

Unit 3, Baseline Studios
Whitchurch Road
W11 4AT

22 February 2024

Dear resident,

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

We are writing to update residents on the ongoing programme of works for the Treadgold House refurbishment. This letter sets out the upcoming activities. 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 your feedback to date. We would like to remind residents that once you have temporarily moved out of your 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.

Included below is a schedule of works for the next three months. These dates are for the start of each element of work. Please note some will take more than one month to complete.

January

- **Plant room and bin store:** The construction of the plant room and bin store will commence. This will house the equipment to run the new net zero heating systems.
- **EWI:** The installation of the rails to support the new EWI in the north-east façade of the building will begin.
- **Windows:** Continued installation of new triple-glazed windows and doors in resident homes and the communal staircase.
- **Lift:** The lift replacement works will commence.
- **Internal works:** Internal refurbishment works in voids and decanted properties will continue.

February

- **Air Source Heat Pump:** The air source heat pump will be installed on the roof.

- **Windows:** Continued installation of new triple-glazed windows in resident homes and the communal staircore.
- **Photovoltaic panels:** Solar panels will be installed on the roof that will power the Air Source Heat Pump array. This will impact heating and hot water bills on an ongoing basis.
- **EWI:** Commence installation of the brick slips to support the new External Wall Insulation in the north-east façade of the building.
- **Lighting:** Installation of new energy efficient general lighting for the communal areas of the block.
- **Internal works:** Internal works in voids and decanted properties will continue.

March

- **Air Source Heat Pump:** The new acoustic enclosure for the Air Source Heat Pump on the roof will be constructed.
- **Solar shading:** Solar shades that will optimise the amount of solar heat gain and visible light that is admitted into a building will start to be installed.
- **Roof:** The temporary roof structure will be removed after the completion of roof works.
- **Internal works:** Internal works in voids and decanted properties will continue
- **CCTV:** CCTV and video door entry systems will be installed in the block to increase your safety and security.

Should you wish to discuss any of the works further, the next **Resident Update Meeting is on 23 January 2024 at 5.30pm in Unit 1, Baseline Studios**. Representatives of LWNT and United Living will be in attendance to answer any queries you may have.

Yours sincerely,



James Caspell
Neighbourhood Director



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