Camelford Court and Camelford Walk, Clarendon Walk and Talbot Walk Finalising Detailed Designs







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Further Co-Design Elements

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Heat Network

Part 1: Phase 3 Co-Design

Phase 3 Co-Design What is it about?

What happened after Phase 2?

The Purpose of Phase 3

Following the surveys undertaken at Phase 2 of the co-design process, the most preferred design measures as voted by Lot 2 residents, were identified and incorporated to the latest design proposals.

The percentage of properties that responded to the survey are:

Talbot Walk:	93%
Camelford Walk:	74%
Clarendon Walk:	57%
Camelford Court:	29%
Lot 2 Overall:	62%

The purpose of this co-design phase is to show the final design proposals to residents.

It is also an important opportunity to highlight any issues previously not well understood, following the detailed development and technical analysis.

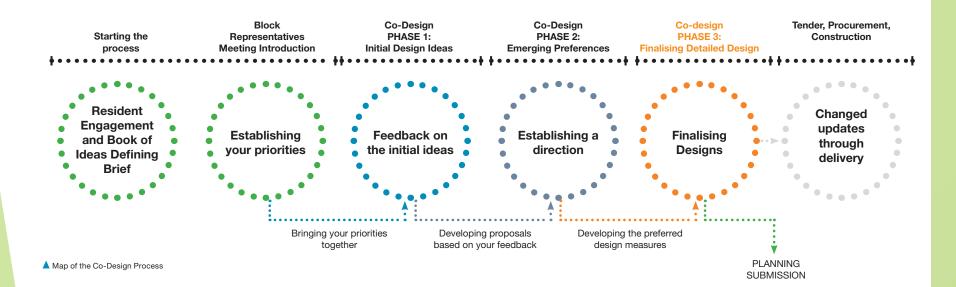
Residents now have an opportunity to provide final feedback.

Further Co-Design

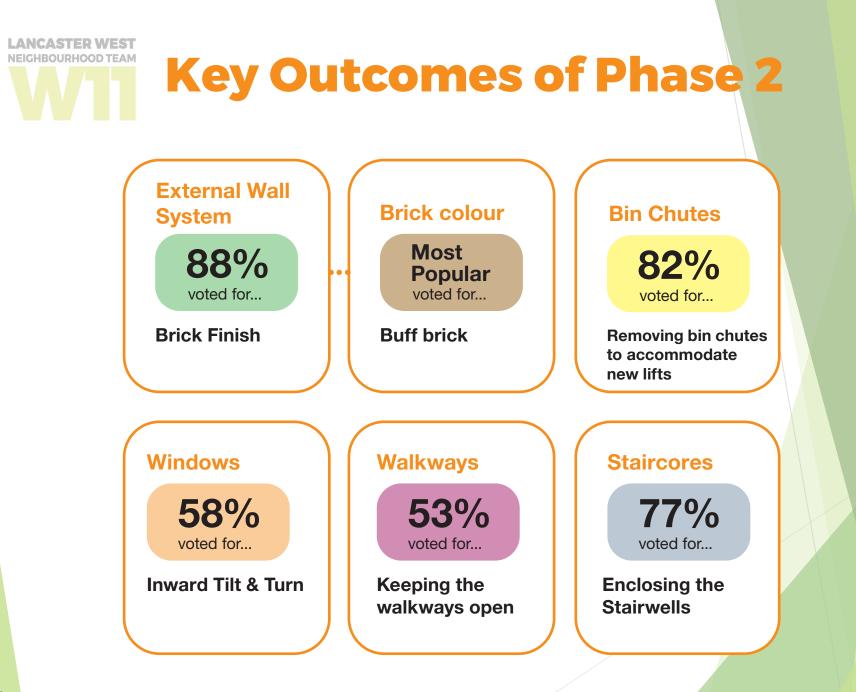
This phase will look at final design choices.

Areas requiring feedback will be the communal corridors, balcony deck finishes and preferences for pattern developments to the balconies.

