

Lancaster West Estate

Programme and Procurement Update

Title	Lancaster West Estate – Programme and Procurement Update
Date	9th October 2023
Author	Andros Loizou, Head of Refurbishment, Design & Delivery
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>Both Notting Dale Heat Network nominated contractors have been engaged, and will be appointed subject to a compliant Section 20 leaseholder consultation.</p> <p>46% of all tenants have had new tertiary networks installed (new radiators, smart thermostats, and pipework).</p> <p>Solar PV installation aiming to cover 10% of roofs with solar PV across the estate. Installation of PV's to Camelford Court is now completed, as has Talbot Walk.</p> <p>CCTV, door entry, and digital TV services)</p> <p>Following a successful pilot at Bomore Road, Video Door Entry is to be installed at Talbot Grove House in November 2023; Fermax system will be used estate wide following positive feedback and Section 20 process is being progressed.</p> <p>Lifts</p> <p>Lifts for Bomore Road and Treadgold House have been procured. Treadgold House to be phased once lift-dependent households have been decanted (late November). Refurbishment forecast to take 65 days starting on Mon 20/11/23 and finishing on Fri 16/02/24. Bomore lift scheduled to start 02/01/24 and hand over Mon 29/04/24, however this is likely to slip whilst decants for households are found.</p>

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Main works to fabric in line with SHDF requirements

Lot 1 Barandon Walk, Testerton Walk and Hurstway Walk

Capital Property & Construction Consultants Ltd (CPCC Ltd.) are to be appointed as Multidisciplinary Consultants for the Walkways for RIBA Stage 4. CPCC Ltd has a history of successful collaboration with RBKC on various projects within the borough and they are already providing MDC services in relation to the Walkways Roof works. They were instructed to carry out a review of KCA's Stage_3 Design pack and in particular the External Wall Insulation. The reports have been submitted by CPCC and EWl, window and broader fabric strategy to achieve SHDF targets has been identified.

ITT documents are being prepared to commence the tender process for the first stage of a two-stage process. We are aiming to commence the first stage of the process by late-November. We are also preparing the governance documents for the appointment of the successful contractor to provide Pre-Construction Services for the first stage for delivery of the refurbishment construction work.

Walkways Roof Project – Amber Construction have been appointed and are constructing scaffolding on site as of 9 October 2023. Anticipated duration for works is 86 weeks until 28 April 2025. Additional works may be carried out as part of the roof works, which could include EWl, and windows etc to all the top floors.

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Fire Rated Window Pilots (atrium facing in Walkways)

Two Velfac fire-rated, double glaze fixed-light windows have been installed in 505 Hurstway and 323 Barandon, which has provided an opportunity to remove the fire curtains as part of the main works.

Balcony and doors pilots (Walkways)

The Velfac 200E hinged door has been successfully installed in unit 519 Barandon, enhancing both aesthetics and functionality. Looking ahead, plans include the installation of the Idealcombi Futura+ outward opening hinged door in unit 450 Testerton, and the Idealcombi Futura+I inward opening model in unit 449 Testerton during the first week of October.

Additionally, a new sliding door model, the Idealcombi IC frame, is set for manufacturing, with customized panel positioning in three properties based on residents' preferences.

Balcony and terrace pilots (Walkways)

Piloting fire rated frost glass screens at 439 Testerton Walk. Starting on site 11th Sept 2023. Phased process – installation of decking and metal works then glass screens and balustrade. Amber construction to pilot metal screens at 330 Testerton Walk. Start date yet to be confirmed. Waiting on spec breakdown

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

Phase 3 of the resident co-design process – ‘Finalising Detailed Designs’ - has now concluded. Residents feedback and comments have been fed back to the MDC (Perkins & Will) for incorporation into RIBA Stage 3 Design report.

P&W have now issued their RIBA Stage 3 pack as well as the Planning Application Documents for the main refurbishment works. These reports are currently being reviewed by the project managers and will be signed off in the next couple of weeks.

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

RLB appointed as the new MDC, LWNT is working on formal appointment via RBKC Framework. Governance documents are being drafted with the

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route to procurement specified as 2 Stage Traditional contracts with Contractor Design Portions.

RLB revisited Stage 2 BIM model with additional detailing and are working towards the stage 3 report containing the fabric thermal strategy report. The Stage 3 report will be completed by 24th Nov incorporating the following considerations. Structural surveys are underway to assess the feasibility of External Wall Insulations across the building façade. LWNT has provided preferred MEP routing solutions and have fed back to TACE and RLB for design considerations. Bailey Garner, the appointed retrofit assessor and coordinator, are revisiting historic assessments to adjust baseline with appropriate calculations.

Resident Engagement process set to occur between 20th Nov to 6 Dec. for Phase 3

Lot 4 Treadgold House – United Living South

United Living South have been under contract for the first phase of works to Treadgold House since 31st March 2023. Rider Levett Bucknall [RLB] have been appointed to act as Contract Administrator, Employers Agent and Design Guardian.

Window installation to commence throughout November, with half of all properties now void..

Engagement is ongoing with secure tenants. Negotiations with non-resident leaseholders and their tenants are ongoing on an individual basis.

Lot 5 Camborne Mews

MDC appointment in progress. Business Case, ATP, and EDR to be carried out. The governance documents underway and are to be issued for sign off. Phase 2 Webinar and in-person Emerging Preferences and Choices engagement took place on 13 July 2023 at Camborne Mews.

Lot 6 Verity Close

MDC appointment in progress to appoint Lot 6 Verity Close to carry out RIBA Stage 3 and 4 for pilot house and wider close. Forward Plan, Business Case, Authority to Proceed, and EDR has now been completed and awaiting sign-off to proceed with appointment. Regular updates and close communication with pilot home residents is being maintained.
