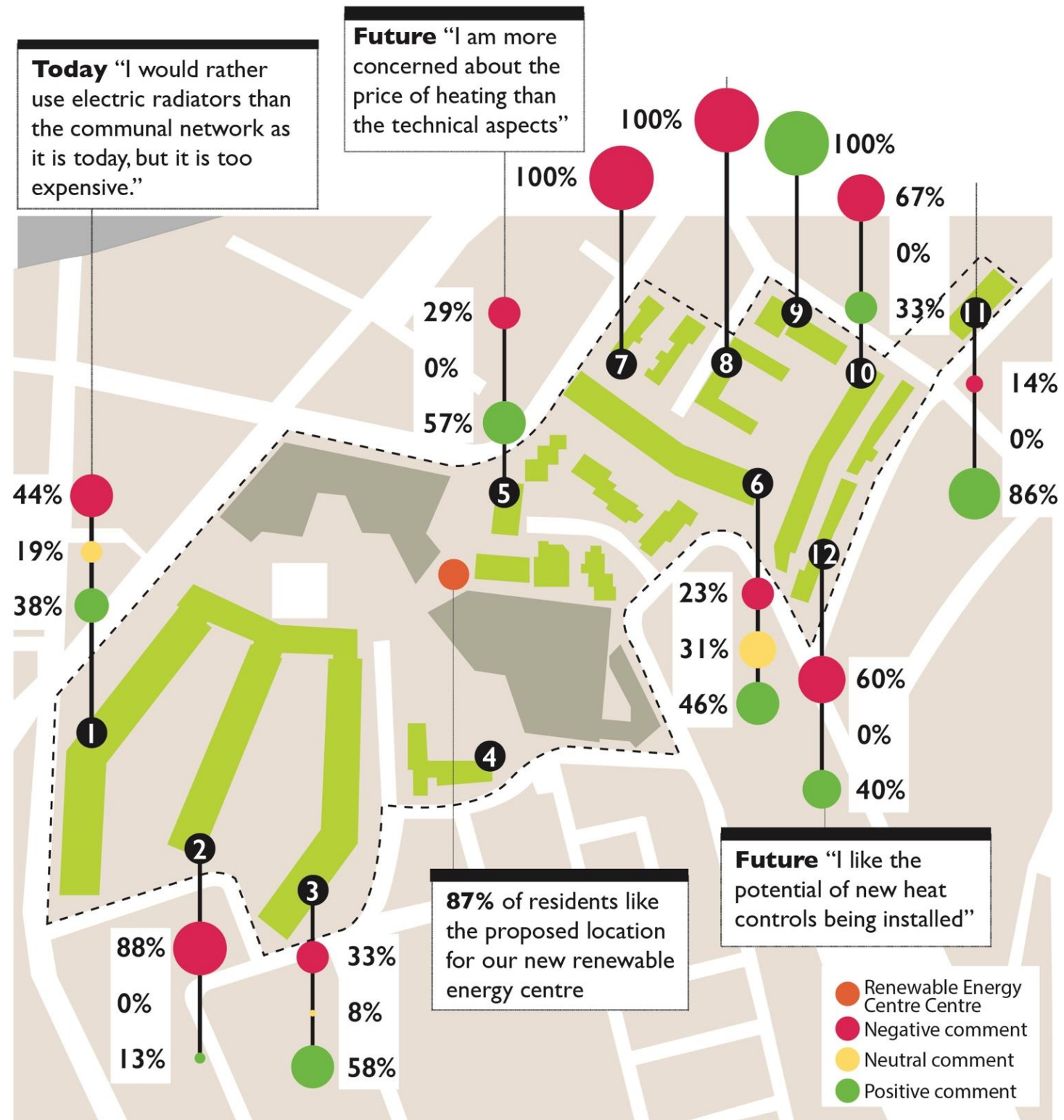


Phase 1: Supply Lancaster West Residents with 100% renewable & fairly priced heat

Phase 2: Expand to wider Notting Dale Ward

The Council supplies heating to 80% of homes at Lancaster West using a communal network today.

