



Unit 3, Baseline Studios
Whitchurch Road
W11 4AT

12 June 2023

Dear resident,

3-month programme of works for the refurbishment of Treadgold House

We are writing to update residents on the planned programme of works for the Treadgold House refurbishment. This letter sets out the upcoming activities, but please note that these dates are preliminary and will be subject to changes as the works progress.

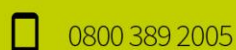
We would like to thank all residents for their assistance in arranging temporary moves and their feedback to date. Please note that once you have moved out of our home, access will not be possible until you formally move back in. The locks to all front doors will be changed for health and safety and security purposes.

Below is a schedule of works for the next three months. These dates are for the start of each element of work; however, some will take more than one month to complete.

Should you wish to discuss any of the works further, we will hold a **Resident Update Meeting on 22nd June 2023 at 6:30pm in Unit 1, Baseline Studios**. Representatives of LWNT and United Living will be in attendance to answer any queries you may have.

June 2023

- The contractor, United Living, will carry out a precondition survey on Flat 22, which will be the pilot flat. The pilot flat gives us the opportunity to work with the contractor to establish the processes and quality that we expect on the estate.
- Scaffolding will begin to be erected all-around of the building from June 19th. This will include a temporary roof to protect the building while the existing roof is removed. As this work is carried out, satellite dishes will be relocated, and debris netting will be installed for safety. The scaffolding will be all metal to deliver increased levels of fire safety during the works. If you have any issues with your TV systems during this time, please contact the LWNT team on 0800 389 2005.
- Residents may have noticed some removal of shrubbery and a small tree on the beds adjacent to Treadgold House has taken place sooner than was intended. It was planned that these would be removed later to enable the delivery of the wider



0800 389 2005



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refurbishment works. We will be working to restore the level of green coverage and biodiversity by the end of the project, for example through providing green roofs for the plant room, replacing the lost tree and adding planting to the beds in Lancaster Green which front the plant room and substation. This will include co-design ideas for green space which was produced with residents in 2019, and a new, wider consultation with neighbours and park users.

Please note we have instructed that no works will take place in Treadgold House on the 12th to 16th of June, to reflect the sixth anniversary of the Grenfell Tower tragedy.

July 2023

- The work will begin to remove the roof overhang on the East Wing (facing Bomore Road) and the West Wing (facing Grenfell Road), as well as concrete from projecting balconies facing Bomore Road.
- The existing chimneys will be dismantled and the roof waterproofed. Once safely removed, the bricks will be stored for future use in small projects which celebrate the rich history of Treadgold House. This will take place once the building's new source of heating has been installed and will be part of the ongoing co-design process, which residents will be invited to join.
- Work will begin to install below ground services including trenches for the electricity supply and drainage system.
- The installation of the External Wall Insulation will begin on the West Wing. This will include the installation of the connection brackets and thermal-breaks to support the new balconies, which will be installed towards the end of the works.
- Electrical works will begin to the communal area.
- Works will begin on the new roof, including forming new rainwater outlets, relocating satellite dishes and installing new roof coverings.

August 2023

- Precondition and asbestos surveys will be carried out on all the properties in the West Wing. This signals the start of the internal works on these properties.
- The installation of the External Wall Insulation will begin on the East Wing. This will include the installation of the connection brackets and thermal-breaks to support the new balconies, which will be installed towards the end of the works.
- Work will begin on the new fire detection and alarm system.
- Work will begin on the new video door entry system communal areas

Additional items will be added to this list as the works progress. Meetings will be held with residents throughout the project. We will notify you in advance of these meetings.

We will write to you again to update you on each phase of the works.



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Do you have questions or concerns? Contact your Resident Liaison Officers

You will have Senior Resident Liaison Officer (RLO) Shaniqua Rochester from United Living South and Resident Liaison Manager Louka Green from the Lancaster West Neighbourhood Team supporting you throughout the works.

Both RLOs will be carrying out regular site visits and will be based in Baseline Studios.

If you have any queries or concerns regarding the work we are carrying out, you can call United Living South on the numbers below or email treadgoldenquiries@Unitedliving.co.uk
Shaniqua Rochester – United Living Resident Liaison Officer - 07398 729572
Lauren Connor – United Living Senior Resident Liaison Officer - 07827 09782
Lorraine Pearce – United Living Senior Resident Liaison Officer - 07834 431147

If you have any further queries, please contact the LWNT team on 0800 389 2005 or by email at:

Louka Green – LWNT Resident Liaison Manager louka.green@rbkc.gov.uk
David Mulligan – LWNT Senior Project Manager david.mulligan@rbkc.gov.uk

All United Living South employees who are working on this refurbishment have been through a full induction and all operatives will work within the Code of Conduct, which you can view here <https://unitedliving.co.uk/privacy/code-of-conduct/>

We aim to carry out the works with as little inconvenience and disruption to you as is practically possible, and we apologise in advance for any noise or inconvenience you may experience.

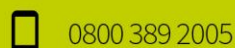
Keep up-to-date with refurbishment news for Treadgold House



The best way to stay up-to-date with all the refurbishment news at Treadgold House, or across Lancaster West, is by signing up to the resident e-newsletter **Lancaster West News**. Please state which block you live in to receive block-level news. Either visit www.wearew11.org/en or scan the QR code with your phone.

Yours sincerely,

David Mulligan
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david.mulligan@rbkc.gov.uk



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