

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.
- Share 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 maintenance 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 works.

- 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>Repairs and overhauls to all individual property windows and glazing. All new glazing elements to comply with relevant Approved Documents.</p> <p>Extent of work to be agreed pre-commencement. Replacement of damaged/missing window mechanisms where required.</p>
Rainwater Goods	<p>Blocks: All</p> <p>Test and undertake repairs and full cleaning of rainwater goods including replacements of elements which are beyond repair. Test upon completion to ensure all rainwater goods systems are free of leaks and are discharging correctly.</p>
External Repairs	<p>Blocks: All</p> <p>Extensive brickwork facing and pointing repairs where necessary on all external areas Inc. Main building/Raised planters/Boundary walls.</p> <p>Repair/Replace damaged coping stones.</p> <p>Extensive brickwork facing and pointing repairs where necessary on all external areas. Rebuild where necessary.</p> <p>Re-align brick steps to rear garden gates.</p> <p>Remove vegetation from brickwork.</p> <p>Clean brickwork.</p> <p>Concrete repairs to all elevations Inc walkways & stairwells.</p>

4. Scope of Works

Item	Works Required
Roofing	<p>Repair and replace damaged/missing hanging tiles where necessary. The SP should ensure that all tile replacement should be like for like.</p> <p>If further extensive works are required, the SP shall inform the WCC representative and advise of any additional works before commencing with the works.</p> <p>The service provider should consider replacing the existing roof access gates with suitable full access security steel doors & frames. The replacement access doors must be approved by WCC before installation.</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>Works include asphalt repairs, patch repointing of brickwork and metals repairs to balustrades.</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>

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> <p>Metalwork - Decorate all previously painted metalwork surfaces. Treat corrosion before re-decorating and strip where necessary.</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. Renew flooring in playground. Cut back tree branches encroaching the buildings.</p> <p>The service provider (SP) should check if a Tree Preservation Order (TPO) is required before cutting back any tree branches</p>

4. Scope of Works

Item	Works Required
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.
Stores (Previously referred to as pram stores)	<p>Blocks: All</p> <ul style="list-style-type: none">• Remove all vegetation on pram stores.• Strip off existing roof and replace with a felt roofing system.• Repair/Replace RWG where necessary.• Repair fascia boards, doors & frames.• 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.• Repair DPC. (Damp Proof Course)

4. Scope of Works

Item	Works Required
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 lighting of the Blandford estate is being reassessed by a consultant, WCC are awaiting the report which will conclude finding for decision to be made.</p>
Communal Intake Cupboard	<p>Blocks: All</p> <p>Defects identified:</p> <ul style="list-style-type: none">• Water ingress into intake cupboard and shall be made watertight. <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>
Timber Repairs	<p>Blocks: All</p> <p>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.</p>

4. Scope of Works

Item	Works Required
Environmental and sustainable works	<p>Blocks: All</p> <p>Fan - Where possible, Each tenanted scheduled property (to be agreed with WCC) is to have a Nuaire humidistat Cyfan fan installed in to both the kitchen and the bathroom (usually located in glazing) and a Nuaire Flatmaster2000 PIV in the hallway in accordance with the specification noted below.</p> <p>Boiler Flues - 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> <p>SP to consider possible measures to reduce carbon emissions, assess for Floor and wall insulation, secondary glazing and draught proofing.</p>
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. Following recommendations from site survey and compartmentation report carry out all passive fire protection contained within the schedule of works (SOW).</p>

5. Current Cost Estimate

Building	Cost (£)
Farnham House	£ 380,000
Lascelles House	£ 376,000
Mordern House	£ 371,000
Wimborne House	£ 370,000
Estate Works	£ 172,000
Tenanted Property Works Only	£ 145,000
Total	£ 1.814,000
Lowest	£ 8,000
Average	£ 17,000
Highest	£ 25,000

The costs produced are estimates of the works captured by WCC and an independent consultant. Based on these estimates we can calculate the amounts shown are rough figures of which will be charged.

6. Timetable

- The next steps will be:

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| • 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. Q&A