Co-Design Timeline



Camelford Court and Camelford Walk, Clarendon Walk and Talbot Walk Phase 3



Key Outcomes of Phase 2

Windows	The most prefe preference is co consider.										
58%		Camelford Court		Camelford Walk		Clarendon Walk		Talbot Walk		Total	
voted for	Tilt & Turn	4	67%	14	50%	21	64%	7			58%
Inward Tilt & Turn	Top Hung Reversible	2	33%	14	50%	12	36%	é			439
	Grand Total	6	100%	28	100%	33	100%	13	8 1009	6 80	100%
Walkways	Flats that were affecting (Flats 1 – 19 Camelford Walk, Flats 1 – 6 Talbot Walk) were asked their preferences for enclosing the walkways. While 20% were in favour overall, 53% were against the proposal to enclose the walkways and 27% said they needed more information. Camelford Talbot Walk Total Walk										
voted for	Yes	vv air	3		0		-	20%			
	No		4		4		8	53%			
Keeping the walkways open	Not Sure, Need More Information Grand Total		4		0 4		4	27%			
walkways open Staircores	Need More Information	s from Ca tairwells. stairwe	amelford Overall, 7 Ils. This p elford	7% of the oreference Clar	4 bot Walk ese block was cons endon	k's respo sistent acr	15 ndon Wa	alk were : vere in 1 ocks.			
walkways open Staircores 77%	Need More Information Grand Total All respondents enclosing the st enclosing the	s from Ca tairwells. stairwe Cam Walk	amelford Overall, 7 Ils. This p elford	7% of the preference Clar Wal	4 oot Walk ese block was cons endon k	k's respo sistent acr Ta	ndon Wa ndents v oss all blo lbot Wa	ulk were : vere in f ocks. Ik T	avour otal	of	
walkways open Staircores	Need More Information Grand Total All respondents enclosing the st enclosing the	s from Ca tairwells. stairwe Cam Walk	amelford Overall, 7 Ils. This p elford c 2.1 6	7% of the preference Clar Wal	4 bot Walk ese block was cons endon k 21	k's respo sistent acr Ta 78%	ndon Wa ndents v oss all blo lbot Wa	ulk were : vere in 1 ocks. .lk T(avour otal 56	of 77%	
walkways open Staircores 77%	Need More Information Grand Total All respondents enclosing the st enclosing the	s from Ca tairwells. stairwe Cam Walk	amelford Overall, 7 Ils. This p elford 21 6 9 2	7% of the preference Clar Wal	4 bot Walk ese block was cons endon k 21 1	k's respo sistent acr Ta	ndon Wa ndents v oss all blo lbot Wa	ulk were : vere in f ocks. Ik T	avour otal	of	

LANCASTER WEST

NEIGHBOURHOOD TEAM

Part 2: Developing the Preferred Design Measures

ICHROLIPHOOD TEA

Windows What you most preferred...



Inward Tilt & Turn

58% of residents voted for the Inward Tilt & Turn

- This is an inward opening window.
- The mechanism is a tilt (restricted opening) & turn (full opening).
- The inside frame is aluminium.
- The most preferred internal frame colour is White
- This range is secured-by-design rated
- The window comes with a child-safety restrictor key.

Detailed developments

There are a number of important implications associated with this option, and following feedback, we are recommending a similar model that opens outwards. These are explained in the following slides.

Windows: What it would look like...



Note:

This is only representative of a typical scenario. The issues will be applicable to all windows

Concerns

Dropped window head

This may be needed to make space for blinds and curtains to avoid the inward swinging window.

Set-back dropped ceiling

A deep set-back of your dropped ceiling will be needed to allow the windows to fully swing inwards. This may look unappealing.

Smaller Divisions

To enable overheating to be mitigated, some fixed panes will need to be made openable.

Inward opening windows have a limit on opening size, so larger windows will need to be split into two smaller ones.

More frame = Slightly less energy efficient, slightly less daylight.

Furniture

Windows may clash with furniture and kitchens when required to open fully on hot days.



Windows: How they may affect your space...

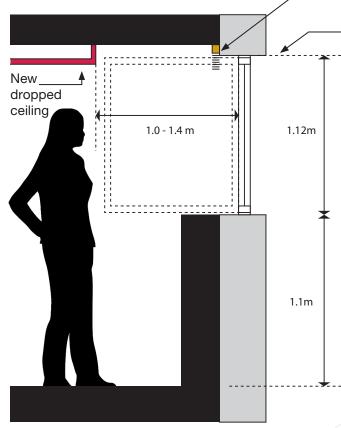
New Dropped Ceilings

The Lancaster West refurbishment includes dropped ceilings for all properties. These will be lower than the current top of the window.

To help prevent over-heating, a fully openable window should be possible when it is needed.

This means the ceiling will need to be set back far enough to allow the window to open without clashing. (diagram 01, 02)

Where flats have already been refurbished, this will need to be re-adjusted.

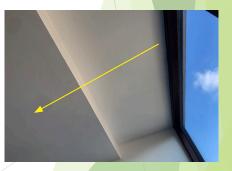


01: Cut wall section Showing depth of a fully opened inward opening window

Soffit mounted curtain rail or blinds

Dropped Window Height: The window will need to reduce in height by approximately 75mm so the curtain or blinds to be fitted above the inward swing.

Set-back dropped ceiling Set back enough to allow 1.0m -1.4m window to fully open.



02: New dropped ceiling and the set-back from the window. This will be much deeper into the room with an inward swing.

Windows: How they may affect your space...

Clashes with Kitchens

New kitchens are also being offered as part of the internal refurbishment. In some homes, these have been relocated next to the windows.

Cabinets next to the windows and tall taps will mean some the windows will not be able to fully open to support over-heating in the summer when needed.

