


Walkways Residents' Meeting

Thursday, 13 February 2025, 17:30-19:00

Agenda

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|---|---|--------------------------|
| 1 | Welcome and introductions (and housekeeping) | 2 minutes |
| 2 | Actions from previous meeting | 10 minutes |
| 3 | Refurbishment updates: | |
| | • Video door entry system | 2 minutes |
| | • Roof works | 5 minutes |
| | • Heat network | 2 minutes |
| | • Final detailed designs - resident co-design results | 5 minutes |
| | • External refurbishment – progress updates | 2 minutes |
| | • Internal refurbishment update and Goodbye Gas | 5 minutes |
| | • Landscaping update | 2 minutes |
| 4 | Cleaning, caretaking and repairs | 5 minutes |
| 5 | Resident Q&A | 20 minutes |
| 6 | Speak to the team | 18:30-19:00 ² |

2. Actions from the previous meeting

Actions	Owner	Response / Update
1 Provide information on the brick slip system being used to cover the External Wall Insulation, specifically around fire safety	Peter Inglis	<ul style="list-style-type: none">The EWI System is Alsecco Ecomin. The literature explaining the system can be accessed via this QR code below. This is a system with no cavity, and where all the layers are fully non-flammable (A1 or A2 rated system), so there is no path for any fire to spread across or through the system. The system is A2 overall.We have example of EWI systems at Baseline that we are happy to use to demonstrate what we are proposing. 
2 Hurstway residents requesting priority for window replacements as they are next to the main road	Peter Inglis	<ul style="list-style-type: none">We are looking at sequencing options with Amber to reduce the amount of time scaffolding is up on all blocks, this in turn will minimise disruption to residents. The sequence of blocks is not yet set, though we have some proposals we are sharing today
3 Leaseholders who are not getting a full refurbishment want to know more about the process of works to their properties and would like to see models of service charges	Peter Inglis and Ashley Beaton	<ul style="list-style-type: none">We are currently working on a suitable offer for our leaseholders.This will be sent to each leaseholder once details have been finalised. We will then be happy to speak to leaseholders one-on-one if this is requested.
4 Provide clarity on key project dates, particularly project end.	Peter Inglis / Nordeen Fahmy	<ul style="list-style-type: none">This outlined in the Sequence of Works section on page 4.We are in process of improving how we communicate key refurbishment timelines to affected residents, through all channels.
5 There are concerns over the safety of exposed pipework that have been installed for the heat network	Terry McDermott	<ul style="list-style-type: none">We have now installed risers to protect the pipe work, please see photos on slide 7. all external pipework will be enclosed with A1 insulation and/or hidden as part of the riser's cupboards and boxed in the dwellings.

