

Emanuel House Major Works Meeting and questions from the meeting

11th October 2023

18:00 – 19:30

City Hall, Victoria Street

Webpage: [Emanuel House Proposed Major Works \(cwg13297\) | Westminster City Council](#)

Attendees

- Chris Barnard (Atkins Realise, formerly known as Faithful & Gould); Georgia Yates (Atkins Realise, formerly known as Faithful & Gould); Phil Owen (Westminster City Council) Kevin Dey (Westminster City Council), Chair of the meeting; Malcolm McMichael (Project Manager), Holly Igglesden (Westminster City Council); Jennie Roos via TEAMS (FirstPort).
- 14 in person leaseholders
- 5 on TEAMS

Questions

1. Why has the timeline moved?

Thorough testing needs to be done to ensure any façade/window works are thoroughly investigated and tested to ensure the project encapsulates all works required which have increased. There continues to be difficulty in gaining access to flats to carry out inspections which adds to delays.

2. As the timeline of the works has been pushed back, will there be confirmation that any changes to the value of the freehold, because of the delay to the major works, do not adversely disadvantage leaseholders potential purchase

In theory as the expiry date of the long leases gets closer the value of the freehold increases. However, all leases still have more than 80 years left to run so the freehold value changes very little each year currently. At the same time, all lease holders can apply for a lease extension in accordance with statute, subject to agreeing an appropriate payment to the landlord including costs.

3. Was the acoustic testing done at different times of the day as the noise levels vary at different times of the day?

Noise levels were recorded at different times of the day and night and the report can be shared with leaseholders.

4. Will the solar testing be done on different floors and different elevations?

The engineers will be sampling flats on the south-eastern elevation in the first instance, as these would be subject to the most solar gain and therefore highest levels of overheating. They will test the worst affected flats on the southern elevation first to see if they overheat. Therefore, depending on the results, there may be a requirement to assess the flats on the northern elevation. *Thank you to all leaseholders who have offered to allow access to the flats to allow the testing to commence.*

5. Will there be solar panels on the roof?

There are currently no plans to install solar panels on the roof, however if there is a grant available solar panels on the roof may be considered in the future.

6. With regards to the facade works of the buildings what are the options?

Following building control input rendering the building without upgrading the insulation is not an option, therefore the only remaining option is re-rendering the building and adding a layer of insulation. This is subject to checking the structural viability of this option.

7. Is it the intention to replace the concrete mosaics?

No

8. Would the new windows be custom made?

Yes, all windows are usually custom made.

9. Is the underfloor heating in communal areas needed?

Given the risk of condensation due to the external wall/windows within the corridors, heating is required. The function of this system is undergoing testing and the report will be shared with leaseholders.

10. Will the building be checked for RAAC?

AtkinsRealis will be conducting a survey to ascertain if RAAC is in the building.

11. What is RAAC (Reinforced autoclaved aerated concrete)?

Reinforced autoclaved aerated concrete (RAAC) is a lightweight, precast, cellular concrete building material cast with steel reinforcement. It was used in construction in the UK and parts of Europe from the mid-1950s to 1980s. RAAC was found in the 1990s to have limited structural integrity in 40 to 50-year-old RAAC roof panels, and was liable to fail without warning, with no visible deterioration. RAAC is very porous and highly permeable. This means that the steel reinforcement is less well protected against corrosion than traditional concrete where there is water ingress. A large number of schools nationally (and some other types of buildings) were built using RAAC construction, many of which will have been replaced over time, or had works to rectify. However, some still remain which is the current concern you will have seen in the media.

12. Why is an asbestos survey being done?

A compartmental survey is being done and as part of this there will be localised testing for asbestos.

13. Will any damage done as part of the compartmental or asbestos surveys be fixed?

Any damage made to property during these works will be made good by First Port.

14. If leaseholders have existing secondary glazing can they have it put back and will the council pay for that?

This will be confirmed once the window specification has been decided. Any costs will be included in the contract sum.

The intention would be that the contractor leave the internal elements as they are found, including the reinstatement of secondary glazing.

15. Would any grants be applicable to the cost of these works?

The council has been looking at what grants may be available but as yet, none have been found.

16. Are the lightwell windows are proposed to be replaced?

Lightwell windows will be reviewed.

A follow up meeting will be scheduled for January