

Cyclical Improvement Works

Resident consultation

EP01B-Andover Estate four storey blocks and two storey houses



Start on site: May 2022

Completion date: August 2023

Contents

What are Cyclical Improvement Works?	3
How do Islington Council decide on works?	3
List of properties	4
Project Team	7
The proposed works	8
Four storey blocks	8
Two storey houses.....	12
Proposed programme	15
How was the contractor selected?	16
How are the costs for the works calculated?	16
Thank you	17

Purpose of this booklet

- To provide you with information about the proposed works and the reasons for the works.
- To provide you with the contact details of the Project Team who will be overseeing these works and the Project Liaison Officer, who will be your contact if you have any questions or comments.
- To advise on Section 20 procedures for leasehold properties and the terms of recharge for the works.

What are Cyclical Improvement Works?

The works proposed are part of the **Cyclical Improvement Programme (CIP)**. These works are programmed on a seven to ten-year inspection cycle. This does not mean that we will carry out works to a block every seven to ten years, but will survey the block in order to identify areas requiring works in the near future. The Cyclical Improvement Programme comprises both preventative maintenance works and improvement works.

Preventative maintenance works are actions that are required to ensure the best possible performance of the building fabric for a further seven to ten years. These are typically remedial and investigative works that minimise the occurrence of leaks, damp penetration and other problems that 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.

How do Islington Council decide on works?

Works are identified based on a range of sources including:

- The repairs history for the building
- Resident observations arising from an early stage consultation meeting
- Inspections carried out by Islington Council surveyors
- Detailed investigative surveys carried out by specialists and the contractors

The Project Manager, a surveyor or architect, reviews all of the above evidence and decides on the scope of works. The cost of the works is then estimated by the Quantity Surveyor and presented to senior management for approval.

All works are carried out in accordance with Islington Council's standard specifications. For several items, e.g. window repairs, the extent of works is estimated at this stage, and will only be finalised when the works are underway.

These works will be identified by the contractor through detailed surveys, but they will only proceed on agreement of the Islington Council Project Manager and Clerk of Works.

List of properties

The properties this booklet refers to are listed in the table

Address	Total properties	Leasehold properties	Freehold properties	Tenanted properties
1-24 Allerton Walk	24	3		21
25-42 Andover Road	18	5		13
1-6 Berkeley Walk	6		3	6
23-34 Berkeley Walk	12	5		7
35-38 Berkeley Walk	4		2	2
39-43 Berkeley Walk	5		3	2
44-55 Berkeley Walk	12	9		3
7-22 Berkeley Walk	16	10		6
25-31 Besant Walk	7		4	3
32-35 Besant Walk	4		3	1
36-40 Besant Walk	5		2	3
1-24 Bolton Walk	24	3		21
25-31 Bolton Walk	7		3	4
32-43 Bolton Walk	12	3		9
44-47 Bolton Walk	4			4
48-52 Bolton Walk	5		2	3
53-64 Bolton Walk	12	7		5
1-7 Falconer Walk	7		3	4
32-35 Falconer Walk	4		4	
36-40 Falconer Walk	5		5	
25-31 Hanmer Walk	7		3	4

Address	Total properties	Leasehold properties	Freehold properties	Tenanted properties
32-35 Hanmer Walk	4		2	2
36-40 Hanmer Walk	5		2	3
1-24 Lazar Walk	24	3		21
25-31 Lazar Walk	7		1	6
32-35 Lazar Walk	4	2		2
36-40 Lazar Walk	5		2	3
41-52 Lazar Walk	12	2		10
1-12 Mingard Walk	12	5		7
1-24 Ray Walk	24	9		15
25-31 Ray Walk	7		3	4
32-35 Ray Walk	4		1	3
36-47 Ray Walk	12	4		8
48-52 Ray Walk	5		5	
53-64 Ray Walk	12	3		9
25-30 Roth Walk	6		2	4
25-31 Selden Walk	7		3	4
44-47 Selden Walk	4		2	2
48-52 Selden Walk	5		2	3
1-24 Todds Walk	24	6		18
25-30 Todds Walk	6		4	2
31-34 Todds Walk	4		3	1
35-46 Todds Walk	12		9	3
47-51 Todds Walk	5		3	2

Address	Total properties	Leasehold properties	Freehold properties	Tenanted properties
52-69 Todds Walk	18	7		11
1-24 Tomlins Walk	24	6		18
25-31 Tomlins Walk	7		3	4
32-35 Tomlins Walk	4		2	2
Total	463	93	80	290