Clashes with Furniture

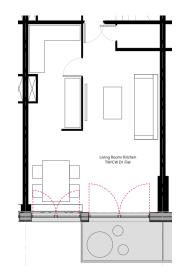
On an everyday basis, you should **not** need to open the window fully.

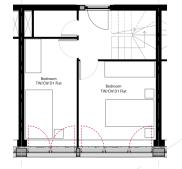
However, when it is needed, inward opening window swings may make it inconvenient with some furniture arrangements.





Completed refurbishments With kitchens by windows.





Sample Flats Layouts Showing the swing of inward opening windows when opened fully.



Windows: If they opened outwards instead...



Window head Does not need to drop

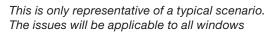
Set-back dropped ceiling Only a small set-back is

needed

Furniture

Windows will not clash with furniture arrangements e.g. kitchen cabinets.

Window Divisions Can be as per the original sizes.



Windows: If they opened outwards instead...

The concern with Timber What you said...

"Current windows are wood and the have become rotten so ideally no wood on outside or inside, it also looks old fashioned"

"Aluminum exterior and interior makes it less likely that bits fall off windows in the future"

Why the new windows will be different...

Mould and rot to timber windows is typically caused by damp and condensation.

The new triple glazed windows and ventilation system will provide a warm and well ventilated environment. This will stop condensation from occurring and ensure the windows will stay in good shape.

The windows are also, not all timber...



Outward Opening Windows

The window range that supports outward opening is a 'composite' frame, formed of a mix of timber and aluminium.

The frame that holds the glazing itself is **all aluminium**.

Aluminium -

This part holds the glass and forms the opening part of the window.

Timber —

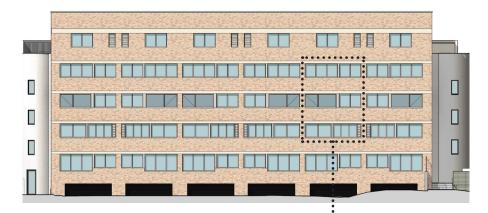
This part is fixed and forms your internal frame.

Aluminium -

This is the external part of the frame



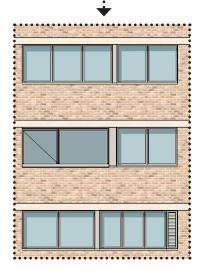
Windows: What it would look like from the outside

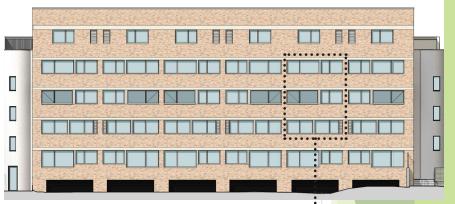


Inward opening windows

These are limited to a maximum width. Smaller windows will also help to minimise the impact of the inward swing to your spaces.

More frame = slightly less energy efficient, slightly less daylight.

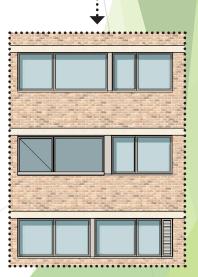




Outward opening windows

Fewer limitations - Can be made as per the original window sizes.

Less frame = slightly better energy efficient, slightly more daylight.



ANCASTER WEST NEIGHBOURHOOD TEAM Windows A Final Opportunity

We are now in a position to better understand how the chosen inward-opening windows interact with the internal space and furniture within your home.

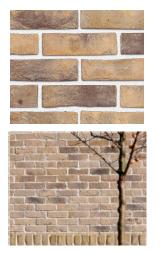
Given the potential concerns, we would like to propose a top hung, <u>outward opening</u>, reversible window instead.

We would like to ask residents to confirm whether or not they are happy to move forward with this recommendation.

EWI System What you most preferred...



Brick system



Buff Brick

88% of residents voted for a **Brick faced system**

• A preference for a 'real' brick finish was emphasised.

The majority of residents preferred a **Buff Brick** to be explored.

EWI System: A New Appearance

Brick System with Buff Brick

The most preferred brick colour choice is a buff brick.

This will be a departure from the original red brick character of the estate, bringing in a new colour and appearance.

Residents should note there will be some elements of original red brick that will **not** be replaced as part of the proposals, such as garden and boundary walls.





Clarendon Walk by Lancaster Road

Camelford Court

Front garden boundary walls and rear garden separation walls will not change.

All blue railings are proposed to be painted a dark colour to match the final colour scheme. ANCASTER WES

Balconies What you most preferred...



Bolt-on balcony

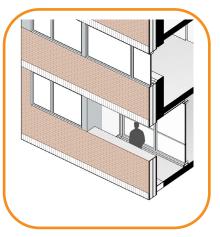
61% of respondents voted for a **Bolt-On balcony**

- This will increase your internal floor area
- The balcony will be a steel frame balcony formed of noncombustible materials.
- It would also enable a simpler thermal envelope and improve the energy efficiency.

