

S162 – Fisherton Estate Major Works

Residents Meeting

14 July 2022



Contents

1. Asset Strategy Team Introduction
2. Blocks in Scope
3. Works Programme Summary
4. Community Benefit Fund (CBF)
5. Proposed Scope of Works
6. Current Cost Estimate
7. Timetable
8. Q&A

1. Asset Team Introduction

- Responsible for scoping all planned major works in Westminster.
- Works and justification identified and prioritised through stock condition database, condition surveys, reports from WCC Housing Management Teams, ASB Teams, Ward Councillors, Fire Safety Team etc.
- Manage and monitor the entire capital spend budget.
- Responsible for briefing the Term Partnering Contractors via client briefs.
- Produce and help other teams produce client briefs for all major works.
- Gaining all stakeholder sign offs and pass to the commissioning team.
- Share our initial proposals with residents and other stakeholders

2. Blocks in scope and works summary

S162 is a programme of planned maintenance works to seven blocks on the Fisherton Estate. The purpose of these works is to maintain the internal and external fabric of the buildings. The project involves overhauling the existing roofs, window replacement works, brick repointing, concrete repair work, internal and external decoration and fire compartmentation works.

The window replacement works will be partially funded by the Community Benefit Fund created in conjunction with the Luton Street development.

- Capland House
- Dickens House
- Gibbon House
- Huxley House
- Landseer House
- Lilestone House
- Selina House



3. Community Benefit Fund (CBF)

In 2014, Linkcity (the developer for the Luton Street development), agreed to contribute £2.4m (increased to £2.9m in 2019) towards the fund known as the Community Benefit Fund (CBF). The CBF is to be used for improving the residential blocks surrounding the Luton Street site.

At the time, the Council consulted with affected residents about the type of works they wanted. The feedback was used to develop a programme of improvement works. Leaflets were delivered to each affected home, confirming the works planned for each block.

In the interim years, there has been significant delay to the project because the original residential investor pulled out of the Luton Street scheme. A replacement investor was found, but they too pulled out.

Construction works on the Luton Street site started in July 2019. Since that time, the Council has been investigating how to deliver the CBF works. The process is not straightforward and has taken longer than anticipated.

The CBF amount allocated to this project and the Fishterton Street Estate works is £768,483.

4. Works Programme Summary

- Stage 1 - Client brief (resident intro meeting)
- Stage 2 – Client brief issued to Major Works Project Team
- Stage 3 – Project execution plan (resident PEP review meeting)
- Stage 4 – Pre-commencement order and detailed design stage (resident SPP review meeting)
- Stage 5 – Commencement order, and mobilisation stage (meet the contractor session)
- Stage 6 – Contract period
- Stage 7 – Completion and defects period
- Stage 8 – End of defects sign off



5. Scope of Works

Item	Works Required
Pitched Roofs	<p>Blocks: All</p> <p>The roof coverings are believed to be generally in a good condition however repair works is required in certain areas.</p> <p>Overhaul sections of roof components including roof tiles, ridge/ hip tiles, SVP's, RWG's. Brick repointing on chimneys.</p> <p>Clean all roof coverings using proprietary techniques including removal of all algae, moss and the like.</p> <p>Anticipated works may include but not limited to:</p> <ul style="list-style-type: none">Renew chimney cowlsInspection and minor repairs/replacement of damaged roof timber components (structural and non-structural);Repairs/replacement to any damaged or missing flashings, soakers and the like, including repointing of same where necessary.
Rainwater Goods	<p>Blocks: All</p> <p>Renew the RWG's on all blocks. Test upon completion to ensure all rainwater goods systems are free of leaks and are discharging correctly.</p>

5. Scope of Works

Item	Works Required
Glazing & Windows	<p>Blocks: All excluding Selina House</p> <p>The renewal of individual property timber framed windows for six blocks except Selina House. The proposal is to renew in double glazing for the six blocks. All seven blocks are in the conservation area and replacement must comply with the requirements set by planning..</p> <p>Selina House – This block will have isolated window repairs and overhaul works where required.</p>
External Repairs	<p>Blocks: All</p> <p>The external repairs shall include cleaning external facades, render repairs, brickwork facing and pointing repairs, renew asphalt decking and repair plaster soffits to the main entrance canopies and renew broken flagstones in isolated areas.</p>

5. Scope of Works

Item	Works Required
Loft Space	<p>Blocks: All</p> <p>Works to inspect the loft areas to check the adequacy of existing loft insulation and fire compartmentation. Any works to meet current building regulations.</p>
Below Ground Drainage	<p>Blocks: All</p> <p>CCTV drainage survey and associated repair works.</p>
Private Balcony Works	<p>Blocks: All</p> <p>The Balustrades on the private balconies will require Grit blasting, redecorating and concrete repairs to the legs.</p> <p>The service provider must identify additional required works through a condition survey arranged by the service provider. Anticipated repair works may include but not limited to repairing or renewing the asphalt on the private balconies.</p>
External Cables	<p>Blocks: All</p> <p>Works to survey and tidy up BT and communication cables and provide new containment as required.</p>

5. Scope of Works

Item	Works Required
Out Buildings (Bin Stores)	Blocks: All Works identified but not limited to: Brick repair works. Brick repointing. Overhaul roof. Renew RWGs. Clean brick. Timber repairs to wall plate, doors & frames. Redecoration.
External Decoration	Blocks: All External decorations to all previously decorated surfaces.
Timber Repairs	Blocks: All Joinery and resin repairs to all defective timber elements including but not limited to the panels, frames and doors to the main entrance doors to the blocks and the doors. This also applies to the tank rooms and bin stores. Painting all previously painted timber surfaces, including strip and preparation where required.