3. Refurbishment update: Door entry upgrade

Barandon Walk

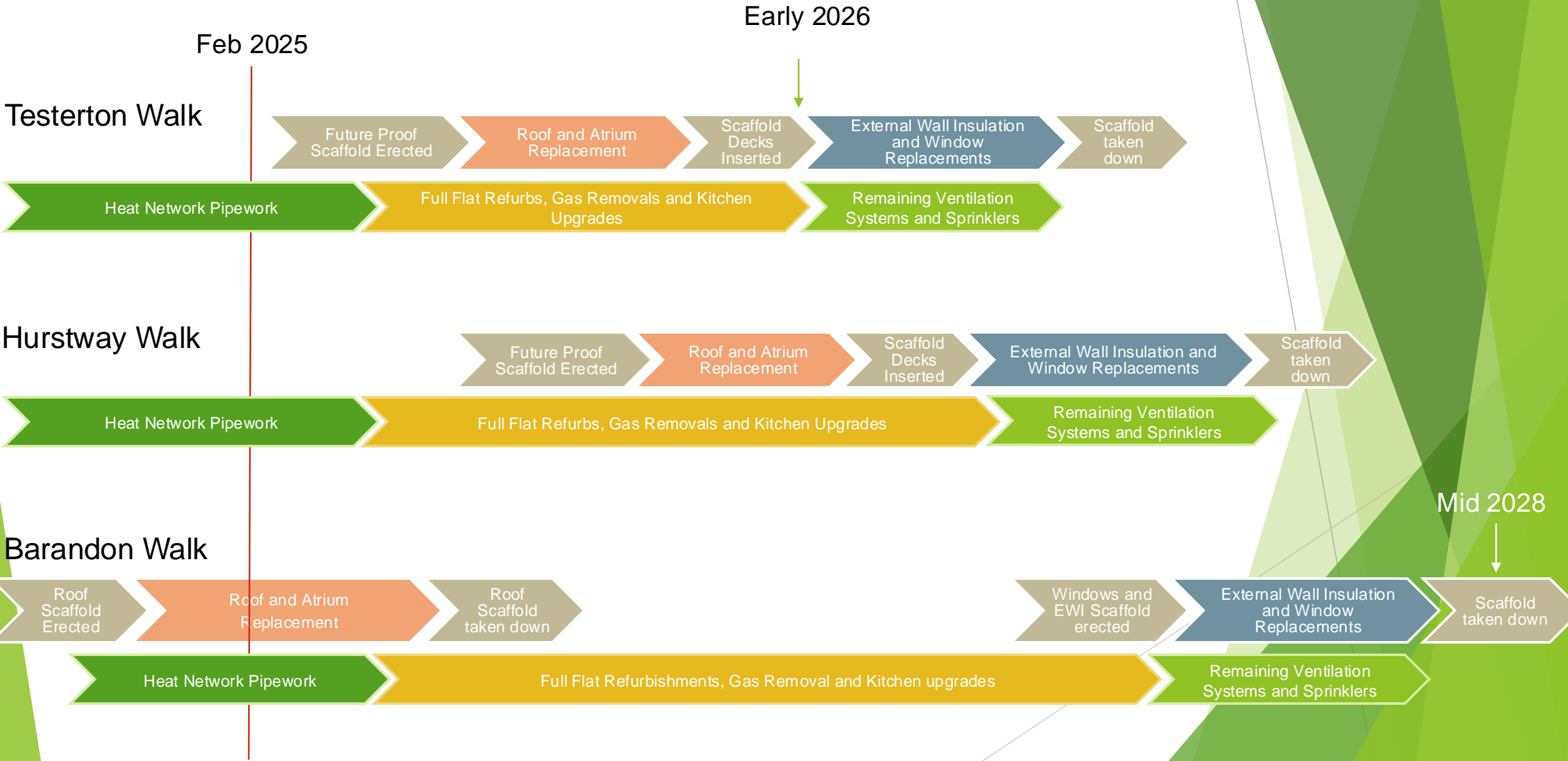
- Works will commence on Wednesday, 19th February, starting at the 300s.
- The first phase involves upgrading the cabling, with works primarily taking place in Baseline.
- The second phase includes the installation of monitors in homes. A two-week notice will be provided, and appointments will be available.

Testerton & Hurstway Walk

Works anticipated to start this April



3. Refurbishment update: proposed sequence of works



3. Refurbishment update: Walkways roof



- First three new AOV roof lights installed and commissioned in Barandon Walk
- Atrium 4 currently being dismantled
- 2nd layer of Waterproofing sheet to be laid down in Feb 2025
- Insulation to be laid in Feb 2025
- Atrium 5 internal scaffold to commence in Feb 2025
- Enabling works for Testerton have now been delayed as we seek to review a more efficient scaffolding design to prevent rework.
- Testerton scaffold to be erected in the middle of Spring and Hurstway will follow shortly in early summer