Due to a number of challenges, these can no longer be offered as we have identified:

- Requires a steel intensive structural solution.
- Will overshadow neighbouring rooms below.
- Limited options on non-combustible deck finish (metal decks scratch easily, can be noisy and will get hot in the sunlight)

Balconies Improved Existing Amenity



Refurbished Existing Balcony

The proposal is therefore to retain existing balconies as a **Refurbished Recessed Balcony**

- This will not impact your internal floor area.
- The area of the amenity space will be equal to the existing.
- New floor finishes using non-combustible materials.
- Opportunity to re-position the door.
- The soffit, floor and new glazing will provide improved insulation to your home.

Balconies Improved Existing Amenity



Insulated Soffit

Hinged door to balcony

- Can be located as shown or to the side as existing.
- The door will be outward opening if top hung outward opening windows are preferred.
- The door will be inward opening if inward tilt and turn windows are preferred.

Insulated Floor

With new deck finish





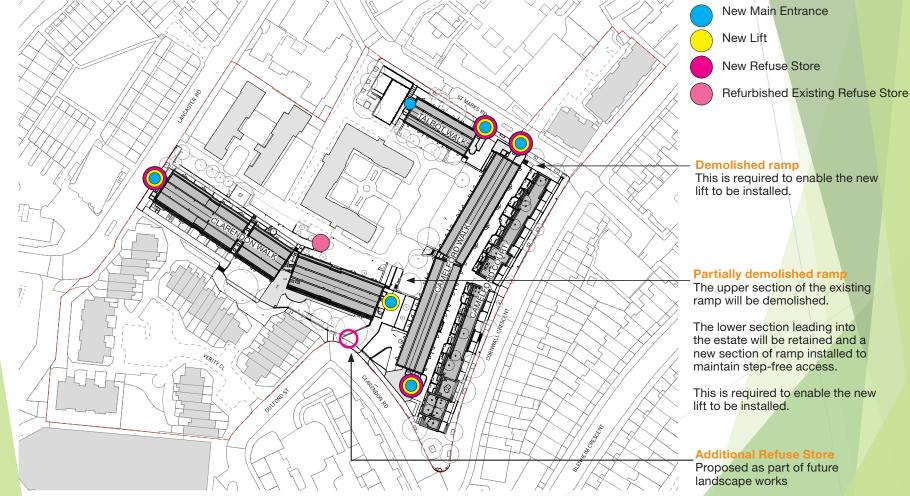
Enclosing the stairwells

77% of residents voted for **Enclosing the stairwells**

82% of residents voted for Removing the refuse chutes to install new lifts

83% of residents voted for Removing the existing entrance ramps to install new lifts

Stairwells, Lifts & Entrances Final Locations



LANCASTER WEST NEIGHBOURHOOD TEAM **Stairwells, Lifts & Entrances Existing Ramps**

Ramp Removal

83% of residents supported...

the removal of the existing ramps to enable new lifts to be installed.



Clarendon Walk Ramp Upper section to be demolished. Improving sight lines and natural surveillance.



Camelford Walk Ramp Full ramp will be demolished, enabling natural surveillance to Camelford Court.







At **Clarendon Walk**, the existing ramp will be partially demolished and step-free access re-provided.







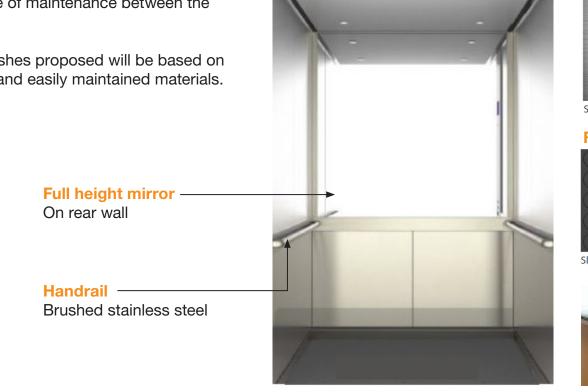
At **Camelford Walk**, the existing ramp will be completely demolished. Step-free access to the entrance will be directly from street level. A new stepped access is provided up to street level from Camelford Court. The underpass through to the estate will be removed.



Lift Car Finishes

The lift car interiors will be standardised for ease of maintenance between the blocks.

The finishes proposed will be based on robust and easily maintained materials.



Wall finish



Stainless Steel

Floor finish



Slip Resistant Rubber



CCTV

All lift cars will be installed with a CCTV camera

Entrances: Typical Features



White Brick Staircores

Applied to all staircores to identify entry points and help way finding.

Glazing

To maximise visibility and natural surveillance.

Coloured Brick

Coloured brick banding to highlight main entrance features such as the intercom, block signage.

Approach Cover

An overhang provides a soffit lit cover and a sheltered route to the adjacent refuse store.



White brick with an accent brick colour



Metalwork colours A dark colour is proposed for the entrances and will depend on the preferred colour scheme.



Keeping them Open

Following resident feedback from Phase 2, the walkways will be kept open as an external space. This will mean the floor, walls, soffit and balustrades along the walkway will need to be insulated.