Finding an estate-wide heating & hot water solution



- 1 Hurstway Walk 4 Treadgold House 7 Morland House 10 Camelford Court
- 2 Testerton Walk 5 Verity Close 8 Talbot Grove House 11 Camborne Mews
- 3 Barandon Walk 6 Clarendon Walk 9 Talbot Walk 12 Camelford Walk

Benefits of an estate-wide solution

- Address all existing heating problems, replace temporary boiler and failing pipework to blocks
- Move away from gas, to become a carbon neutral estate
- Deliver safe, reliable heating suitable for energy efficient homes

The traffic light map (left) shows what residents think of their heating today. The full Resident Summary report is available online.

What do you think of your heating today?



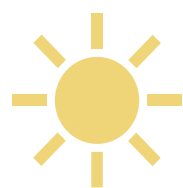
Comfort level

Do you heat to your home to comfort?



Warmth in Winter

Is your home warm enough?



Cool in Summer

Is your home cool enough?

Existing Issues

Block participation

Barandon

Yes - 73%

Always - 53%
Never – 27%
It's ok – 20%

It's ok – 53%
Never – 40%

- Some homes can regulate radiator temperature, others can't
- Not reliable
- Old boiler was better than the new

12%

Hurstway

No – 50%

Always – 56%
Never – 31%
It's ok - 13%

It's ok – 44%
Never – 44%

- Not reliable,
- East side works better than West,
- Not enough hot water for bath,
- Expensive because it has no controls

