

## Lambeth Housing Standard (LHS) – Upgrade Works to your heating, hot water and electrical systems

Newsletter 2: April 2017



Welcome to the second newsletter explaining how we plan to update the central heating, hot water and communal lighting on your estate.

Lambeth has instructed T Brown to undertake works to replace your central heating and hot water systems and Niblock to upgrade the communal lighting and Landlord's lateral mains electrics as part of a borough-wide programme to make sure homes meet the **Lambeth Housing Standard (LHS)**.



Figure 1 Heat Interface Unit

### External works

Works are being done to replace the heating pipework on the external areas of the building from the communal boiler room. These pipes will be lagged and boxed in to match existing building fabric subject to planning approval.

### Heating upgrade works

The upgrade of the heating system to your home will involve the installation of a heating interface unit (H.I.U), new copper pipework, radiators, a room thermostat and Thermostatic Radiator Valves (TRVs). The pipe work from the H.I.U will connect to the existing domestic supply to your kitchen and bathroom

All new pipework will be run on the surface but will follow the least obtrusive routes possible. The new radiators will be at least the same size as the ones you have to remove the need for redecoration.

Please contact the Resident Liaison Officer **Drew Henderson** on **0773 456 9958** or email her at [Drew.Henderson@tbrown.com](mailto:Drew.Henderson@tbrown.com) to book your survey appointment.

### Electrical upgrade works

We will replace the external lighting and also upgrade the emergency lighting on only Mead Row and Holst Court excluding Oakey Lane.

These upgrade works will provide safe walkway lighting in the event of a power failure on the estate. We will also replace the existing lateral mains supplies to your home, because they have reached the end of their economical lifespan.

All new electrical works taking place will be completed externally to your property. Access into your home will be needed to connect the new electric cable to your meter. The details for Electrical Works Resident Liaison Officer will be in the next update newsletter to the estate.

### Surveys

There will be an initial validation survey of your home for the heating works after which you will be informed

of the location of the heating interface unit, radiators, thermostat and surface pipe runs (subject to validation) to prevent any unnecessary disruption to your home.

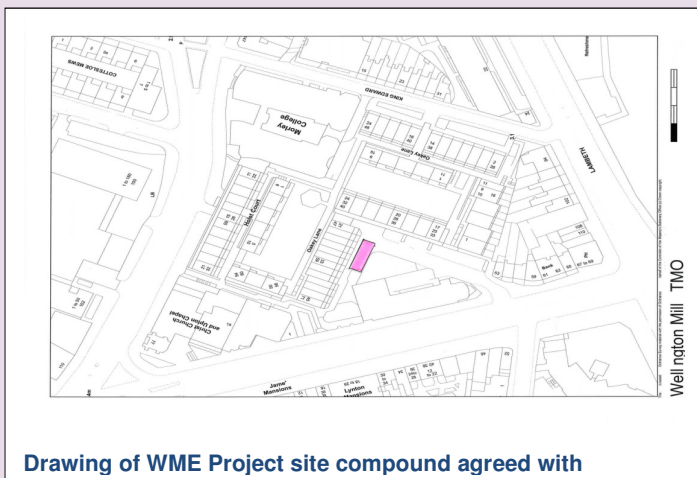
All existing copper pipe work will be tested prior to start of works in your home to determine its condition and will be re-used if deemed satisfactory.

## Project progress updates

Your next monthly update newsletter will be sent with a programme of works for both projects and information on the progress of the works on the estate.

## Site office

The project site office will be located behind the police station (See drawing below). This location has been approved by the Wellington Mills Management Committee.



## For your safety and security

During these major works, contractors will be working in various parts of your building.

They will all wear a Photo-Identity Card. If anyone asks you to let them in to your home, you have the right to check their ID card.

**Only let in anyone who says they are Lambeth Council staff or a T Brown contractor and can show you their photo ID.**

If you still want to confirm their identity, call Lambeth's Customer Liaison Officer, **Andrea Omo-Kivie** on **020 7926 7062**.

## Who to contact

Key contacts are shown in the panel below.

**For out-of-hours problems** (5pm – 9am and at weekends) please call the Lambeth Housing Services Contact Centre on **020 7926 6000**.

## Meetings and updates

We will write to invite you to project meetings or consultations. We will publish details on our website when practical.

### Lambeth Housing Services

#### Senior Project Manager

Graham Statham  
T: 020 7926 4480  
E: [GStatham@Lambeth.gov.uk](mailto:GStatham@Lambeth.gov.uk)

#### Project Manager (Mechanical Works)

Michael Axtell  
T: 020 7926 2084  
E: [MAxtell@Lambeth.gov.uk](mailto:MAxtell@Lambeth.gov.uk)

#### Project Manager (Electrical Works)

Gary Collard  
T: 07710025853  
E: [GCollard@Lambeth.gov.uk](mailto:GCollard@Lambeth.gov.uk)

#### Customer Liaison Officer

Elli Georgiou  
T: 020 7926 2069  
E: [EGeorgiou@Lambeth.gov.uk](mailto:EGeorgiou@Lambeth.gov.uk)

### Contractor – T Brown

James Strong (Site Supervisor)  
E: [james.strong@tbrown.com](mailto:james.strong@tbrown.com)  
T: 0779 332 6536

#### Resident Liaison Officer

Drew Henderson  
T: 0773 456 9958  
E: [Drew.Henderson@tbrown.com](mailto:Drew.Henderson@tbrown.com)

Kevin Hartland (Electrical Project Manager)  
[khartland@niblock.co.uk](mailto:khartland@niblock.co.uk)  
T: 020 8778 3449

#### Consultants – Baily Garner

T: 0208 294 1000  
E: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

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