The implication of this is that the walkway will feel a little more enclosed, but will remain open-aired:

- The head height will be reduced
- The width of the space will be narrower



Floors _

The existing floor finishes will need to be stripped back to structural slab (including the removal of the existing screed) so we can insulate your home. The floor will be replaced with a new robust finish.

.

Services

The location of new incoming services is yet to be confirmed.

This may be on the ceiling or within the floor build-up.

New Windows

All windows will need upgrading to be triple glazed inward opening.

Lowered ceiling

The ceiling will need to have insulation and new services installed. The overall height will be slightly lower.

Insulated Piers and Balustrades

To avoid cold bridges to your home.

Retained Fire Doors

The newly installed fire doors will be retained in their current position.

EWI

The walls will need to be insulated. A light coloured finish is proposed to maximise light. New external wall mounted lighting will be installed

What it will look like... Camelford Walk/Camelford Court



Buff Brick With white brick mix.

Open walkways with patterned brickwork between piers

New entrance porches Some will have MVHR store, some will just be a canopy cover.

New windows Triple glazed

Boundary Walls Existing walls retained. Blue railings painted to match porch colour.

Camelford Walk & Camelford Court

What it will look like... Camelford Court



Buff Brick

Two tones to help break down the elevation.

This is proposed to be created by using a darker mortar between the bricks to change the overall appearance of the brickwork.

Boundary Walls

Existing separation walls between gardens will be retained.

Camelford Court - Cornwall Crescent

What it will look like... Talbot Walk



Brick faced EWI with buff coloured brick

Bolt-on Balconies with light coloured soffits

Open walkways with patterned brickwork between piers

New Entrance with enclosed staircores and lift.

Clarendon Walk - Lancaster Road

What it will look like... Clarendon Walk



Clarendon Walk - Lancaster Road

Part 3: Further Co-Design Elements

Camelford Court Porches

There are two porch designs to Camelford Court:

- 1 Weather shelter & MVHR cupboard
- 2 Weather shelter only

The purpose of the porch is to re-provide the weather cover over your entrances after the new EWI has been installed. Where there is enough space, the MVHR cupboard version is proposed.

The colour will be based on the final preferred colour scheme (see later slides). However, a dark colour is proposed for better wear.

The proposed design has the following features:

Door number and Soffit light

Hanging bar (optional)

A feature to enable hanging baskets or other features

MVHR cupboard — Saves internal space

Weather shelter & MVHR cupboard



Weather shelter only



Camelford Court Porches

Option 1 (Proposed)

• Hanging bar (front)





Option 2

No hanging bar



Option 3

- Hanging bar (front and side)
- Chamfered roof





Metalwork applies to:

External Window Frames

And features such as:

- Louvres
- Porches

The proposals are based on Colour Scheme 1.

This uses a lighter colour for the window frames and louvres, to maximise light into homes, with a darker colour for the porches Camelford Court, to better conceal dust and dirt.

Residents are however invited to provide feedback and indicate whether they would prefer an alternative colour scheme.

All colour scheme options are indicated on the following slides.



Colour Scheme 1: Proposed



Dark: Basalt grey PPC (polyester powder coating) paint colour

(Porches)

D

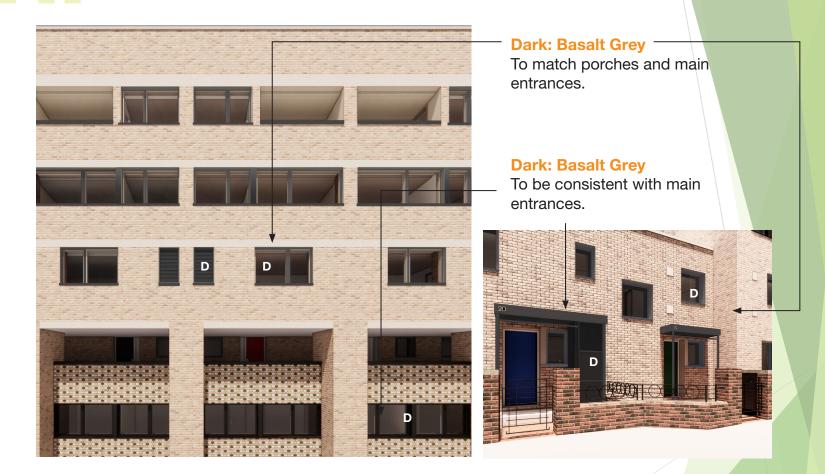
L

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> Light: Anodised aluminium (windows) / PPC (polyester powder coating) paint colour (features e.g. Louvres)

38

Colour Scheme 2: Proposed



D

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Dark: Basalt grey PPC (polyester powder coating) paint colour (windows and features e.g. Porches)

39



Μ

Medium: Olive grey PPC (polyester powder coating) paint colour

Balconies & Terraces Floor Finish

Recessed Balconies

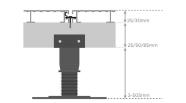
The key consideration will be depth of build up to minimise impact to head height.