12%

Testerton

No – 50%

Always – 56%
Never – 38%
It's ok - 13%

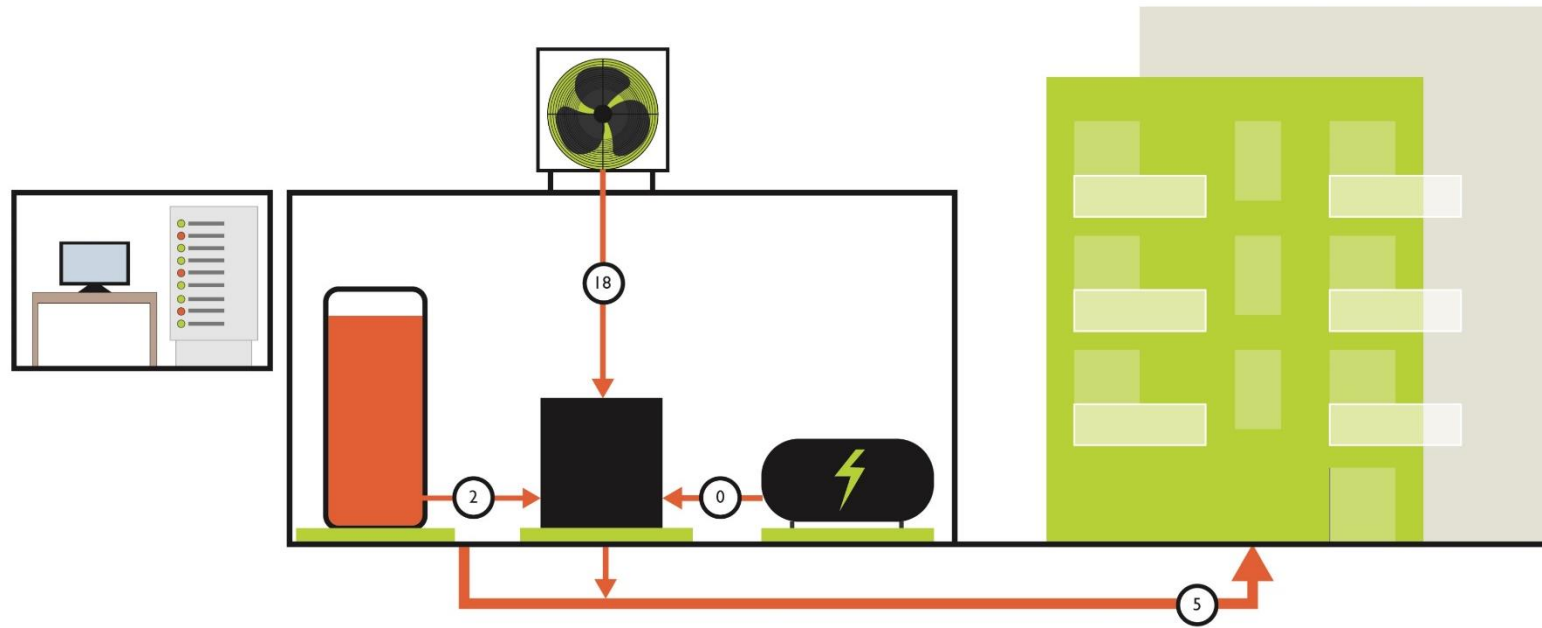
Never – 63%
Always – 37%

- Basic system, difficult to regulate
- Not enough pressure for shower
- Unpredictable, sometimes very hot, sometimes no heat

8%

When will renewable heat be available?

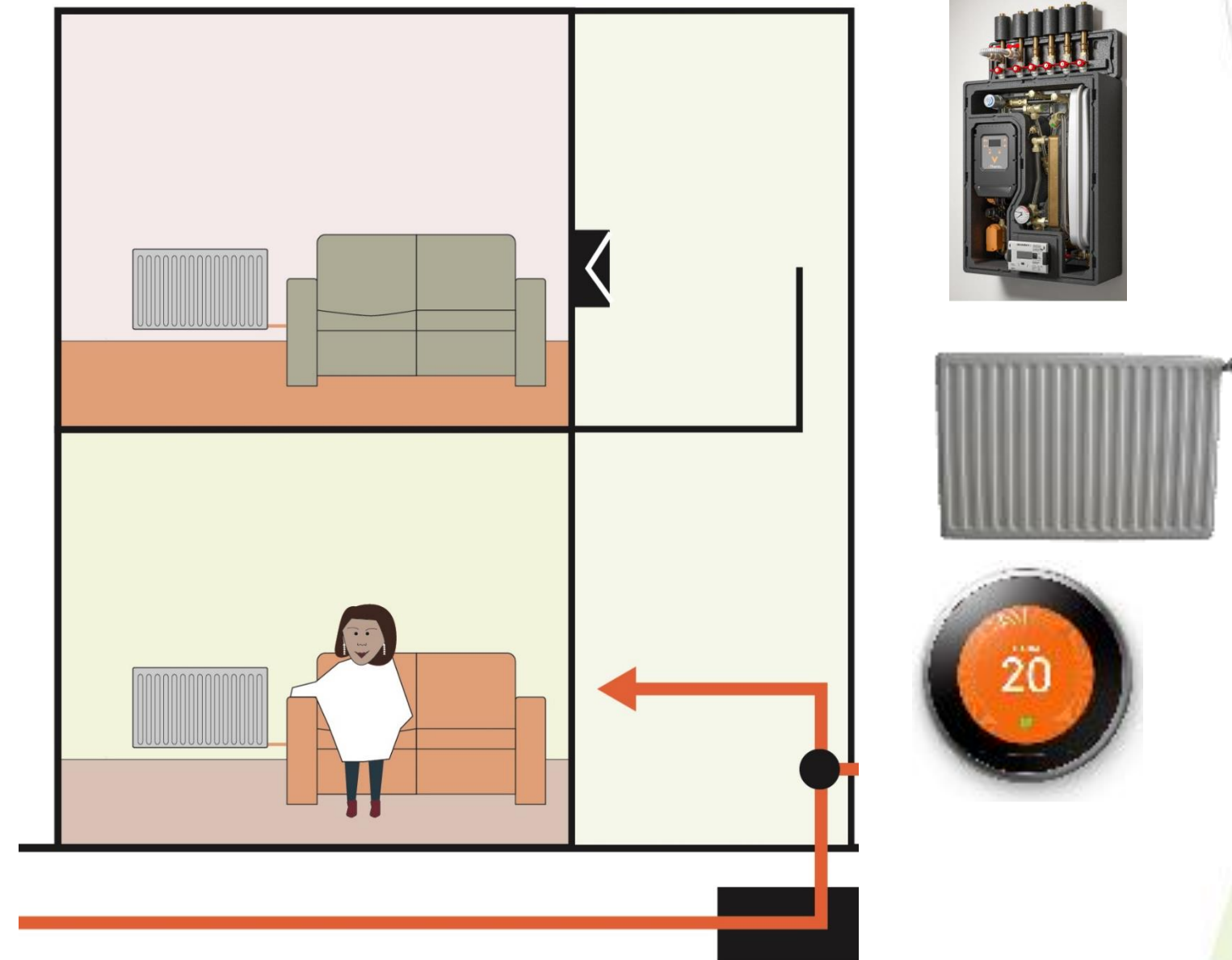
The renewable heat network will be delivered in two phases. The first phase will connect each residential block to a new energy centre supplying renewable heat. The second phase will deliver a new heating system within your home, as part of your Block's refurbishment.



