

LWE Refurbishment Programme Board

Minutes and actions of 30th July 2024



LANCASTER WEST REFURBISHMENT PROGRAMME BOARD

30th July 2024 17:30-19:30

Minutes and actions from meeting

Attendees

CLlr Sof McVeigh	Lead Member for Housing Management, Housing Safety and Building New Homes (Chair)
CLlr Claire Simmons	Ward Councillor
David O'Connell	Resident observer
Michael Dalziel	Head of Community Engagement, DLUHC
Michelle Active	LWRA nominee, Secretary and resident
Doug Goldring	Director of Housing Management (RBKC)
James Caspell	Neighbourhood Director (LWNT)
David Mulligan	Senior Project Manager (LWNT)
Peter Inglis	Senior Project Manager (LWNT)
Andros Loizou	Head of Refurbishment Design & Delivery (LWNT)
Alejandra Castillo	Assistant Project Manager (LWNT)
Samuel Gathogo	Programme Performance & Monitoring Manager (LWNT)
Felicity Maries	Community & Development Partnership Manager (LWNT))
Nordeen Fahmy	Head of Community Development & Co-Design (LWNT)
Siobhan De-Alwis	Project Support Officer (LWNT)
Sharon Miller	Senior Project Manager (LWNT)
Jeff Laidler	Heat Network Programme Manager
Hal Dervish	Project Manager / Interim Internals and Voids Manager
Daniel Chin	LWRA nominee, and Resident

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David Ward LWRA nominee, and Resident

Cheryl de Freitas Deputy Director: Grenfell Engagement, MHCLG

1.0 INTRODUCTION

- 1.1 The meeting commenced with the introduction of attendees, followed by an acknowledgment of recent changes within the LWRA committee.
- 1.2 The minutes from the last meeting were reviewed without major comments. The Board agreed that the minutes accurately reflected the discussion held.
- 1.3 Apologies were noted for Shaun Haden.

2.0 PROGRAMME DELIVERY UPDATE

- 2.1 **Programme Update** - Andros Loizou shared an update on the overall programme.
- 2.2 There are potential delays regarding roofing and insulation for the Walkways. The original roofing from the 1970s was determined to be heavier than the proposed AI insulation, which helped to ease concerns about additional weight from Building Control.
- 2.3 Delays were partially attributed to the complexities, involved in sourcing and installing the AI non-combustible insulation, which surpasses current safety standards
- 2.4 Tender evaluations for Lot 1 and Lot 3 are currently being moderated, Lot 3 was reported to be complete.
- 2.5 The tender for Lot 2 is currently on hold.
- 2.6 Treadgold House delivery has been delayed, with a new expected completion date in April 2025.
- 2.7 There are plans to implement phased returns for residents with the first residents expected to return in early 2025.
- 2.8 There were concerns about meeting grant deadlines to avoid the risk of clawbacks, making the timely completion of this project a priority.
- 2.9 An overview of the programme highlighted ongoing, budgetary issues and delays across various projects. There was a consensus on the need to maintain detailed tracking of budget allocations and spending, with forecasts moving forwards.

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- 2.10 The refurbishment of specific blocks was discussed, emphasising the importance of making project documents more readable and accessible to all.
- 2.11 The delivery tracker showed detailed percentages provided for elements such as kitchens, bathrooms, and overall block refurbishments.
- 2.12 Challenges due to procurement delays were highlighted, with a focus on the impact these delays are having on project timelines.

3.0 FINANCE & MONITORING UPDATE

- 3.1 **Finance Update** – James Caspell shared an update on finance and monitoring
- 3.2 The main change is the delays in getting out to procurement, for Lot 1 and Lot 3 were not expected to be on site until the next calendar year.
- 3.3 The spending projections have been revised down from £37 million to £33.4 million in this financial year. Leaving a remaining budget of £67 million.
- 3.4 There was concern that the remaining budget may not be sufficient to cover all commitments, leading to discussions on possible cost-saving measures and the need for additional funding.
- 3.5 An additional grant of £200,000 was received from Must be Zero for Treadgold House since the previous meeting.
- 3.6 Efforts to secure additional funding were discussed, with an action point to provide a detailed breakdown of the remaining budget and forecasted spending at future meetings

4.0 Notting Dale Heat Network

- 4.1 Jeff Laidler provided an update on the Heat Network.
- 4.2 The project is in a good place, though it has faced some delays, currently about four months behind schedule. However, this delay is considered reasonable given the complexity of the project.
- 4.3 Construction is anticipated to begin around September, with some components like the heat pump system and heat store installations expected to complete by next summer.
- 4.4 The design process is advanced, currently at the RIBA Stage 4, which is the detailed design stage.