3. Refurbishment update: Heat network



November 2024

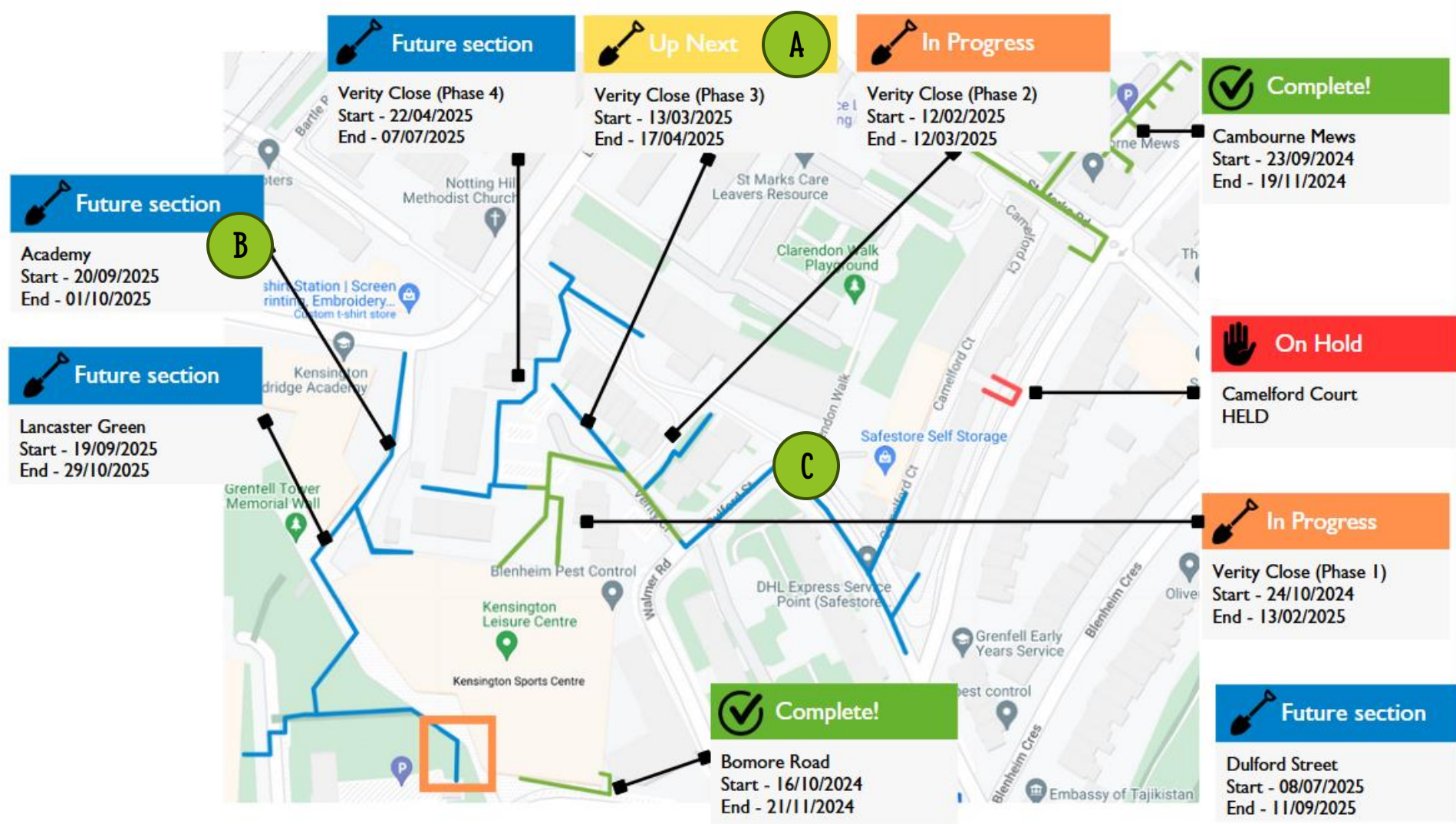


January 2025

- The new pipes will provide heating and hot water to your property.
- New boosted water to all properties
- This phase of work is estimated to be completed by the end of February 2025.
- Shown left is the flow, return and boosted cold water pipes in the Walkways going from ground floor to first floor. There is no water in the system yet and will not be until the system is commissioned.

Notting Dale Heat Network Sequencing Breakdown

Map showing the status of each construction phases of Heat Network



Dates shown on sketch are in accordance with C3 programme

To start on 19/02/2025, approximately 3 week ahead of programme

Academy section is looking to be bought forward to mid July to coincide with KAA term time

Dulford street will be delays to allow Academy section to take precedence

3. Refurbishment update: Finalising detailed designs – resident co-design results



Plain pattern
external wall
insulation -
chosen by
40 respondents
34%



Limited pattern
external wall
insulation -
chosen by
36 respondents
30%



Full pattern
external wall
insulation -
chosen by
43 respondents
36%

External Wall Insulation

Residents were offered a choice of 3 design schemes for the External Wall Insulation, **plain – no pattern, Limited pattern** and **Full pattern**.