Residents will have options for concrete pavers, metal or composite decking.

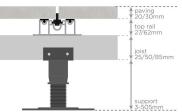
Terrace Balconies

Residents will have options for concrete pavers, metal or composite decking.

All materials proposed are A1 / A2 noncombustible rated.

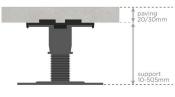


A1 rated - Ryno TerraSmart Rail





A1 rated - Ryno TerraSmart Rail / Mydek box rail supports



A1 rated - Ryno TerraSmart Pedestal



01



Metal Decking

Ryno or Mydek A lightweight A2 rated metal deck finish. Colours selected to align with balcony proposals.

Composite Decking

Mydek - A1 rated composite timber effect decking to sit on box rail system. 01 Natural Oak 02 Natural Hickory

Concrete pavers

Ryno - A1 rated pavers to sit on pedestals. 01 - Hakura Natural 02 - Piata Textured Silver Grey

03 - Liora Textured Grey Granite

Porcelain paver 04 - Wood effect porcelain

Final floor system will be subject to technical design development.



Brickwork Pattern: Locations & Preferences

Brickwork Pattern

A brickwork pattern is proposed at the lower levels between the piers, to add some visual interest to the buildings.

Residents are invited to select:

- A simple cross pattern
- A simple cross with added coloured glazed brick
- No pattern







Indicative patters



Example of where it will be applied







Final pattern may vary slightly, subject to technical design development.







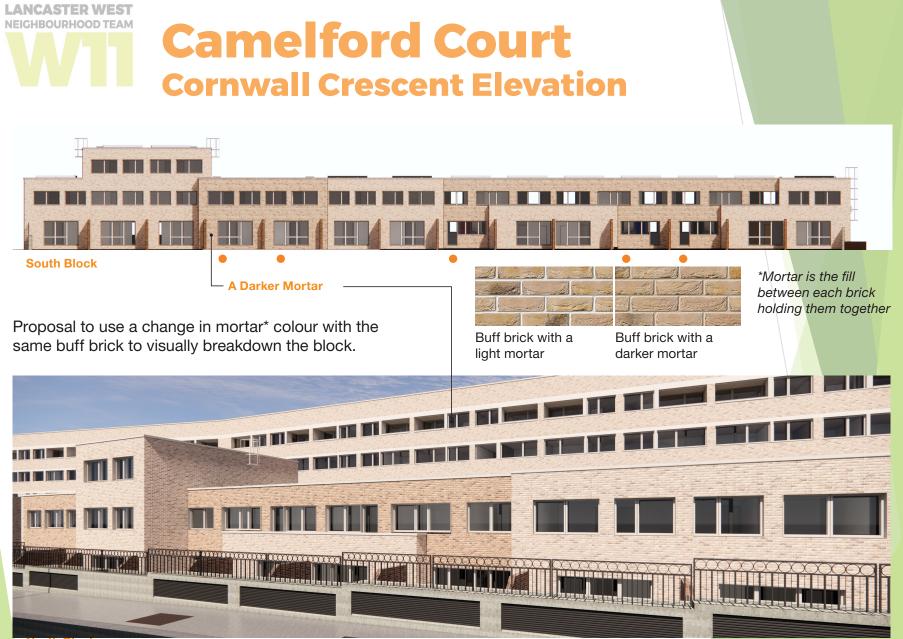
Final pattern may vary slightly, subject to technical design development.







Final pattern may vary slightly, subject to technical design development.



North Block

Corridors & Stairwells

A Design Strategy

LANCASTER WEST NEIGHBOURHOOD TEAM

There are a number of constraints within the corridors that limit what can be done:

- Installed Fire doors (position)
- Installed Fire doors (colour scheme)
- Low floor to ceiling heights

This will mainly affect the ceiling and how the services will be installed. This will be separately reviewed as part of the technical development.

For the finishes, 3 strategies have been considered. The aim is to keep it neutral to enable residents' chosen front doors to be the main focus.

Residents are invited to:

- Select a preferred strategy
- Offer feedback on the proposals

There is also the option to have **Strategy 00** - plain white painted walls with grey flooring.



Existing condition - Upper Clarendon Walk



Existing condition - Upper Clarendon Walk



Existing condition - Upper Talbot Walk



Existing condition - Upper Camelford Walk

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Corridors & Stairwells

Strategy 01:

Plain white painted walls with grey flooring.

- Highlight Entrances
- Maximum brightness



New Dropped Ceiling

This concealed ceiling proposal will need to be dependent on the technical design. A mock-up is proposed at Stage 4.

Entrance Cut Outs

A 'cut out' to the dropped ceiling is proposed in front of each entrance. This is to allow a zone of clear head height for residents to step in and out over the existing stepped threshold.