Phase 1

Build renewable energy centre and underground pipe network (2023/4)

- Renewable to be supplied ahead of refurbishment.
- Temporary boiler replaced ahead of refurbishment.
- It will improve reliability of the heat supply.
- Residents will continue to pay communal heating charges until refurbishment.



Phase 2

Improve plumbing in each block and home through refurbishment

- New heat controls and radiators installed in homes.
- Residents will start to pay for their energy use when refurbishment is completed.

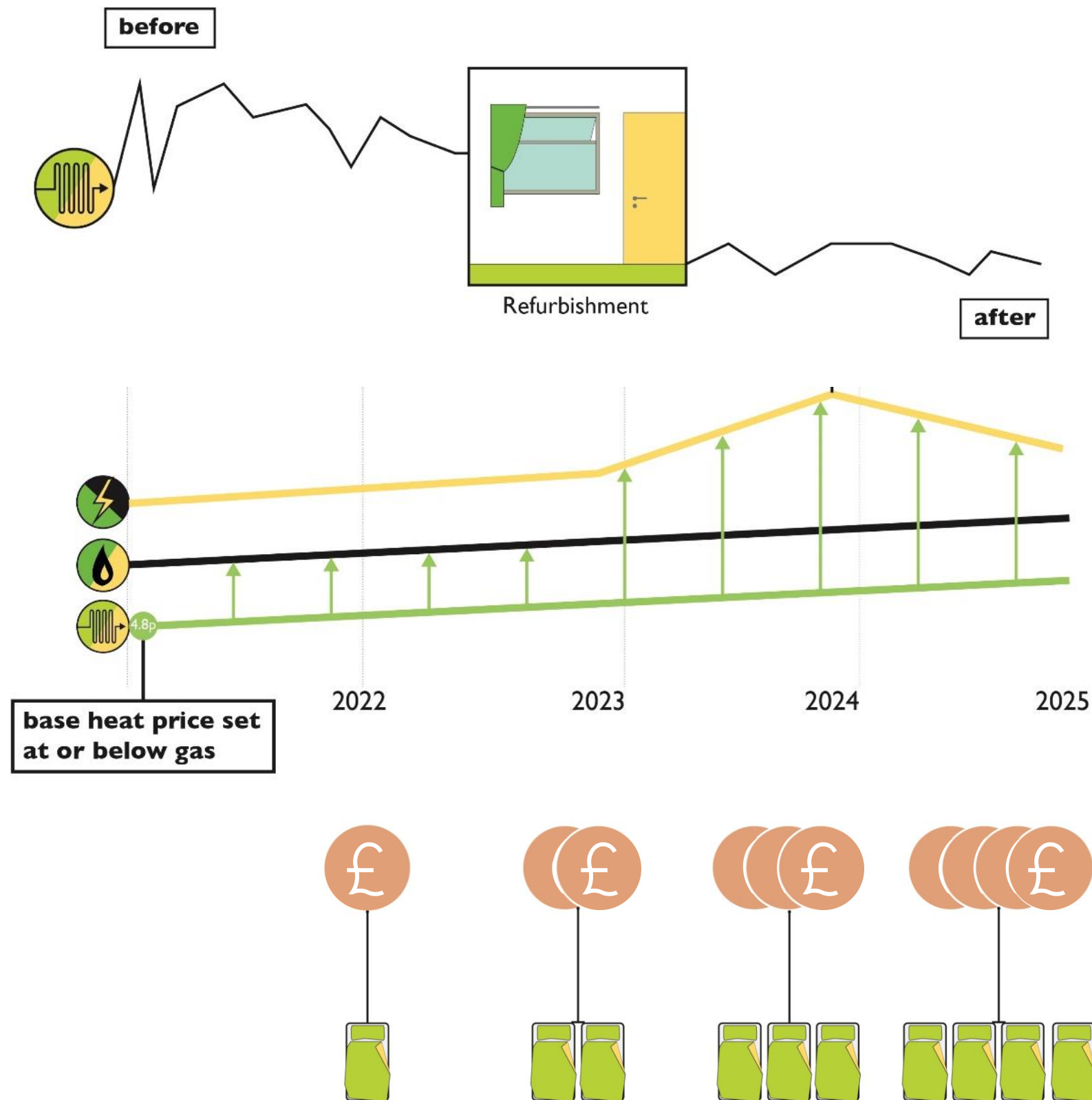
On the communal networks? How will your heating change...