Project Team

The Islington Council project team will include:

Role	Name
Project Manager / Building Surveyor	Glenn Carder Glenn.Carder@islington.gov.uk
Project Liaison Officer	Richard Berwick 020 7527 5343 Richard.Berwick@islington.gov.uk
Cost consultant	David Njie David.Njie@islington.gov.uk
Leasehold Consultation Officer	HomeOwnership@islington.gov.uk
Health and Safety Co-ordinator	Mick Neal Micheal.Neal@islington.gov.uk
Electrical Engineer	Antonio Esposito ntonio.Esposito@islington.gov.uk

Please direct all tenants' enquiries to the Project Liaison Officer Richard Berwick (details above) and any leaseholder observations and enquiries to Homeownership team (details above).

The proposed works to four storey blocks



Scaffolding

Scaffolding will be put up to provide access for site operatives to safely access the outside of the buildings. Providing a safe access forms part of working from height regulations 2005 and ensures all works can be undertaken safely.

Work will start from the top of the building and as the work is completed, the scaffolding will be removed.

Rainwater goods

Existing gutters and rain water pipe joints will be repaired/renewed and pipes and gutters cleaned where they are found to be blocked. Gutter leaf guards will be installed to all guttering to assist in the protection of blockages from leaves and debris.

Roofing and high level works

All of the roofs to the four storey blocks will be renewed. The works will include the renewing of the concrete tiles, under-felt, fixing batons, lead work, and ventilation. If damaged joists are discovered these will be repaired or renewed as necessary. As a part of these works the insulation in the ceiling joists will be checked and upgraded to ensure the building retains heat in the winter.

The original aluminium frames to the clerestory windows (rows of windows above eye level) were found to be in reasonable condition and renewal is not required during this cycle. However, the putty sealants around the glazing will be renewed and any broken panes of glass replaced.

Windows and doors

The uPVC windows and doors are generally in good condition. They will require servicing to make sure they are secure and fully functioning, which will involve:

- Inspecting the hinges, handles, and seals. Any defective components found will be replaced and other areas lubricated to ensure ease of opening. All existing window restrictors, to safeguard residents, will be checked and serviced to ensure they are functioning. Where restrictors are defective or removed they will be replaced and where required but missing, they will be fitted.
- The external mastic joint around the window frame will be inspected as this can become dry and crack, leaving areas exposed to water ingress. If there are any signs of failing this will be renewed
- The external window frames and casements will be cleaned with an uPVC window cleaner the while the scaffolding is up

Brickwork and concrete repairs

This programme of works will include a variety of methods used to repair and protect the brickwork and concrete, these are:

- Re-pointing - the mortar joints that are in-between the bricks have become loose and in some areas deteriorated. This pointing will need to be replaced to prevent damp penetration into the building. This is particularly noticeable to the flank elevation of the blocks between the ground and first floor levels.
- Re-facing renewal - in some areas the weather resistant face of the bricks has deteriorated leaving the building prone to dampness from the elements. These are to be repaired and in some cases the bricks will be renewed or re-faced.
- Concrete repairs will be carried out in areas such as walkway supports and window lintel supports. Works normally require a repair system using a specialist contractor to ensure structural integrity is contained.

Expansion joints

The area where the brickwork joins a section of concrete, or where large areas of brickwork/concrete are joined together are sometimes met by an expansion joint which is a small gap to allow the building to move freely without causing major cracks. These are generally filled with mastic which is flexible and weather resistant. Some of the existing expansion joints have become cracked overtime and are in need of replacing.

All works carried out to the brickwork areas are an important part of maintaining the building to prevent against water ingress caused by the elements

Private balconies

The surfaces found within the private balconies are currently designed with surface insulation and paving's laid on top, these are to be removed and renewed with an improved design balcony covering. The new design will have the insulation laid underneath with a new coating system covering on top finished with promenade tiles.

This work will prevent any water ingress and cold bridging which can damage the integrity of the building and cause mould and dampness.

The bin store enclosures which are located to the front private balconies are currently in need of major repairs and are to be demolished .This will increase the space to the balcony area and will be secured with a fixed panel where the bin store door was previously located.

