

Y100 – Blandford Estate Major Works

Residents Meeting

14th March 2023



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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.
- Consult on our initial proposals with residents and other stakeholders

Resident Advocate Introduction

- Responsible for all project communications.
- Represents the residents in internal meetings.
- Works across all teams responsible for the delivery of the works.
- Point of contact for residents.
- Ensures residents have the opportunity to provide feedback on the works.

2. Blocks in scope and works summary

Y100 is a programme of planned capital works to the four blocks on Blandford Estate. The intention of the works is to maintain the fabric of the main buildings, outbuildings and external communal areas within the estate. The works will predominantly focus on brick and concrete repairs, brick repointing, redecoration works to the external areas and landscaping.

- Farnham House
- Lascelles House
- Mordern House
- Wimborne House



3. 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



4. Scope of Works

Item	Works Required
Glazing & Windows	<p>Blocks: All</p> <p>Repairs and overhauls to all individual property windows and glazing. Replacement of damaged/missing window mechanisms where required.</p>
Rainwater Goods	<p>Blocks: All</p> <p>Survey, test and undertake repairs and full cleaning of rainwater goods including replacements of elements which are beyond repair.</p>
External Repairs	<p>Blocks: All</p> <p>External repairs to main buildings/raised planters/boundary walls. Works to include the following;</p> <ul style="list-style-type: none">Repair/Replace damaged coping stones.Extensive brickwork facing and pointing repairs where necessary on all external areas. Rebuild where necessary.Re-align brick steps to rear garden gates.Remove vegetation from brickwork.Clean brickwork.Concrete repairs to all elevations Inc walkways & stairwells.

4. Scope of Works

Item	Works Required
Roofing	Blocks: All Repair any defective and/or damaged roofing elements.
Below Ground Drainage	Blocks: All CCTV drainage survey and associated repair works.
Private Balcony Works	Blocks: All Works include asphalt repairs, patch repointing of brickwork and metals repairs to balustrades.
External Cables	Blocks: All Works to survey and tidy up BT and communication cables and provide new containment as required.
Fire Safety Works	Blocks: All Fire risk assessment works including replacement of electrical meter boxes and various fire stopping works.
Environmental Works	Blocks: All (Tenanted only units) Improve ventilation where possible by the installing local extract fans within kitchen and the bathroom. Also where possible the installation of Positive Input Ventilation systems (PIV systems). All to help control condensation dampness.

4. Scope of Works

Item	Works Required
External Decoration	<p>Blocks: All</p> <p>Prepare & decorate all previously decorated surfaces (rendered/timber/metal surfaces). Including Main building/stairwells/walkways. Outbuildings and boundary walls.</p>
Communal walkways/ stairs	<p>Blocks: All</p> <p>Repair mastic asphalt on balconies & stair landings where necessary. Replace handrail grip where necessary. Supply & install new stair nosing strips. Seal gaps between concrete stairs and brickwork. Flush through gullies.</p>
Landscaping Works	<p>Blocks: All</p> <p>Take out and re-bed loose and un-even paving slabs. Replace where necessary. Re-align manhole covers & Inspection chambers + Re-flaunching where necessary. Car Parks - Patch repair areas with defects & repaint faded line markings. Repair/resurface foot paths where necessary. Repairs to playground</p>
Bin Stores	<p>Blocks: All</p> <ul style="list-style-type: none"> • Strip off existing roofs and replace with a felt roofing system. • Repair timber surfaces. • Prepare & redecorate all previously decorated surfaces.