The table below outlines what will change when the new heating system is installed in your home. More information on what needs to be installed and when, will be provided as part of your block's refurbishment.

Today	Future Renewable Heat Network
Radiators supply space heating	New radiators will be installed
Hot water delivered direct to taps	Hot water pressure will be improved
Some heat controls are available, but no heat is delivered in 'summer'	Smart heat controls will be available in every room, all year round
Pay a fixed amount to the Council for heating (based on number of bedrooms)	Pay for heat used in your home to the Council
	Additional customer protection is provided through heat network registration to the Heat Trust

What is the resident price promise?

The resident price promise has been co-designed to support residents through the change to renewable heating and payments based on heat usage. The price promise lasts until 2030, it will begin from when your home is refurbished, and you start to pay for the heat used in your home.



Pay for usage

The Refurbishment of LancWest is forecast to reduce the level of heat you need to keep your property warm by around 25%

Heat usage charge

Until to 2030 residents will pay the cheaper energy cost, either the cost of providing renewable heat or gas equivalent.

A fair standing charge

Is based on property size. Leaseholders will see this charge, but Tenants will not as rent already includes these costs.

What are your preferences?

After your block is refurbished and new heating system has been installed, you will be able to control how much heat and hot water used within your home. You will no longer pay a fixed gas charge in your service charge. You will pay for the heat used in your home only.

Over the next few months we will be selecting new heat controls and payment systems for the renewable heat network. We would like to hear your preferences for these.

How would you control your future heating?

There are lots of different technologies available to control heating, which you would like to use?



Thermostat

You can programme the heating in your home to maintain a specific temperature, or to switch on at a specific time.



Mobile

There are mobile phone apps available to control your heating remotely. These have the same functions as a thermostat (above) but can also be used when not at home.



Radiator

You can control the temperature of an individual radiator and room. This means you can turn off the heating in one room, if it isn't used.

How would you like to pay?

We are considering what the future options are for residents to track their energy use and make payments. What are your preferences?



