

Hallfield Major works Drop in Session 2 October 2024

Question 1

Residents stated their Amazon and Gusto deliveries were being stolen and believe this was through the scaffolding being up longer than expected.

Answer

Resident Advocate would get a letter out to all residents regarding security and who to call in circumstances if they noticed anyone strange.

Question 2

Leaseholders from Phase 3 stated that they put in a group Section 20 observation after they received their individual responses but still had not received a reply. This was sent by the chairperson.

Answer

Diane Volpi will chase this and ask for a reply to be sent

Question 3

Can we have a copy of the schedule of works and how long each part of the programme is anticipated to take etc For example you mentioned that the Doff cleaning was scheduled on 9 Sept, how long does this take?

Answer Updates to be shared by WCC, Ian Merriman working on setting up a working group,

Question 4

Can WCC share the thermal performance of the new flat entrance doors.

Answer Thermal performance of the door is 1.6w/m2k and the fanlight is 1.4w/m2k. Combined overall performance of door set is 1.4w/m2k which meets building regulation. Please see attached Front Door Specification.

Question 5

Details of the construction of the door and frame, how are they installed into the surrounds.

Answer Door leaf -44mm timber ECO door with insulated core, factory finished.

Frame – 57mm x79mm FSC laminated timber with perimeter weather seal, factory finished.

The new door frame will be installed into the surrounding walls (as per existing door frame) by securing the frame to the existing opening using 3 specified sized masonry screws (per side) and more if required. Expansion foam and mastic will then be applied to ensure a complete seal and architraves will be installed.

Question 6

Is the glass above the flat entrance door double glazed and what thickness.

Can it be opened.

Answer The fanlight is direct glazed, with clear laminated outer pane with 4mm toughened internally and the fan light is not openable its fixed piece of glass.

Question 7

How many keys will be provided for the new Flat entrance door

Answer 3 Keys will be provided.

Question 8

Are there any restrictions on getting replacement keys such as having to get them from a specialist provider rather than being copied at high street key cutters.

Answer We are not aware of any restrictions in the event that extra keys are needed. The cylinder is an anti pick and anti bump euro profile thumb turn.

Warranty for the door is 20 years, and 10 years warranty for the ironmongery.

Question 9

Can Axis arrange for leaseholders to see a sample door to a completed flat

Answer Sample doors are available to view at Marlow House. Diane Volpi (WCC Resident Advocate) should be able to arrange access with prior notice if an empty property becomes available.

Question 10

How long does the extractor fans remain on after the light is switched off

Answer The kitchen fan boost is operated by a pull cord and the bathroom fan is connected directly to the bathroom light.

The bathroom fan boost will run for 10-15min after the light has been switched off, with the kitchen fan boost ceasing immediately upon switching off.

Questions from last meeting still to be addressed

Question 1

The costs to opt in for flat entrance doors seems a lot for leaseholders, can we have a breakdown of how this figure is calculated i.e. cost of door, cost of fitting, cost of removal etc

Answer AXIS Team TBC

