

Lancaster West Estate

Programme and Procurement Update

Title	Lancaster West Estate – Programme and Procurement Update
Date	23 rd January 2023
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Purpose of report	Provide an overview of the progress of the design and delivery of the Lancaster West Estate refurbishment programme, and status of major procurement exercises.
Mechanical & Electrical Consultants	<p>Heating, Hot Water, Ventilation, Electrical, Lighting</p> <p>Out to tender for two major Notting Dale Heat network contracts, also looking to contain option of ventilation and sprinklers. DBOM and DB tender evolutions completed, stage 3 workshop planned for the 16th and 18th Jan to discuss with bidder's technical questions.</p> <p>PV meetings with various suppliers aiming to cover 10% of roofs with PV solar. Quotes received for Camelford Walk and Court. Slide decks completed with pros and cons on specification completed.</p> <p>Goodbye Gas - Gas Pipes Removal Strategy Cadent are on board with program of work and are willing to work with the project team. Alternative cooking offers with induction hobs, electric cooker and pots and pans offer for customers.</p> <p>CCTV, door entry, and digital TV services) - TGA Consultancy Services</p> <p>Pilot block - Bomore Video Door Entry Fermax installation completed, site visited completed with Redlands at Talbert Grove for replacement boor entry system due to damage, Fermax system will be used estate wide following positive feedback.</p> <p>Lifts</p> <p>Lifts for Bomore Road and Treadgold House to be procured by end of March 2023, with Treadgold to be phased with refurbishment work and Bomore lift upgraded ASAP.</p>
Main works	<p>Lot 1 Barandon Walk, Testerton Walk and Hurstway Walk</p> <p>Contract with KCA ended 14th October 2022. We are now reviewing options for the appointment of a new MDC team for RIBA Stage 3+ to 7 of the main refurbishment works. Should confirm within next two to three weeks</p> <p>Phase 2 of the resident co-design process - Emerging Preferences and Choices – concluded in November 2022. Residents were invited to view the completed 411 Testerton pilot to see the energy efficient measures / options for the Walkways.</p>

Walkways Roof Project – Tender process now nearing completion. Quality and commercial assessments have been finalised and we are in the process of finalising the Key Decision Report for the appointment of the selected contractor for the works. Anticipated duration for works is 86 weeks and works to commence on site Spring 2023.

Securing the options to undertake wider work on top floor as option for these works.

Lot 2 Camelford Walk, Camelford Court, Clarendon Walk and 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 February 2023 with a booklet and resident engagement (yet to be formalised).

Clarendon Walk & Talbot Walk Roof Project

Roof works were completed July 2022. **Final account £118,511 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 currently in progress, 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, for residents to feel and see the design options developed. This completed the Initial Design Ideas feedback, and communal finishes to walls, floor, rails, light fittings and waste management to the blocks are now to be finalised and shared with all stakeholders, for ECD Architects to complete RIBA Stage 3 and start preparing the planning pack.

Triple glazed timber sash windows have been installed at 35 Talbot Grove House as a pilot, and have been well received.

Lot 4 Treadgold House – ECD Architect / United Living South

United Living South have progressed the Stage 4 design with overview from the LWNT team, including client’s representatives in ECD Architects and Trigon Fire Engineers. Planning consent was granted for the works to the building envelope on 22nd November 2022.

This excluded the works for the Air Source Heat Pump, outbuildings, and gates. This is in large part due to the level of acoustic analysis required for the equipment being much greater than expected by the United Living South consultant team. A request for pre-application advice for the outstanding elements was submitted to RBKC planning on 21st December 2022. These, and delays in delivery of coordinated design information, mean the project is 12-14 weeks behind programme. Construction is expected to begin in February 2023 which based on the current construction programme from ULS is sufficient to meet funding deadlines. A review of leases is underway to facilitate the works.

Lot 5 Camborne Mews - ECD Architects

Proceeding to Phase 2 of the resident co-design process - Emerging Preferences and Choices – where the design options have been developed and will be shared with residents for feedback as a starting point. ECD will provide all engagement materials with samples, models etc. that residents can feel to form their choices. A Webinar and drop-in engagement session is proposed for February for the engagement.

Lot 6 Verity Close - ECD Architects

ECD architects have prepared a planning pack for the pilot scheme at 54 Verity close. That has been commented on by the LWNT team and is now with the resident for any final comments before submission. ECD have also prepared a draft of the planning information for the remaining homes on Verity Close. Work is progressing on developing Access and Maintenance strategies for these works along with logistics coordination for works that will be carried out concurrently with works to the District Heat Network and other lots.

Pilot Schemes underway

Walkways Balcony Doors and Windows Pilot

8 pilots have been planned for the Walkways to trial a range of idealcombi and Velfac triple glaze balcony door models.

- 450 Testerton - Side hung outward opening Ideal combi futura+. Drawings reviewed, awaiting to approve manufacturing confirmation order. Delays due to installer's refusal to work with us.
- 449 Testerton – Tilt and turn inward opening Ideal combi futura+I. Drawings to be issued, delays due to denied access to property the day of the survey appointment, and installer's refusal to work with us.
- 521 Barandon – Sliding Idealcombi Frame IC. D Drawings reviewed, awaiting to approve manufacturing confirmation order. Delays due to installer's refusal to work with us.
- 519 Barandon – Outward opening Velfac 200E. Balcony door is at the manufacturing stage, expected to be delivered 6th March.
- 323 Barandon – Trickle vents pilot. Pilot two specs: top hung and top hung reversible outward opening futura+.
- 501 Barandon – Hinge door Idealcombi Frame IC. At the quotation stage. Organizing survey to measure existing structural opening.
- Windows and balcony door replacement (these projects use the same specification used in other flats):
 - 501 Hurstway (balcony door and windows)

- 450 Testerton (windows)

Installation on hold on all idealcombi products until new installer is on board. Issue has been raised to idealcombi Commercial director, awaiting reply.

Walkways Fire Rated Window Pilot (atrium)

Two Velfac fire-rated, double glaze fixed-light windows to be installed in 505 Hurstway. Windows are currently at the manufacturing stage and are planned to be delivered 20th of February.

Another window is to be installed in 323 Barandon. It has the same specification as 505 Hurstway kitchen window. The window is currently at the manufacturing stage and is planned to be delivered in march.

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.

25 Upper Camelford Walk (Front Door, MVHR)

MVHR installation, Internal refurbishment and removal of step to Front Door Entrance. Works ue to be completed mid January 2023.

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 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, LWNT 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 all viable properies as part of our approach to dealing with the energy crisis.