Direct Debit

Pay a fixed monthly sum, based on your typical energy use. It will be regularly reviewed, and your account debited or credited if you spend more or less than expected.



Top-up Card

Top-up your heating credit by visiting a local shop, like topping up gas or electricity.



Mobile / Online Top-up

Top-up your heating credit using your mobile phone or website.

Heat network next steps

How to get involved

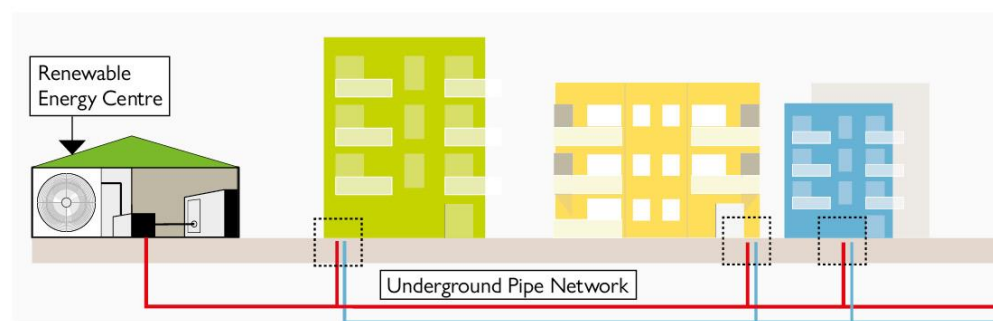
- Contractor selection
Now
- Renewable energy centre co-design **Autumn 2022**
- Join our heat network champions, to get the latest news and support this innovative project
Email janet.hall@rbkc.gov.uk

Vote now

**Do you support
the renewable
heat network?**



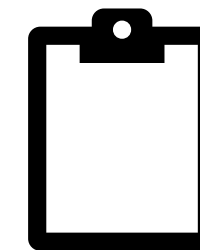
Scan the QR
code to vote



Next steps: Time to choose Emerging preference and choices resident survey

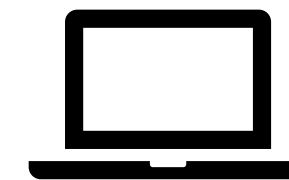
Paper survey

- ▶ All residents will receive a copy of the survey in the post. You can return your completed survey to Unit 22, Baseline or place in the dedicated silver survey box outside Baseline.



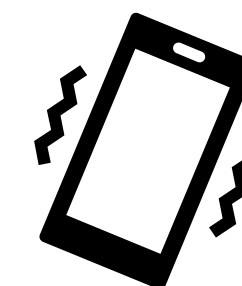
Online survey

- ▶ All residents signed up to the newsletter will receive a link to the online survey. You can also access the online survey by scanning the QR codes shared on social media and on the booklets, posters and letters.



Text or WhatsApp us

- ▶ Text or WhatsApp us on 07814 608999 and we will send you a link to the online survey and offer guidance and support where needed.



Don't miss out on your chance to give us your choices. All surveys must be returned to LWNT by midnight on Sunday 20 November.

Subscribe to our resident enewsletter Lancaster West News



 JOIN HERE

Be the first to find out what's happening where you live.

Subscribe using the QR code. Indicate your block to get all your block's news.



Stay connected with the Lancaster West Neighbourhood Team

-  0800 389 2005
-  lancasterwestoffice@rbkc.gov.uk
-  [@lancasterwestneighbourhoodteam](https://www.instagram.com/lancasterwestneighbourhoodteam)
-  Lancaster West Neighbourhood Team
-  WeAreW11 App
-  YouTube
-  www.wearew11.org

LANCASTER WEST
NEIGHBOURHOOD TEAM
W11



Resident enewsletter



 JOIN HERE

Please specify which block you live in when subscribing, to allow us to send you block specific news.

 [@Lancasterwestneighbourhoodteam](https://www.instagram.com/lancasterwestneighbourhoodteam)

Thank you!