Retained Step Threshold

Due to new fire doors already installed, the existing stepped threshold needs to be retained to maintain integrity of the new fire doors.

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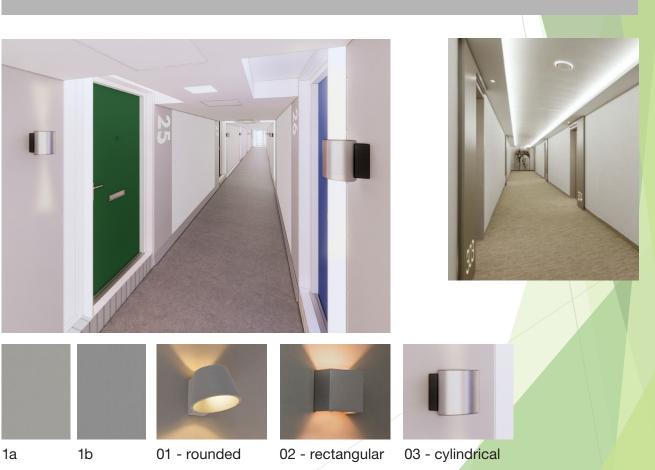
Corridors & Stairwells

Strategy 02:

Grey or Neutral Surround A painted grey surround against white walls with matching skirting and grey floor. Allows for a supersized graphic (which may duplicate fixtures residents have already applied)

- Highlight Entrances
- Highlight Floor
- Lighter light fittings
- Supersize Door No.s
- Linoleum floor finish
- Painted threshold steps

Ceiling proposal and final finishes may vary slightly, subject to technical design development.



LANCASTER WEST

Corridors & Stairwells

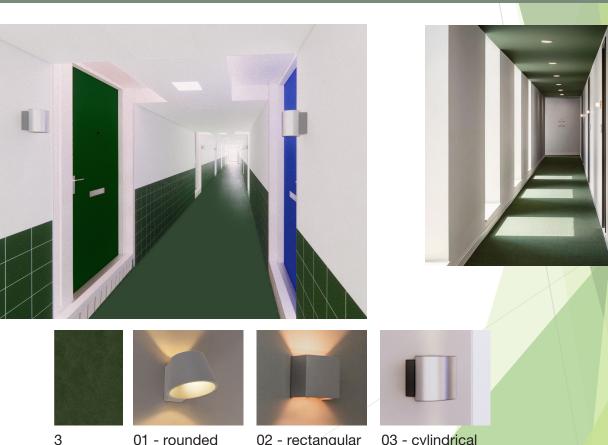


Strategy 03:

A neutral green tile dado to complement the majority of doors. Skirting and floor will be painted to match.

- **Highlight Entrances**
- **Highlight Ceiling** •
- Lighter light fittings ۰
- Linoleum floor finish
- Painted threshold steps
- Tiled dado •

Ceiling proposal and final finishes may vary slightly, subject to technical design development.



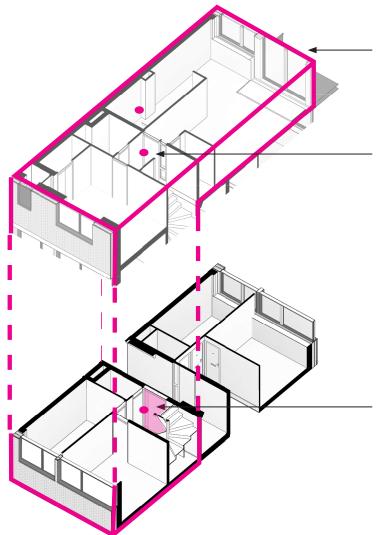
01 - rounded

02 - rectangular

03 - cylindrical

Part 4: Fire Safety

Fire Safety - Your Home



The walls, floor and roof you share with your neighbours will provide 60mins fire separation between your homes.

Each home will be updated to include a LD1 fire detection and alarm system.

All front entrance doors will be 30min fire rated.

(Most homes will have recently been upgraded through the RBKC fire door replacement programme)

Fire Safety - Communal Areas

AOVs (automatic opening vents) are located at the top of each stair core and will be activated to open when smoke is detected.

AOVs (automatic opening vents) are located along the corridor and will be activated to open when smoke is detected.

> The walls and doors along the corridor provide 60 minutes fire separation from the homes. This protects the escape route from smoke.

 The new lifts should not be used in event of a fire.

Homes

Corridor

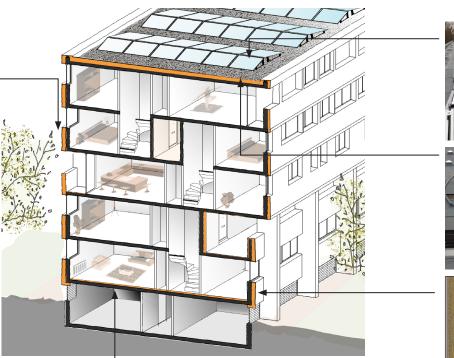
Corridors will be divided by fire separation doors. These are not locked, and allow access through so there is always **two** means of escape. These should be kept closed to prevent smoke spreading if there ever is a fire.