5. Scope of Works

Item	Works Required
Internal Communal Repairs	<p>Blocks: All</p> <p>Repairs to internal fabric finishes ensuring they are sound, consistent, and ready to receive redecoration.</p> <p>Investigate leak into electric intake cupboard and rectify. Intake cupboard should be made watertight. Capland, Landseer & Lilestone House.</p>
Internal Communal Decoration	<p>Blocks: All</p> <p>Redecoration of all previously decorated internal surfaces.</p> <p>Class 0 performance required to walls, ceilings, strings and soffits including necessary preparations.</p> <p>As per the information on the FRA some blocks may have had the internal communal decorating works done. The service provider should inspect the internal communal areas on all blocks and liaise with the WCC representative before commencing with the works because some blocks may have had the redecoration works completed before the project starts.</p>

5. Scope of Works

Item	Works Required
Communal Flooring	<p>Blocks: All</p> <p>Replacement of existing vinyl flooring including associated components to ensure flooring is safe, cleanable, and maintainable.</p>
Electrical Lighting	<p>Blocks: All</p> <p>Replace existing lighting in all communal areas with LED lighting and to include emergency lighting.</p> <p>Note - The service provider should liaise with the WCC and inspect the communal lightings on all blocks before proceeding with the works. The works may have been completed by the repairs team before the project starts.</p>
Communal Intake Cupboard	<p>Blocks: Capland, Landseer & Lilestone House</p> <p>Defects identified:</p> <ul style="list-style-type: none">• Water ingress into intake cupboard and shall be made watertight.• Existing MICC cables damaged by water ingress. Partial external rewire with FP200 cable to defective sections. <p>The service provider should ensure the defective sections of the MICC cable is stripped back to the point of failure. Ensure any connection box, termination points and materials are equal to the fire rating of the cables.</p>

5. Scope of Works

Item	Works Required
Extractor Fans	<p>Blocks: All</p> <p>Where possible, some extractor fans may need to be removed from the glazed windows and relocated. The service provider is to survey each property and advise.</p>
Boiler Flues	<p>Blocks: All</p> <p>The service provider should survey the existing locations of the boiler flues for each property and to make sure the flues are not too close any openings in the property. If any flue is identified to be too close to an opening, then the service provider should liaise with the WCC representative and arrange for the boiler flue to be extended to be in line with the current building regulations.</p>

5. Scope of Works

Item	Works Required
Fire Safety Works	<p>Blocks: All</p> <p>Review the fire risk assessment report to ensure familiarisation with fire safety strategies for the properties in relation to all areas affected by the works. Identify all works deemed necessary and associated with the works to ensure all fire safety requirements are met.</p> <p>Following recommendations from site survey and compartmentation report carry out all passive fire protection contained within the schedule of works (SOW).</p>
Sustainability	<p>Internal Wall Insulation - Tenanted properties will have the opportunity to have internal wall insulation to the external walls. The installations adds approximately 100mm to the depth of the wall and helps reduce residents energy bills.</p> <p>Solar PV – The contractor shall assess the blocks to see if it's feasible to install roof mounted PV panels. This works is not chargeable to leaseholders but would help reduce energy bills for the block.</p>

6. Current Cost Estimate

Item	Cost (£)
Scaffolding	£ 354,000
Roof Works	£ 390,699
Windows	£ 2,229,628
External Repairs & Decorations	£ 466,833
Drainage	£ 42,000
Balcony works	£ 144,600
Internal Communal Repairs & Decorations	£ 179,250
M&E Works Inc Lights, Fans & Flues	£ 82,937
Fire Safety Works	£ 74,200
Bin Stores	£ 32,370
Other Inc Loft Insulation etc	£ 55,475
Sustainability Works	£ TBC
TPC Design	£ 50,058
TPC Preliminaries	£ 637,507
TPC OHP	£ 403,491
Total	£ 5,143,048

7. Timetable

- The next steps will be:
 - Consider resident feedback on proposals July/August 2022
 - Internal approval and sign off August 2022
 - Issue client brief to contractor for design stage September 2022
 - Detailed design stage (inc resident mtg) Sept '22 to Sept '23
 - Resident engagement (Present design) October 2023
 - Notice of Estimate November 2023
 - Resident engagement (Meet the contractor) January 2024
 - Start on site (18 months) February 2024
 - Finish on site August 2025

8. Q&A