4. Scope of Works

Item	Works Required
Electrical Lighting	Blocks: All Replace existing lighting in all communal areas with LED lighting which shall include emergency lighting.
Communal Intake Cupboard	Blocks: All Water ingress damage into intake cupboard and shall be repaired, made good and the room made watertight.
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. Bin store and pram shed repairs to include wholesale carpentry repairs where necessary.
Stores / pram stores	Blocks: All <ul style="list-style-type: none">• Remove all vegetation• Strip off existing roof and replace with a felt roofing system.• Repair/Replace RWG where necessary.• Repair fascia boards, doors & frames. Repair DPC (Damp Proof Course)• Install metal kick plates to the bottom of all shed doors.• Brick Pointing/Repairs/Replace where necessary.• Prepare & decorate all previously decorated surfaces - Timber/Metal surfaces.

5. Current Cost Estimate - Blocks

Item		Farnham House	Lascelles House	Mordern House	Wimborne House
Scaffolding/Access		£108,550	£108,550	£108,550	£108,550
External Repairs		£63,765	£60,905	£63,115	£61,555
External Decs		£45,500	£45,500	£45,500	£45,500
M&E Services		£72,800	£72,800	£72,800	£72,800
FRA Works		£3,510	£3,510	£2,730	£3,510
Windows & Balcony Doors		£18,525	£18,525	£18,525	£18,525
Sub Total		£312,650	£309,790	£311,220	£310,440
Design	3%	£4,690	£4,647	£4,668	£4,657
Prelims fixed		£1,367	£1,367	£1,367	£1,367
Prelims Week		£81,000	£81,000	£81,000	£81,000
Sub total		£399,707	£396,804	£398,255	£397,464
OH	4.50%	£17,987	£17,856	£17,921	£17,886
Profit	2%	£7,994	£7,936	£7,965	£7,949
Total		£425,688	£422,596	£424,142	£423,299

The costs produced are estimates of the works captured by WCC and our independent consultant.

5. Current Cost Estimate - Estate

Item		Cost
Pram Stores		£16,575
Raised Planters/Boundary Walls		£13,000
External Decs		£19,500
Landscaping		£60,450
FRA Works		£3,510
Sub Total		£113,035
Design	3.00%	£1,696
Prelims fixed		£1,367
Prelims Week		£81,000
Sub total		£197,098
OH	4.50%	£8,869
Profit	2%	£3,942
Total		£209,909

5. Current Cost Estimate - Tenanted

Item		Cost
Farnham House		£13,650
Lascelles House		£18,200
Mordern House		£20,475
Wimborne House		£13,650
Private Balconies		£27,300
Sub Total		£93,275
Design	3%	£2,798
Prelims fixed		£1,367
Prelims Week		£81,000
Sub total		£178,440
OH	4.50%	£8,030
Profit	2%	£3,569
Total		£190,039

5. Current Cost Estimate - Summary

Item		Cost
Farnham House		£425,688
Lascelles House		£422,596
Mordern House		£424,142
Wimborne House		£423,299
Estate		£209,909
Tenanted		£190,039
Works Total Cost		£2,095,672
Contingency	10%	£209,567
Sub total		£2,305,239
WCC Staff cost	9%	£207,472
Total		£2,512,711

Estimated Lessee Liability	Cost
Lowest	£ 9.8k
Average	£ 20.9k
Highest	£ 31.2k

6. Timetable

- The next steps will be:
 - Consider resident feedback on proposals March/April 2023
 - Internal approval and sign off May 2023
 - Issue client brief to contractor for design stage June 2023
 - Detailed design stage (inc resident mtg) July '23 to July '24
 - Resident engagement (Present design) July 2024
 - Notice of Estimate Aug 2024
 - Resident engagement (Meet the contractor) October 2024
 - Start on site (12 months) November 2024
 - Finish on site November 2025

7. Sustainable Works

Item	Works Required
Sustainable works	<p>Blocks: All (tenanted properties only)</p> <p>Tenants have the opportunity to help WCC reach it's carbon reduction target (net zero council by 2030 and net zero city by 20240) and help to reduce their energy bills.</p> <p>Tenants can be referred to our sustainability team for possible upgrade of their heating appliances (to more energy efficient units) and also for review of additional wall insulation, secondary glazing and draught proofing.</p>

8. Q&A

