

Unit 7, 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 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 your feedback to date. Please note that once you have 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 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.

## **September**

- **Roof Overhang and Balcony Removal:** The removal of roof overhangs will continue to the west wing, facing Grenfell Road. Additionally, we'll start removing the concrete projecting balconies facing Bomore Road. We will contact occupants of the affected homes with further details in due course.
- **Internal Flats Work:** Internal renovations of the flats in the East Wing will commence. Simultaneously, ongoing internal improvements will continue in the West Wing properties.
- **Roof Works:** As part of our extensive roof renovation, we'll begin the strip-out of the old roofing material around the perimeter of the west wing. Concurrently, we'll install a temporary roof to ensure the safety and progress of the overall project.

## October

- **Asbestos Removal:** Ensuring safety is paramount; we will remove asbestos before proceeding with the demolition of the bin stores. Residents will receive notifications about the status of the bin stores.
- **Treadgold Site Preparation:** Our contractor will prepare the Treadgold site for piling work, which is scheduled to conclude in December. This essential step paves the way for the new outbuildings, which house the bin and residents' stores, plant room and electricity substation.
- **Roof Works Continue:** Strip-out of the old roofing around the perimeter of the East Wing will commence, mirroring the progress in the West Wing. By this time, we'll have completed the installation of a temporary roof over the entire block.
- **Energy Efficiency Improvements**  
Our contractor will install new Air Source Heat Pumps (ASHP) on the roof, boosting energy efficiency and sustainability.
- **Window and Balcony Door Installations:** The installation of new windows and balcony doors begins, contributing to the overall transformation of the living spaces.
- **Communal Area Lighting:** We'll start the installation of new lighting in communal areas, improving safety and aesthetics for all residents.

## November

- **Pilot Property Completion:** Works on our pilot property, 22 Treadgold House, will be completed, showcasing the high-quality standards we aim to achieve throughout the project.
- **New Plant and Bin Store Construction:** Our contractor will commence the construction of the new plant and bin store. This involves setting foundations, drainage, and services to ensure efficient operations.
- **Lift Replacement:** The provisional date for lift replacement will be confirmed, signifying another milestone in enhancing the building's infrastructure. This is subject to confirmation of temporary decant of residents who require the lift for access.
- **Central Staircore Refurbishment:** The contractor will begin refurbishment works in the central staircore, modernising this vital aspect of the building.
- **Walkway Insulation:** Insulation of the walkways will commence, contributing to improved thermal efficiency and resident comfort.
- **Tank Room Completion:** The new tank room at the roof level will be completed, enhancing the building's water supply infrastructure

Should you wish to discuss any of the works further, the next **Resident Update Meeting is on Thursday 28 September 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.

Yours sincerely,



**James Caspell**  
**Neighbourhood Director**



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