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- 4.5 The project involves two main contractors: Vital Energy (handling external work on the heat network) and Cenergist (handling internal work in communal areas and homes).
- 4.6 The project faced challenges due to the loss of the Academy, which has required adjustments, including the pursuit of Salix funding to cover the gap.
- 4.7 The project involves significant interdependencies and risks, including planning approvals, leaseholder consultations, and managing disruption for residents.
- 4.8 The project will cause considerable disruption, including road and pavement trenching. There's a focus on minimising disruption for residents, including careful traffic management and off-site storage for materials.
- 4.9 There are plans to hold resident meetings to discuss the project's impact and ensure residents are informed and reassured.
- 4.10 There are still some financial challenges, particularly related to ensuring the project remains within budget and identifying ways to optimise costs and control variations.

5.0 Net-Zero Update – James Caspell shared an update on the net-zero programme.

- 5.1 The primary strategy involves replacing gas cookers with induction ones and removing gas meters, which significantly reduces carbon emissions. This has been part of a broader campaign with 65 new sign-ups.
- 5.2 Efforts include transitioning residents to new technologies like smart thermostats and other energy-efficient devices. The project has been recognized nationally for its resident engagement.
- 5.3 Another initiative focuses on flood mitigation and improving biodiversity, with active resident participation.
- 5.4 A significant portion of homes (88%) has undergone retrofit assessments to ensure compliance with standards like PAS 2035, which is crucial for securing grants. However, access issues have been a challenge as is common in the sector.
- 5.5 Since 2018, carbon emissions have been reduced by over 20%, with further reductions expected as more projects (like removing gas and installing heat networks) are completed.

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5.6 57% of the Council's emissions come from social housing stock, with specific challenges in older, less efficient buildings. The aim is to continue reducing these emissions.

5.7 There are efforts to enforce compliance among absentee landlords, particularly where unauthorized fitting has occurred.

6.0 RISK MANAGEMENT UPDATE

6.1 Samuel Gathogo shared an update on key risks.

6.2 Assistance is needed when it comes to procurement and pushing through decisions as they're going through, the various assurance levels, this has proven to be challenging.

6.3 Doug Goldring mentioned that the Procurement Act is also coming in from 28th of October. This may make things more complicated in terms of administration.

7.0 COMMUNITY DEVELOPMENT AND SOCIAL VALUE –

7.1 Nordeen Fahmy and Felicity Maries shared an update on community development and social value.

7.2 Progress has been made with Lot 1 which is the third and final phase in the refurbishment co-design programme. 142 households were engaged with choices for the exterior of the blocks, terraces and waste management. 72% of households have engaged across the estate.

7.3 £265K has been invested through grants, donations and economic development piece and supporting people into employment.

7.4 Last year the Money MOT scheme was piloted a further £53K has been secured to extend the project for a further 18 months.

8.0 AOB

8.1 A block reps meeting was proposed for either August or October, depending on the availability of members and the timing of the upcoming inquiry report in September.

8.2 The board acknowledged the importance of the inquiry report and its potential impact on future meetings and decisions.

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9.0 ACTION SUMMARY

REF	ACTION	OWNER	STATUS
1	James and Doug to meet with Cheryl de Freitas and brief Maxine on progress with funding opportunities	James Caspell	Completed
2	Ensure 'programme at a glance' is shared with block reps	Andros Loizou/Nordeen Fahmy	In progress
3	James to show how current funds of £66m will be spread out across programme, including when a need for additional monies will arise.	Alejandra Castillo & Sam Gathogo	Completed
4	Doug to work with procurement/governance to help expedite LWE actions to avoid delays that may lead to additional costs	Doug Goldring	Completed
5	Jeff, Cllr Thalassites and James to organise resident meeting in autumn to discuss Heat Network and provide information and assurance to residents	Jeff Laidler, Shaun Haden and Jame Caspell	Completed
6	Meet with residents of Verity Close to discuss impact of Heat Network on parking.	Andros Loizou	Completed