

## Resident Consultation Meeting

for the

**Cyclical Improvement Works  
(Preventive Maintenance, Repair and Redecoration)**

proposed at

**BP37-1 – Andover Estate**



**11 March 2015**

## Purpose of this Meeting

- To present the proposed **delivery plan** for a major set of works at the Andover Estate.
- To give an update on progress of **preliminary works** including the pilot project at Todd's Walk.
- To **consult with residents** as part of developing a scope of works for one phase of the works; the cyclical improvement works to the 4-storey blocks.

# Delivery Plan Summary

## Proposed Works

The Council is proposing a major programme of works at the Andover Estate which comprise of three major types:

- Internal and external remedial works to alleviate the occurrence of **condensation and dampness** on the estate.
- **Cyclical improvement works** to ensure the optimal performance of the building fabric for a further seven years.
- Renewal of **kitchens and bathrooms** to qualifying properties.

## Phasing Plan

As there are almost 1,000 properties on the estate and a complex set of works, the following phasing plan has been proposed:

- **Phase 37-1 – Cyclical improvement works and external condensation works to the 4-storey blocks.**
- Phase 37-2 – Internal condensation works and renewal of kitchens and bathrooms to the 4-storey blocks.
- Phase 37-3 - Cyclical improvement works and external condensation works to the Pyramid blocks and terraced houses.
- Phase 37-4 - Internal condensation works and renewal of kitchens and bathrooms to the Pyramid blocks and terraced houses.

# Condensation and Dampness

## What causes the condensation?

Condensation occurs where water vapour in the air meets a cold surface and condenses. Inadequate ventilation can cause there to be excess water vapour in the air. Mould will grow where there is a warm damp surface.

Within the Andover Estate some thermal improvement works have been carried out such as double glazing windows and cavity wall insulation, however, the ground and first floor flats have a balcony above them which is poorly insulated and this cold surface is the main cause of the problem.

In addition, many ground floor flats are single aspect and back on to unheated garage spaces. Not only does this mean there is an extra cold surface, as the flat is single aspect, they are more difficult to ventilate properly.

## What works are proposed to solve this?

We are proposing to:

- internally insulate the remaining cold surfaces in the ground and first floor properties,
- improve the mechanical ventilation, and,
- re-surface all the balconies to eliminate damp penetration.

The internal works are only required in the ground and first floor properties.

We can only carry out these works within tenanted properties; however, we will be able to share the specifications with leaseholders who may wish to arrange to have these works carried out in their homes.

# Preliminary Works

## Pilot Project

The Council have recently completed a pilot project at Todd's Walk. The pilot works concentrated on what are some of the worst affected properties, being those with condensation and dampness within the ground floor units to the four storey blocks which have individual garages.

The works comprised of:

### **Internally:**

- a) Removal and treatment of mould affected areas,
- b) The fitting of insulation boarding to the ceilings of the bedroom, living room, hallway and in part to the walls of the living room and in total across the rear wall of the flat wall to areas backing onto the garage behind. This incorporated all cupboards within the bedroom and kitchen areas together with the bathroom.
- c) The bathroom mechanical ventilation was completely redesigned with the ducting re-routed much more efficiently hidden behind the newly insulated hallway ceiling. Existing kitchen mechanical extract fans were checked in operation and were to be overhauled, repaired or replaced where required.
- d) Passive anti condensation natural ventilators were to be fitted to the entrance hallway and living room.
- e) Bathrooms were to be upgraded to meet decent home standards at the same time as allowing for the installation of the insulation boarding.
- f) Re-decoration was undertaken to all areas directly associated with the works.

**Externally:**

- a) Renewal of the asphalt balcony surface directly above the bedroom and hallway incorporating insulation, improved drainage, improved detailing to the periphery and promenade tiles/solar reflective paint to the surface.
- b) Redesign in part to the dual –pitched tiled roof and gutter located above the lounge to improve drainage-falls, insulation levels and prevent water penetration.
- c) Any defects to rainwater pipes, gutters, overflows and masonry were remedied to prevent dampness to the structure which would also exacerbate any condensation issues.

## **Interim Measures**

In order to minimise the effects of ongoing occurrence of condensation and dampness on the estate, and to ensure the success of the upcoming proposed major works, the following measures have been taken:

### **A – Surveys**

These works have demonstrated that these works, owing to their internal nature, are more complex than envisaged. Consequently the Council has been carrying out surveys to relevant properties to ensure that we can plan the works to minimise disruption.

### **B – Mould Cleaning and Fan Servicing**

Mould cleaning and fan servicing has been offered to tenants on the ground and first floors which are badly affected by damp. These works are underway.

### **C – Gutter Clearing**

Excessive build-up of leaves in gutters can cause problems of damp penetration to worsen. A programme of gutter clearing is underway.