While most residents preferred the full pattern design, this was decided against by the Planning Team. We are therefore moving forward with the second most preferred design scheme, **Plain – no pattern**.

3. Refurbishment update: Finalising detailed design



The External Wall Insulation will feature a Plain Pattern of white/grey/cream brick - chosen by 40 residents 34% of total respondents

3. Refurbishment update: Finalising detailed designs – resident co-design results



Bins chutes will be enclosed, improving safety, aesthetic and hygiene. **74 residents told us that minimising pests was important to them when considering waste disposal**

Additional recycling chutes at 300s end of each Walkway



3. Refurbishment update: Finalising detailed designs – resident co-design results



Glazed canopy roof terrace covering

Residents were offered a choice of 3 roof terrace coverings. The most preferred choice was a **glazed canopy**. 32 residents chose this option which was 64% of eligible respondents.

	Glazed		Pergola trellis		Wired trellis	
	Count	%	Count	%	Count	%
Overall	32	64%	13	26%	5	10%

3. Refurbishment update: Finalising detailed designs – resident co-design results



2 central balcony doors

Residents were given the option of a one or two door balcony door system. The most popular option **was two central doors** 51 residents chose this option which was 62% of eligible respondents

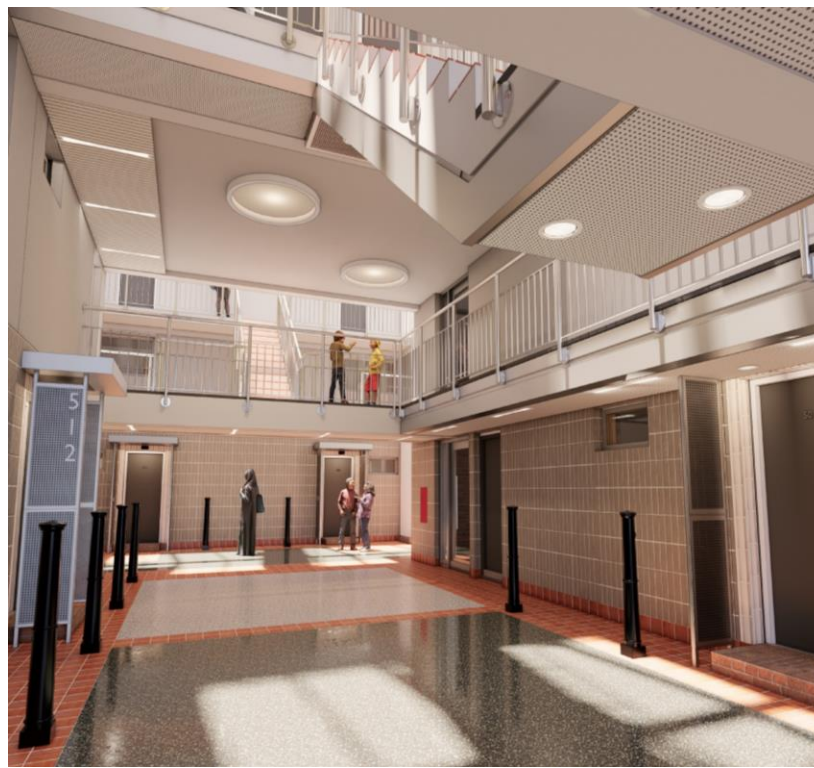
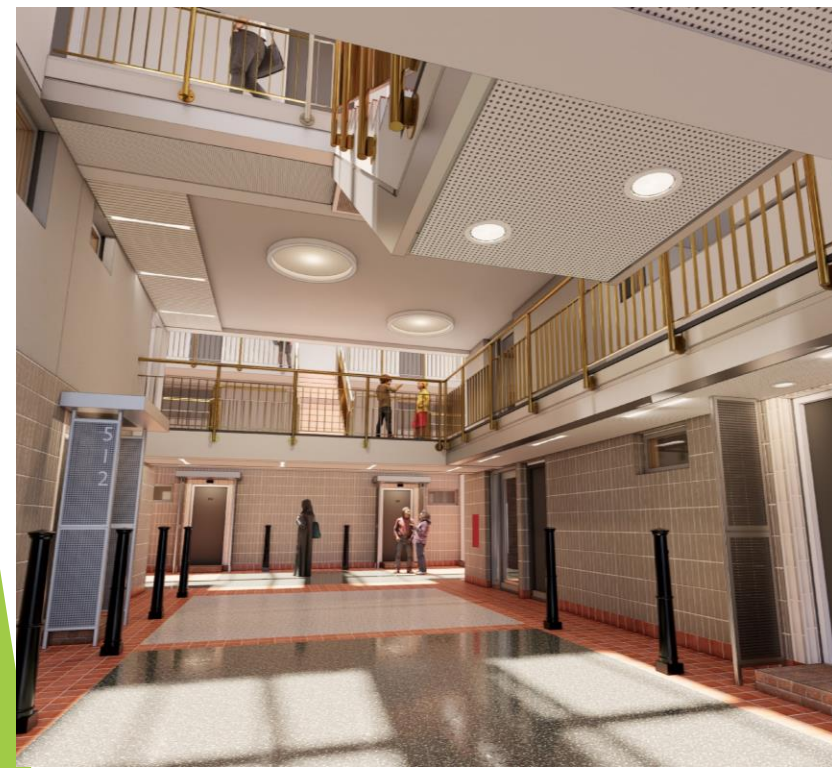
	Two sliding doors		One sliding door	
	Count	%	Count	%
Overall	51	62%	31	38%

