

Lancaster West Estate

Programme and Procurement Update

Title	Lancaster West Estate – Programme and Procurement Update
Date	18 th January 2024
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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>Both Notting Dale Heat Network contracts' Schedule 3 have been drafted and issued to home ownership. Expected to be issued to resident's week commencing the 15th January.</p> <p>There are ongoing site visits with Vital and Cenergist to develop Stage 4 design. Both contractors, Cenergist and Vital have now signed the contracts. The works scheduled to commence on-site March 2024.</p> <p>Technical and commercial evaluation and moderation of the Independent Connection Provider (ICP) works expected to complete by the 25th January.</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. Talbot Walk most recently completed. Match funding for Camelford Walk and Clarendon Walk should be confirmed by the 24th January.</p> <p>CCTV, door entry, and digital TV services)</p> <p>We are aiming to commence upgrading the video door entry system to Talbot Grove House by early February.</p> <p>Working with the procurement team to establish procurement route and and with home ownership team for Section 20 compliance in readiness to</p>

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install all new video entry systems to the rest of the Lancaster West Estate.

Lifts

Lifts for Bomore Road and Treadgold House have been procured. Treadgold House to be phased once lift-dependent households have been decanted. Refurbishment forecast to take 65 days starting in February and to complete by the 24th June.

The Bomore lift has been postponed while decants are arranged.

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. Governance has been previously approved.

A governance process has been instigated for approval to formalise MDC's appointment from RIBA 3-7 (excluding RIBA 4). The plan is to use the LHC Framework for the appointment of the consultant.

Governance documents have been prepared to receive approval to go out to tender for a main contractor.

Tender documents to appoint a main contractor for the main works have been prepared by CPCC Ltd. in collaboration with LWNT. Awaiting internal sign off to issue. The plan is to use the SEC Framework.

CPCC Ltd. currently working on resident engagement material for Phase 3 of the Walkways Co-design process. Aiming to complete RIBA 3 and pre-planning application by late March 2024 .

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. The scaffolding to Barandon Walk is 90% complete, with the internal crash deck to the atrium to be erected week commencing the 20th January.

The option of carrying out a proportion of the EWI and Windows installation within the roofing contract, allowed for within existing governance approvals, is being investigated with a view to proceeding. This would potentially allow upper floor apartments in Testerton and/or Hurstway Walk to start to receive upgrades to windows and EWI in the second half of 2024 (subject to planning approval).

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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)

Final temporary window pilots are due to be installed in January/February 2024. A pilot to test an alternative terrace door arrangement is being procured (location TBC)

The information gleaned from the temporary pilots has been extremely useful in engaging residents in the co-design process and is being used to inform the final design for the permanent windows.

As we plan to appoint main contractors in Summer 2024, who will be making an advanced orders for all the windows shortly after, it is not proposed to carry out any further temporary window pilots or replacements from now on other than those listed above.

Balcony and terrace pilots (Walkways)

Terrace pilot at 439 Testerton walk completed in November 23. Amber construction to pilot a future proof version of the same specification at 330 Testerton Walk. Site visit complete to understand the lessons learnt from the pilot. Amber pilot start date yet to be confirmed. Waiting on specification breakdown and drawings.

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

Lot 2 MDC (Perkins & Will) are currently updating stage 3 information following lessons learned on Treadgold House, primarily to align External Wall insulation systems with systems compatible with PAS 2035 requirements. Following conclusion of this addendum, sign-off of stage 3 will allow stage 4 to commence.

Pre-application information has been sent to planners, and feedback is awaited, although this is considered to be low risk due to the full incorporation of resident co-design choices

A new external cost consultant and contract administrator is in the process of being appointed to work alongside P&W will remain through stage 4 with the plan to take over as MDC into stage 5-7, ensuring the correct skills are in place to carry the project through to completion, in line with the current programme. The two teams are working well together in finalising tender documentation for the main works.

There will be an adjustment of fees for both consultants to take account of changed scopes, procurement route and programme. Governance

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documents will be prepared to cover these changes for the later stages if over threshold amounts.

Governance documents have been prepared to receive approval to go out to tender for a main contractor. Tender documents to appoint a main contractor for the work are being prepared based on the model tender documents already developed for lot 1 and 3. The procurement route is to use the Project Union Framework.

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

All new roof works are complete. Resident satisfaction survey has been completed, with only 2 residents across all blocks expressing dissatisfaction.

Currently working through end of defects period for roof works contract. Some defects to rectify, including minor issues within a small number of top floor flats.

Lot 3 Morland House & Talbot Grove House

RLB appointed as new MDC.

Governance documents have been prepared to receive approval to go out to tender for a main contractor. Tender documents to appoint a main contractor for the work have been prepared to allow the tender to be issued when approval is given. The plan is to use the Project Union Framework.

A Resident Engagement process has taken place on final choices has taken place. Feedback is being collated to be incorporated alongside pre-application advice from planning officers.

A formal planning application will be made in February.

A draft stage 3 report has been received in outline, initial feedback has been given to the MDC, with a final issue for review anticipated at the end of January. Sign-off will allow progress into stage 4.

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. A contract for the second phase of works is to be signed week commencing 8th January 2024. Rider Levett Bucknall [RLB] continue to act as Contract Administrator, Employers Agent and Design Guardian.

31 out of 38 properties are now void. Strip out, and windows and balcony doors are ongoing to void properties. Removal of the existing roof covering is complete and installation of the new roof covering and insulation has commenced.

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Engagement is ongoing with secure tenants through monthly meetings and newsletters, and WhatsApp updates. Negotiations with non-resident leaseholders and their tenants are ongoing on an individual basis.

Lot 5 Camborne Mews

In the process of procuring for new MDC services. Camborne is currently on the Forward Plan, so can now progress with governance docs before submitting to Procurement Team.

Lot 6 Verity Close

In the process of procuring new MDCs for Verity. Contractor for Pilot property main refurbishment works to be procured once new MDC has been appointed.

North Kensington Resource Centre (NKRC)

Sourcing Strategy is complete and awaiting commentary from Legal, Finance and Comms. DeRisk submitted the Pre-Construction Information on the 12th January.