### **D – Overflow Pipes**

An issue relating to defective overflow pipes has also been identified on the estate and this may also exacerbate the dampness. Repair works are underway.

All of the above are interim measures designed to provide short-term alleviation from the problems of condensation and dampness experienced by residents.

## Resident Consultation

### Phase 37-1 : Cyclical Improvement Works

- These works will be carried out to all properties in the 4-storey blocks. A list of addresses is included below.
- As part of the works to alleviate occurrence of condensation and dampness on the estate, it is necessary to re-surface balconies which have living spaces below.
- We would also like to include **your views and observations** on necessary cyclical improvement works.

List of Addresses in Phase 37-1:

Total = 33 Blocks / 591 Properties			
1-24 Allerton Walk	32-43 Bolton Walk	41-52 Lazar Walk	32-43 Selden Walk
1-24 Andover Road	53-64 Bolton Walk	1-12 Mingard Walk	53-64 Selden Walk
25-42 Andover Road	1-24 Corker Walk	1-24 Ray Walk	1-24 Todd's Walk
7-22 Berkeley Walk	25-48 Corker Walk	36-47 Ray Walk	35-46 Todd's Walk
23-34 Berkeley Walk	8-31 Falconer Walk	53-64 Ray Walk	52-69 Todd's Walk
44-55 Berkeley Walk	41-52 Falconer Walk	1-24 Roth Walk	1-24 Tomlin's Walk
1-24 Besant Walk	1-24 Hanmer Walk	31-54 Roth Walk	
41-52 Besant Walk	41-52 Hanmer Walk	55-66 Roth Walk	
1-24 Bolton Walk	1-24 Lazar Walk	1-24 Selden Walk	



## What are Cyclical Improvement (CIP) Works?

- **Cyclical improvement works** are undertaken by the Council on a seven year rolling programme. They consist of both preventative maintenance works and improvement works.
- **Preventative maintenance works** are actions that are required to ensure the optimal performance of the building fabric for a further seven years. These are typically remedial and investigative works that minimise the occurrence of leaks, damp penetration and other problems which may have greater consequences if left unattended to.
- **Improvement works** are those that are necessary to ensure acceptable living conditions in the building. These are usually the addition of items or features that were not a part of the original building design but are now considered a necessity. Examples include improvements to the thermal performance of the building or addition of fire safety features.

## Typical Examples of CIP Works:

- Painting all previously painted surfaces. This ensures the longevity of the weatherproofing of the fabric of the building and helps to avoid damp penetration. Internal painting would also be done to improve the appearance of communal areas and ensure adequate fire-resistance of surfaces.
- Clearing out all drainage and making repairs.
- Inspecting brickwork and concrete and repairing defects. Concrete and brickwork suffer from weathering over the years. These repairs help improve the weather-tightness of the building and avoid further deterioration.
- Repairs and renewal of roofs and windows.
- Repair of estate fencing and brick walls within the envelope of the estate.

## Project Team

Role	Name	Contact
Project Manager (IC)	Jim Matthews	Jim.Matthews@islington.gov.uk
Consultation Officer (IC)	Diane Ridley	Diane.Ridley@islington.gov.uk
Home Ownership Unit	tbc	MajorWorks.HOS@islington.gov.uk
IC = Islington Council		

## Estimated Programme

- We have a programme to commence works later this year. This is dependent on a number of factors such as the extent of works and any arising need for planning permission.
- As there are a large number of properties in this project we estimate that Phase 37-1 will take about 18 months to complete.
- Phase 37-2, the internal works and new kitchens and bathrooms will commence at the same time, and also take about 18 months to complete.
- Phases 37-3 and 37-4 to the Pyramid Blocks and Terrace Houses will commence once the earlier phases are complete.

## **What Happens Next?**

### **Scheme Development**

Detailed surveys will be made of the building by both the Contractor and the Council's technical staff. A scope of works will be developed up using a variety of sources including these surveys, resident observations, and repairs records.

### **Resident Drop-In Session**

We are organising an afternoon drop-in session where all residents can meet the Project Team. This will give you the opportunity to discuss how the proposed works will specifically affect your home. We are hoping to host this session in late April / early May as by this stage we will have detailed proposals developed.

### **Section 20 Consultation**

At this stage leaseholders will be sent a scope of works and a maximum cost of the works and be given a formal 30 day observation period.

## Thank You

Thank you for attending this meeting.

If you have any suggestions or queries, please contact Diane Ridley on:

[Diane.Ridley@islington.gov.uk](mailto:Diane.Ridley@islington.gov.uk)

**0207 527 7459**

These will be considered in our detailed scheme development over the coming months.

If you are experiencing problems that require immediate attention, please do continue to report these to **Housing Direct** on either:

0800 694 3344

020 7527 5400

repairs@islington.gov.uk