3. Refurbishment update: External refurbishment progress update



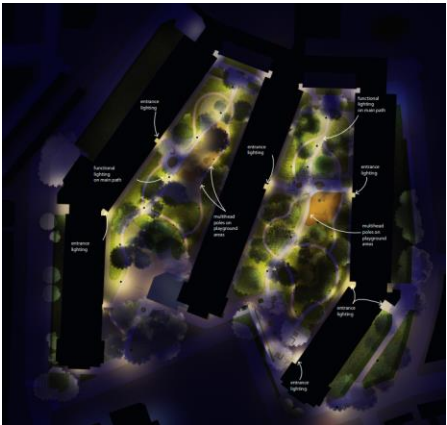
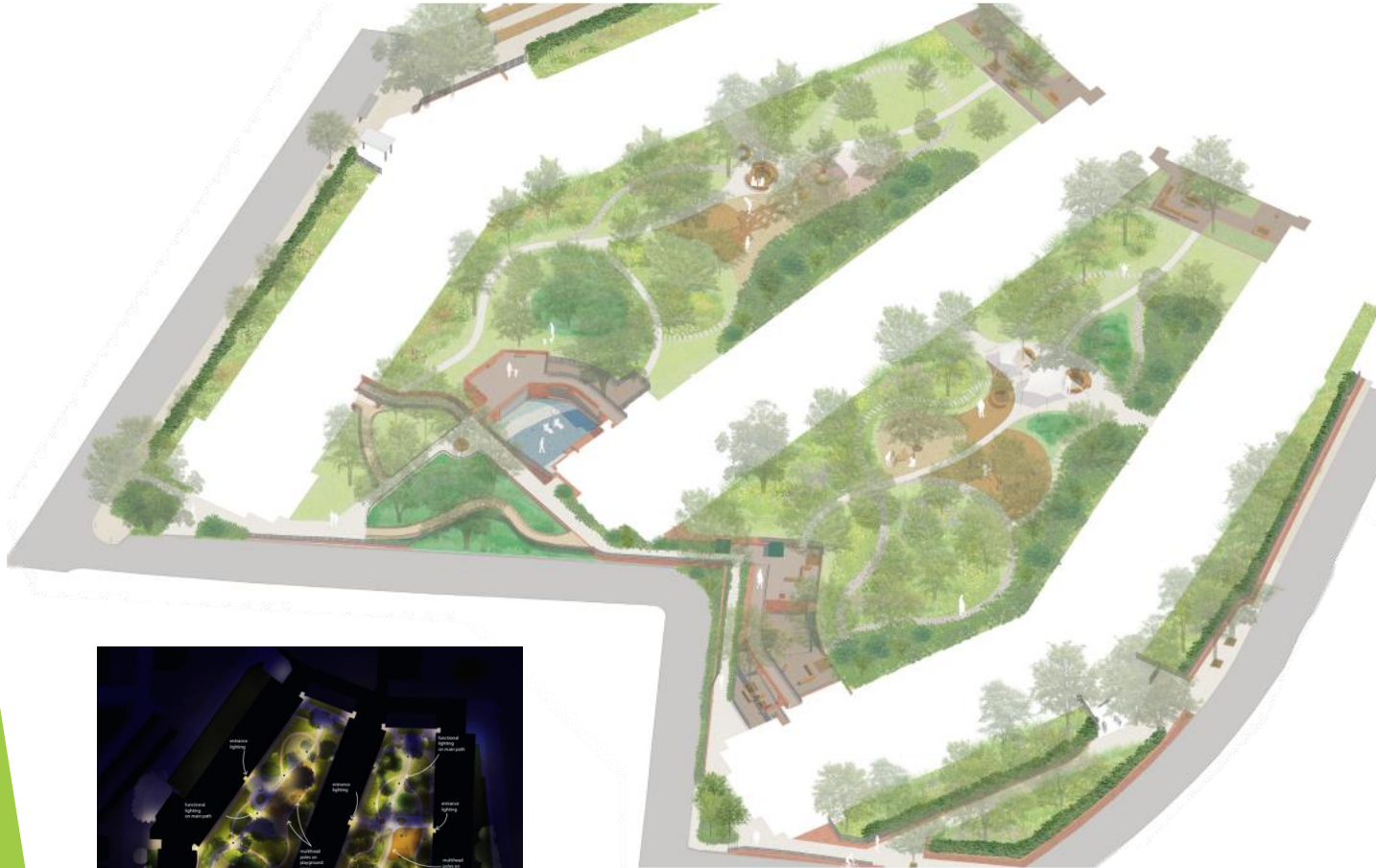
- Windows and External Wall Insulation contractor – Amber Construction. We are working to progress detailed design and costing.
- Next steps include surveys of flats.
- External wall insulation (EWI) and window installation: Needs gas removed from apartments so pipes can be removed from building faces.
- Renewal of dry risers complete.

3. Refurbishment update: Communal refurbishment options



- We are working on the designs for the communal areas. Residents will have the opportunity to co-design in Spring 2025. The images above display a possible range of colour palettes.

3. Refurbishment update: Landscape & Gardens



Key Estate wide priorities

- Lighting/CCTV
 - Clear lighting
 - CCTV within open spaces
- Signage & Wayfinding
 - Clear wayfinding
 - Building signage to aid deliveries and visiting
 - Highlighted entrances and clear secure access
- Planting/Maintenance
 - Low maintenance planting
 - Coordinate with Kitchen/Secret Garden

Additional Walkways priorities

- Bins
 - Repositioned bins to discourage ASB and fly-tipping
- Dogs
 - Address issue of dog mess within open spaces

4. Cleaning, caretaking and repairs

- **92% of repairs completed** by in house team – looking to do more as heating contractor, door entry contractor, lift contractor areas of poor performance
- On average responsive repairs are completed within 5 days
- **91% of residents satisfied with how well repairs are carried out and 93% satisfied with handling of repairs request**
- **72% of residents 'very or fairly satisfied' with internal cleaning**
- Deep cleans were carried out in Walkways at no extra cost to residents alongside the four deeps cleans carried out annually.
- Daily end of day estate checks in place
- Monthly estate inspections – residents welcome to join, contact Daoud or Toby!



Resident refurbishment support

- **Updated Respite Brochure for 2025 coming soon**
- **Contact Lancaster West Office for more information and to discuss your individual needs**
- **Call: 0800 389 2005**
- **Email: lancasterwestoffice@rbkc.gov.uk**

