



## Wellington Mills Estate – Holst Court, Mead Row & Oakey Lane Lambeth Housing Standard (LHS) – New heating and hot water systems Newsletter: October 2018



Welcome to our October newsletter explaining how we plan to update the central heating and hot water in your home. T Brown Group will undertake works to replace your central heating and hot water systems as part of a borough wide programme to make sure homes meet the **Lambeth Housing Standard (LHS)**.

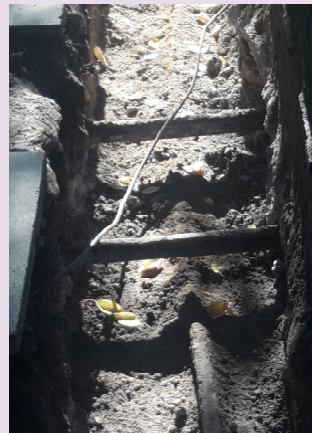


### On Going Works

Works began at Wellington Mills on 8<sup>th</sup> October 2018. These essential works that have began are to the distribution pipework from the boiler room to all blocks on the Wellington Mills Estate. These works are still on going.

### Distribution Pipework

A factory stood on this site until 1940 when it was bombed during the blitz. The area was cleared and the estate was completed in the early 1970's. However the foundations of the factory were so large and secure that they were left in the ground. Our excavation for the distribution pipework had to go through the old foundations and we came across many unexpected items.



This was an old track presumably used by the factory workers for pushing a truck of some description.

The full length of the walkway has now been excavated waiting for the distribution pipework to be laid.

With one part of the distribution pipework laid and tested we can begin to reinstate the walkway.

## Mechanical works (in flat)

We estimate that we will start with the in flat works in January 2018. We will be contacting you to arrange the survey and in flat appointments.

Before any works commence T Brown will go over the proposed new layout of the pipe work, position of radiators and H.I.U, and ask you to approve the plans by way of a signature. With your approval, we will take photos before and after all works are completed. Following completion, we will ask you to sign off the works as complete subject to your satisfaction. The pipe work from the H.I.U (Heat Interface Unit) will be connected to the existing domestic supplies to your kitchen and bathroom (subject to validation) to prevent any unnecessary disruption to your heating and hot water.

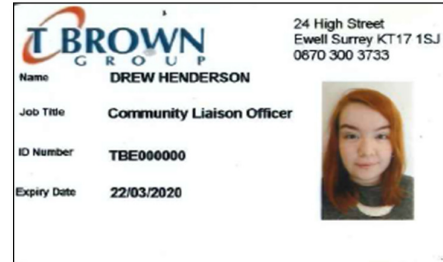
Please allow up to 5 working days for your installation to be completed. The operatives will leave your flat clean and tidy at the end of each working day. Once works are complete, our engineers will discuss how to operate the thermostatic radiator valves (T.R.V). You will also be given a handover pack, which will include instructions for the room thermostat.

## Scaffolding

Scaffolding is to be erected local to flats 21-45 Oakey Lane (odds) on Tuesday 6<sup>th</sup> November 2018.

## For your safety and security

During these major works, contractors will be working in various parts of your buildings. They will all wear a photo-identity (ID) card (Example on the right of this page) . If anyone asks for access into your home, you have the right to ask to check his or her ID card.



Only allow entry to someone who says they are Lambeth Council staff or a T Brown contractor and can show you their photo ID. If you would still like confirmation of their identity, please call Lambeth's Customer Liaison Officer, **Elli Georgiou** on **020 7926 2069**.

## Whom 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 on 0207 926 6000. **A weekly surgery will be held on-site every Wednesday between 10 – 12pm for residents to ask any questions they have.**

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#### Customer Liaison Officer

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### Contractor – T Brown

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#### Community Liaison Officer

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