

## Wellington Mills Major Works Consultation Notes

23.08.2018

### ATTENDEES

21 Wellington Mills Residents (WM); Isaac Essuman (EM) Estate Manager; Richard Emery (RE) Green Building Design Consultants; Mike Axel (MA) Lambeth officer; Gary Collard (GC) Lambeth Officer; Kaivery Heslop & D Raif (Bailey Garner) Lambeth Consultants; James Strong (JS) T Brown; P Ratmett & S Gibson (Niblock)

### Introduction

WM stated that the current level of consultation is not adequate and an additional meeting will be required at a date and time when residents who work will be able to attend.

### Heating and Hot Water:

Major Works Group (MWG) requested a separate meeting to discuss the external routes of the distribution pipes, an initial walk around the estate checking the routes happened after the meeting with a MWG member, a further walk round with Lambeth and the contractor is arranged for Wednesday morning. Members of the MWG are due to accompany them. Individual isolation stop cocks will be fitted outside each flat and internally in the 'air cupboard' for flats that do not have one.

The HIU (Heat Interface Unit) will replace the cylinder and will be 'meter ready'. This means that in the future (subject to the government's programme, dates currently unknown) individual meters can be added to the HIU's.

Radiator sizes are based on room areas and will include thermostatic valves. Where radiators have already been replaced these can be re-used as long as they comply with current regulations. The communal boilers for the heating and hot water will remain. The Lambeth team and contractors will be on site 8-5pm Monday to Friday

### Flat Interiors:

The intention is to complete the heating work within the flats in 1 day so residents will not be without heating overnight. If this is not possible, then alternative means of heating will be provided.

The internal routes of the pipework will be discussed with each resident; there will be a pre installation survey. If the existing surface mounted pipework is ok it will be reused. (Existing pipework buried in the screeds or under floor boards will not be reused)

The heating and hot water branch from the external distribution pipes will run at high level, below the ceiling to the HIU which will be located where the hot water cylinder is currently

Residents furnishings will be protected with dust sheets, photos can be taken before and after and a customer satisfaction questionnaire will be provided at the end of the job, residents will need to sign that it has been completed to their satisfaction.

It was advised that as a general precaution valuables should not be left lying around. It was also mentioned that residents may want to inform their contents insurers that work to the flats is due and are advised to check with their insurers if this is necessary.

### **Electrical:**

There is a small element of electrical internal works to each flat interior and this requires 2 visits. The 1<sup>st</sup> visit will be the installation of a high level cable running from the front door to the meter box. This will be in plastic conduit, (chasing the masonry walls is not suitable) and take approximately 2 hours to install. Lambeth's electrical contractor, Niblock, will provide a choice of days for this. The 2<sup>nd</sup> visit is the connection of the cable which is provided by the utility company (EDF) and as it is in their control a whole day is allocated and residents will be given a fixed date.

The suitability of the existing electrical consumer unit/distribution board is being checked by (RE), our appointed consultants, and a report will be produced and a copy forwarded to Lambeth.

The external electrical distribution will be in galvanised metal conduit running alongside the heating and hot water routes. The existing wiring conduit will be removed.

Lambeth confirmed that the electric upgrade would not be affected if PV's or future communal electric boilers were introduced.

### **External Lighting:**

The new external lighting will be directional to minimise light pollution and will be replaced like for like. If any dark areas are discovered new lighting will be introduced.

New lights will be LED's (these have a longer life and use less electricity), samples can be seen in the estate office.

Existing electrical circuits will be tested to make sure they are safe eg external ramp heating.

### **Asbestos Report:**

A survey covering 20% of properties has been carried out and the report is being reviewed by Lambeth. A removal strategy will be produced if required, the strategy will depend on the type of asbestos found.

Residents will be able to view the Asbestos Report in the estate office when it is issued by Lambeth.

**Cost:** WM questioned why the service charge payments do not cover the costs of proposed works. Lambeth stated that Home ownership can answer questions regarding finance.



Where residents have previously made changes in their flats and therefore reduced the contract costs the savings will be to the overall block costs rather than just to the leaseholder.

### **Health and Safety:**

A copy of the Construction Health and Safety Plan will be forwarded to the EM. They will also forward a letter from the LFB showing they have no objections to the site set up.

Residents will be able to view the plan in the estate office.

### **Communication:**

If residents need to speak to the contractors initially they should talk to EM. The site board outside the contractor's site office has additional contact details if there is an issue out of estate office hours.

The Newsletters will continue throughout the works.

### **Security:**

All contractors wear identification badges.

WM resident reported receiving a phone call requesting access to their flat for technical reasons. LO stated that only workmen with identification badges should be admitted.

### **Programme:**

The heating and hot water distribution pipework will be installed first along with work required to the boilers and when this is all complete the work inside the flats will start. One block will be worked on at a time, both mechanical and electrical works completed prior to moving onto the next block.

Newsletters confirming dates for electric works in the flats will be delivered, residents can choose their preferred dates.

Lambeth will issue a general programme to EM. The programme will be updated periodically and new copies issued to EM. Residents will be able to view the programme in the estate office.

### **Contractors:**

WM asked for clarification regarding T Brown and the problems experienced in a neighbouring borough resulting in dismissal mid contract. LO stated that they are aware of the case and confirmed that a successful contract is dependent on good management and sub-contractors. T Brown's Lambeth team have worked with Lambeth for 3-4 years and have good experience.

Wellington Mills Management Committee.