Staircore

Fire Safety - Building Fabric



Balcony & Decking: Steel frame with A1/A2 noncombustible rated components where possible.





Solar Panels:

Layouts designed with guidance from block specific fire risk assessments.

Roof system: Designed to BroofT4 using A1 rated non-combustible



EWI system: Based on A1/A2 noncombustible rated components where possible

Insulation:

insulation.

- A1 rated noncombustible mineral wool insulation.
- High performance A1 rated non-combustible aerogel insulation.

Fire Safety - Site

The Lancaster West Neighbourhood Team have commissioned a site wide fire plan to review fire tender access requirements and to ensure fire safety is maintained throughout the duration of the works.

Part 5: Heat Network

What will the new heat network provide?



Heating

- Available all-year-round
- New heating controls
- Get rid of the large, harton tanks
- Improved reliability, new pipework throughout homes and blocks



Hot water

- Improved pressure
- At temperatures of 55degC



New customer guarantees

- Resident price promise
- Once installed, any repairs reported by residents, must be resolved within a set period (4-12hours)

What will be installed?





Heat meter

Measures the heat and hot water use in your home.

Heat Interface Unit Will replace your existing boiler completely.

Existing radiators will be replaced with a similar type.



New Radiators + Pipes

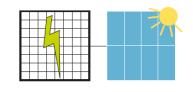
Thermostat

Controls for heating.

Smart thermostats are available for installation today contact us for more information

How resilient is the heat network?

- The heat network is designed to efficiently • operate even if temperatures outside reach -4deqC.
- The heat network has been designed to • have lots of back-up heat supply (see diagram below).
- Customers will be entitled to heating • repairs or back-up heating within guaranteed response times. This forms part of a customer charter.



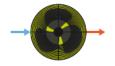
Energy source Around 5% of electricity will be generated on-site.



Leak detection

Network pipes will have leak detection, so problems can be quickly detected and fixed.

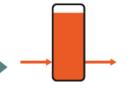
Heat supply resilience



Default The Air Source Heat Pump



Back-Up 1 Electric boiler



Back-Up 2 Thermal store. a large water battery



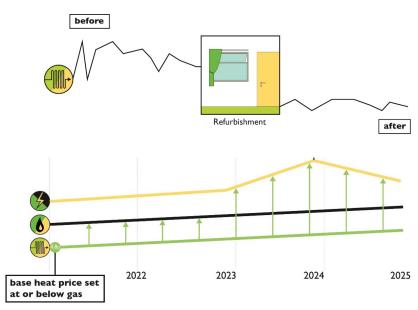
Back-Up 3 Gas boilder in leisure centre



Back-Up Temporary boiler

Resident price promise

The price promise has been developed with residents, to support the resident transition to renewable heating. **Your heat usage charge will be no more than gas, until 2030.**



Price Promise 1

The Refurbishment Programme will help Lancaster West residents reduce their heat usage by 25%.

Price Promise 2 Up to 2030 residents will pay no more than gas per kWh.

Price Promise 3 (Leaseholders)

A fair standing charge based on property size. Leaseholders pay this only.

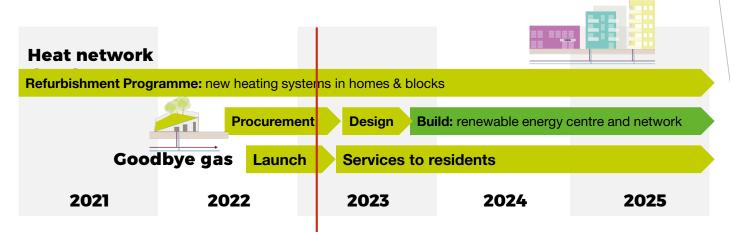
What does this mean for those on housing benefit?

The price promise has been developed with residents, to support the resident transition to renewable heating. Your heat usage charge will be no more than gas, until 2030.



When will it happen?

The heat network will be delivered alongside internal refurbishment works for each block. We have already started to remove gas cookers across the Estate.



'Goodbye gas'

Get ready for the new heat network today... We are offering the following to residents **today**:

- Get a smart thermostat installed...
- Replace your gas cooker with an electric cooker for free
- Speak to our resident energy advisor about reducing energy use in your home
- Join our energy monitoring group Gain insight into how much energy you use, and help us design our energy and heating support services.

Contact the Lancaster West office now to access these services: 0800 389 2005, or lancasterwestoffice@rbkc.gov.uk.

vap out gas in your property of receive a package orth **£2,000**





Next steps – emerging preference and choices Time to choose.

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 outside the entrance to your block.

Online survey

All residents signed up to the e-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 you have your say. All surveys must be completed by ???

July 2023







Resident enewsletter

Subscribe to our resident enewsletter Lancaster West News





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