

# Lancaster West Estate

## Programme and Procurement Update

<b>Title</b>	<b>Lancaster West Estate – Programme and Procurement Update</b>
<b>Date</b>	25 <sup>th</sup> May 2023
<b>Author</b>	Andros Loizou, Head of Refurbishment, Design & Delivery
<b>Purpose of report</b>	Provide an overview of the progress of the design and delivery of the Lancaster West Estate refurbishment programme, and status of major procurement exercises.
<b>Mechanical &amp; Electrical Consultants</b>	<p><b>Heating, Hot Water, Ventilation, Electrical, Lighting</b></p> <p>Finalising the second stage of 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 16<sup>th</sup> and 18<sup>th</sup> Jan to discuss with bidder's technical questions.</p> <p><b>Solar PV installation</b> aiming to cover 10% of roofs with solar PV across the estate. Installation of PV's to Camelford Court is now underway.</p> <p><b>Goodbye Gas - Gas Pipes Removal Strategy</b> Cadent are on board with programme of work and are willing to work with the project team for whole block removal (starting with Camelford Court), whilst we continue to remove gas supplies individually from homes across the estate.</p> <p><b>CCTV, door entry, and digital TV services)</b></p> <p>Pilot block - <b>Bomore Video Door Entry Fermax</b> installation completed, site visited completed at Talbot Grove House for replacement door entry system due to damage; Fermax system will be used estate wide following positive feedback.</p> <p><b>Lifts</b></p> <p>Lifts for Bomore Road and Treadgold House to be procured by end of June 2023, with Treadgold to be phased with refurbishment work and Bomore lift upgraded ASAP.</p>
<b>Main works</b>	<p><b>Lot 1 Barandon Walk, Testerton Walk and Hurstway Walk</b></p> <p>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, subject to approval.</p> <p><b>Walkways Roof Project</b> – Amber Construction now appointed, and commencing final design packages. Anticipated duration for works is 86 weeks and works to commence on site Summer 2023. Secured the option to undertake wider work on top floor as option for these works.</p>

### **Walkways Fire Rated Window Pilot (atrium)**

Two Velfac fire-rated, double glaze fixed-light windows have been installed in 505 Hurstway, and provide an opportunity to remove the fire curtains as part of the main works.

Another window is to be installed in 323 Barandon. It has the same specification as 505 Hurstway kitchen window, though without the frosted glass to provide that option to residents, to allow greater light to enter homes.

### **Balcony and terrace pilots**

These are commencing in a number of properties to help decide the final range to be offered to residents.

### **Lot 2 Camelford Walk, Camelford Court, Clarendon Walk and Talbot Walk**

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. Resident engagement has recommenced and currently underway until 9<sup>th</sup> July 2023

### **Clarendon Walk, Camelford Walk, Camelford Court & Talbot Walk Roof Project**

All new roof works are complete. Resident satisfaction survey to be launched shortly, and u-value testing will be undertaken in colder months.

### **Lot 3 Morland House & Talbot Grove House**

Contract with ECD ended April 2023. Completed Phase 2 of the resident co-design process Emerging Preferences and Choices. ECD provided Stage 3 report and engagement materials. These documents were reviewed by four MDC consultants as part of their tender analysis. New MDC are soon to be appointed and intend to completely overhaul Stage 3 design stage again. This will give them professional ownership. They envisage an 18-week Stage 3 process.

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 – United Living South**

United Living South have progressed the Stage 4 design work and Stage 5 information is now beginning to be issued, and are now on site.

A letter of intent was signed with United Living South on 31st March 2023, authorising UL to begin mobilization works and the order of material with long lead times.

The project team have appointed Rider Levett Bucknall [RLB] to carry out a review of architectural and structural information produced by the Contractor’s design team through RIBA Stage 4.

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A planning application has been submitted for the works to the Air Source Heat Pump, outbuilding and gates. Determination on this application is expected in June 2023.

Engagement is ongoing with secure tenants, including through the Section 105 consultation process, and with non-resident leaseholders on an individual basis.

### **Lot 5 Camborne Mews**

In July we will be 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. Alternative MDCs are being sourced and quotes received.

### **Lot 6 Verity Close**

Contract with ECD ended in April 2023. ECD provided full RIBA stage 3 materials for the flats, houses and pilot home. This includes Stage 3 drawing packages and end of stage reports. These documents were reviewed by 3 MDC consultants as part of their tender analysis. MDC appointment process is being reviewed for Verity Close. Regular updates and close communication with pilot home residents is being maintained.

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