



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



Welcome to our Nov-18 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 8th October 2018, the distribution pipework from the boiler room to all blocks on the Wellington Mills Estate. These works are still on-going but should be completed in December, subject to planning approval for the amendments requested by members of the WMMC. The consultation period expires on 7th December 2018, when a decision can be made.

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. Our excavation for the distribution pipework had to go through the old foundations where we came across many unexpected items.

Distribution Pipe work

The pipe work has now been laid the full length of the walkway(s), and has been pressure tested and back filled. Distribution pipe work is complete apart from the following blocks which we await planning approval: 11-32 Holst Court, 2-48 (evens) Oakey Lane, 1-16 Mead Row and Oakey Lane 21-71 (odds).

Mechanical works (in flat)

We estimate that we will start with the in flat works in January 2019. 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.

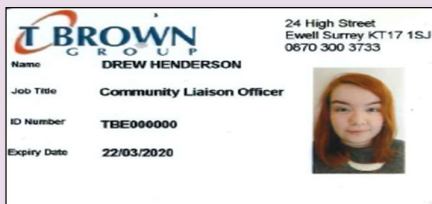
Please allow up to 5 working days for your installation to be completed. The operatives will leave your flat clean and tidy at the end of each working day. Once works are complete, our engineers will discuss how to operate the thermostatic radiator valves (T.R.V). You will also be given a handover pack,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

Scaffolding

Scaffolding has been erected local to flats 21-45 Oakey Lane (odds) on Tuesday 6th 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 below). 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 (Both Mechanical & Electrical works). The surgery is held in the ground floor container on the Niblock side. There is signage to indicate where this is.

Christmas Shut down

The site will be closed between Christmas and the New Year period between the dates of 21st December 2018 to 7th January 2019. We would like to wish all of the residents on the Wellington Mills Estate a Merry Christmas and Prosperous New Year 2019.



Lambeth Housing Services

Senior Project Manager

Paul Cook
T: 07808 890 108
E: PCook@lambeth.gov.uk

Project Manager (LHS works)

Michael Axtell
T: 020 7926 2084
E: MAxtell@Lambeth.gov.uk

Customer Liaison Officer

Elli Georgiou
T: 020 7926 2069 – 07841 845 194
E: EGeorgiou@Lambeth.gov.uk

Contractor – T Brown

Project Manager & Site Supervisor

James Strong
T: 077 9332 6536
E: James.Strong@tbrown.com

Community Liaison Officer's

Christine Searles/Annie Brayne
T: 07843027767 / 07976573357
E: projectsclos@tbrown.com

Consultants – Baily Garner Kaivery Heslop

T: 020 8294 1000
E: general@bailygarner.co.uk

North Area Office: 91 Kennington Lane, London SE11 4HQ
E: HMnortharea@Lambeth.gov.uk