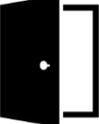




Martlett Court Major Works (Project T154) Planned Work Summary

Item	Description
 Roof Repairs	<p>Poor pointing and brickwork to chimney stacks and parapet walls is evident. Sections of the soffit and fascia are missing and in poor condition, repairs are required to extend the life of the roof. Increased insulation and new ventilation within roof space to bring in line with current building regulations</p> <p>Canopy to be installed to top floor of external balcony walkways.</p>
 External Repairs and Redecorations	<p>Render/concrete/brick/stone/metal and pointing cleaning and repairs: cracking, spalling and staining is visible to the building fabric.</p> <p>Cladding to side elevation to be removed and replaced with insulation, boarding and render to match ground floor rendered sections.</p>
 Structural Repairs	<p>Structural repairs - Structural I beams to balcony walkways and exo-structure showing signs of oxidisation expansion and corrosion in multiple locations. In addition, examples of corroded steel I beams embedded in concrete floor slabs were noted over suspended ceiling voids in flats.</p> <p>A specialist structural survey will be required to assess the integrity of structural steel within all three blocks and provide recommendations for remedial works.</p>
 Window Replacement and Environmental Work	<p>Window Replacement - The windows across all three blocks are defective and reaching the end of their economic life and require replacement.</p> <p>As part of Westminster commitment to reduce properties affected by condensation and mould, environmental works have been included within the scope.</p>
 Fire Safety Works	<p>To comply with current building/fire regulations - Prepare all surfaces and decorate all internal communal escape areas, including corridors and staircase areas to achieve a class '0' paint compliant finish. Ad hoc inspections by the client surveying team have identified potential compartmentation breaches between flats within suspended ceiling voids. SP will be required to instruct Type 4 inspections and provide recommendations.</p>
 Door Replacement	<p>Door Replacements to modern fire door standards: Required to comply with currently building/fire regulations and create a safe route of exit for residents in an emergency.</p>

	<p>Internal Repairs and Redecorations</p>	<p>Minor repairs to internal flooring and installation of contrasting nosing to stairwells to comply with current regulations.</p> <p>Repairs and redecoration to all previously decorated internal surfaces.</p>
	<p>Mechanical and Electrical Work</p>	<p>The lateral mains, including distribution boards and landlord lighting supply are at the end of their current lifecycle and will need to be replaced as part of the project.</p> <p>Some of the boiler flues pass through window panels and will be removed to allow for new window fitting and then reinstated, other boiler flues are incorrectly installed too close to opening windows and will be extended to maintain compliance.</p> <p>Door entry system to be upgraded to new KMS system in line with WCC standard specification.</p>
	<p>Water Services</p>	<p>A survey of the blocks water services indicated numerous issues which vary according to the time of day, notably fluctuating flow rates and pressure on the rising main.</p> <p>The review of the general services installation indicated that most of the pipework and water tanks have exceeded normal life expectancy.</p> <p>Water distribution pipework that could be accessed within flats indicated that routing of pipes from one flat to another was complex and convoluted, and both rising main and down services are generally under sized, further contributing to issues with flow and pressure during peak times.</p> <p>The proposed works include installation of water accumulators in the roof voids, served by a boosted water supply, which would convert all services to an unvented potable supply.</p>
	<p>Estate Works</p>	<p>Deep cleaning of internal courtyard surfacing and repair/replacement of damaged/raised paving.</p>