

AE109 – Barnwood & Aldsworth Close

Resident Meeting

25th September 2024



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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 work summary

AE109 is a project to replace the roof, install fire rated access doors to the roof and to replace the ventilation system to Barnwood and Aldsworth Close, these works were referred to the Major Works team by the area repairs team, it was identified that the roof covering in place has come to the end of its usable life and the ventilation system has also failed.

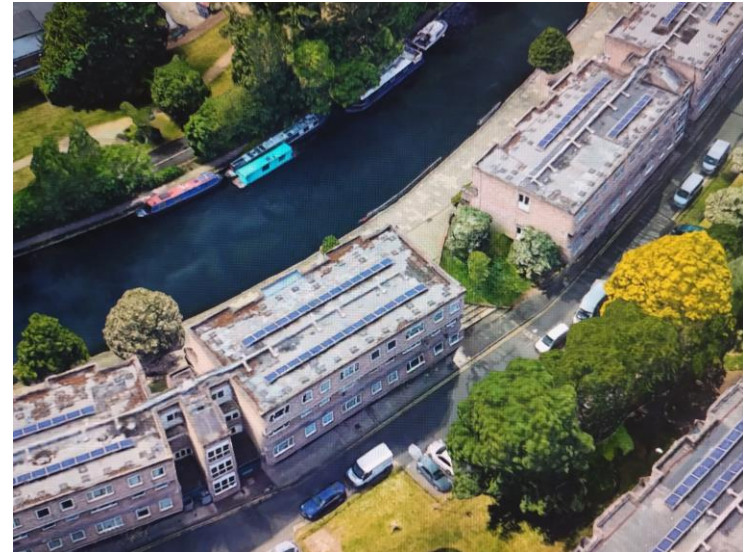
Barnwood Close

Block 2 – 41



Aldsworth Close

Block 1 – 24 & Block 25 - 48



3. Works Programme Summary

- Stage 1 – Client brief (resident intro meeting)
- Stage 2 – Client brief issue to Commissioning Team & TPC
- 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 & Justification
<u>Roof Renewal & Repairs</u>	The works includes the stripping of the existing roof system and renewing with a new flat roof system, upgrade the existing Photovoltaic (PV) panels and install additional PV panels.
<u>New Ventilation System</u>	Decommissioning of old ventilation system, inspect and clean riser shafts. Install new ventilation system.
<u>Fire Rated Roof Access Hatch / Door</u>	Renew / upgrade roof access hatch with fire rated system Install new ladders to all roof access, secured behind security grill.
<u>Mansafe System / Fall Arrest System</u>	Inspect Mansafe fall arrest system to the perimeter of roofs and renew only if non-compliant.
<u>Decorations</u>	Make good to damage / water-stained ceilings on top floors.
<u>Asbestos Survey / ACM Removal</u>	Carry out an Asbestos survey and remove any ACM.

Current Cost Estimate - Block

Item	%	Barnwood & Aldsworth Close
Scaffolding		536,435.00
Roof Renewal & Repair Works		1,046,450.00
New Ventilation System		195,800.00
Access Hatch / Roof Access Ladders		25,200.00
Mansafe / Fall Arrest System		70,700.00
Electrical Works		47,170.00
Asbestos Survey / Removal Works		8,750.00
Planning & Building Control Fees		19,527.00
Provisional Sums		38,660.00
Sub total		1,988,692.00
Design		12,292.69
Preliminaries Weekly		173,205.19
Sub total		185,497.88
Overhead		76,096.65
Profit		43,483.80
PEP		51,826.88
Sub total		171,407.33
WCC Staff Cost		530,949.55
Sub total		530,949.55
Total		2,876,546.76

Current Cost Estimate - Summary

Item		
Barnwood Close	£	1,025,905.58
Total Work Cost	£	1,025,905.58
Aldsworth Close	£	1,319,691.61
Total Work Cost	£	1,319,691.61
Sub total	£	2,345,597.19
WCC Staff Cost	£	530,949.55
Sub total	£	530,949.55
Total	£	2,876,546.74

Estimated Lessee Liability		Cost
Lowest		9K
Average		39K
Highest		53K

Timetable

The next steps will be:

Milestone	Estimated dates*
Internal approval and sign off	Autumn 2024
Issue client brief to contractor for design stage	Autumn 2024
Planning application submission	Winter 2024
NOE consultation period	Spring 2025
Contractor mobilisation	Summer 2025
Start on site	Summer 2025

*These dates are subject to change.

Questions?