Shared access walkways

The access walkways located to the front of the blocks are currently finished with asphalt and in some instances have been further coated with a waterproof covering. There areas were found to have significant repairs required and have been subject to water penetration causing saturation to the concrete supports. These areas will be repaired and coated with a high grade waterproofing system. The finished top coat will also incorporate a non-slip finish providing safer access.

External decorations

All previously painted surfaces will be repainted, these areas include the fascia's, soffits, (these are areas just below the roof) handrails, metal and wooden fences, gates, and general surfaces.

The paintwork has begun to flake, blister and appears dull. In areas where there is timber, cracks have also begun to appear as the current paint work starts to fail/breakdown leaving areas exposed to the elements. If left untreated, these areas will eventually rot causing further damage and expensive repairs/replacement.

The redecoration works are a major part of maintaining the building as paintwork acts both as a protective barrier and helping to prevent further damages, as well as keeping up the external appearance of the blocks.

Works to grounds

The private gardens and communal areas with timber fencing that has become damaged and weathered will be thoroughly inspected and any broken or missing panels, broken posts or supporting rails will be renewed or replaced. These works are carried out to ensure that the privacy and security are maintained.

Localised areas of paving, predominately around entrances will be checked for repairs/replacement. All trip hazards caused by uneven slabs will be levelled.

Electrical

Electrical systems within buildings include existing electrical mains distribution, emergency lighting and existing electrical distribution to dwellings.

Works proposed for the four blocks are:

- New electrical intake distribution board
- New electrical supplies to property's
- New emergency/block lighting system

The proposed works for the two storey blocks



Scaffolding

Scaffolding will be put up to provide access for site operatives to safely access the outside of the buildings. Providing a safe access forms part of working from height regulations 2005 and ensures all works can be undertaken safely.

Work will start from the top of the building and as the work is completed, the scaffolding will be removed.

Rainwater goods

Existing gutters and rain water pipe joints will be repaired/renewed and pipes and gutters cleaned where they are found to be blocked. Gutter leaf guards will be installed to all guttering to assist in the protection of blockages from leaves and debris.

Roofing and high level works

All of the roofs to the two storey blocks will be renewed. The works will include the renewing of the concrete tiles, under-felt, fixing batons, lead work, and ventilation. If damaged joists are discovered these will be repaired or renewed as necessary. As a part of these works the insulation in the ceiling joists will be checked and upgraded to ensure the building retains heat in the winter.

The original aluminium frames to the clerestory windows (rows of windows above eye level) were found to be in reasonable condition and renewal is not required during this cycle. However, the putty sealants around the glazing will be renewed and any broken panes of glass replaced.

Windows and doors

The uPVC windows and doors are generally in good condition. They will require servicing to make sure they are secure and fully functioning, which will involve:

- Inspecting the hinges, handles, and seals. Any defective components found will be replaced and other areas lubricated to ensure ease of opening. All existing window restrictors, to safeguard residents, will be checked and serviced to ensure they are functioning. Where restrictors are defective or removed they will be replaced and where required but missing, they will be fitted.
- The external mastic joint around the window frame will be inspected as this can become dry and crack, leaving areas exposed to water ingress. If there are any signs of failing this will be renewed
- The external window frames and casements will be cleaned with an uPVC window cleaner the while the scaffolding is up

Brickwork and concrete repairs

This programme of works will include a variety of methods used to repair and protect the brickwork and concrete, these are:

- Re-pointing - the mortar joints that are in-between the bricks have become loose and in some areas deteriorated. This pointing will need to be replaced to prevent damp penetration into the building. This is particularly noticeable to the flank elevation of the blocks between the ground and first floor levels.
- Re-facing renewal - in some areas the weather resistant face of the bricks has deteriorated leaving the building prone to dampness from the elements. These are to be repaired and in some cases the bricks will be renewed or re-faced.

Expansion joints

The area where the brickwork joins a section of concrete, or where large areas of brickwork/concrete are joined together are sometimes met by an expansion joint which is a small gap to allow the building to move freely without causing major cracks. These are generally filled with mastic which is flexible and weather resistant. Some of the existing expansion joints have become cracked overtime and are in need of replacing.

All works carried out to the brickwork areas are an important part of maintaining the building to prevent against water ingress caused by the elements

Redecorations

All previously painted surfaces will be redecorated including timber, metal and masonry. The redecoration works are a major part of maintaining the building as paintwork acts both as a protective barrier and helping to prevent further damages, as well as keeping up the external appearance of the blocks.

Front entrance

The blue panelling which is located to the front entrance of the houses will be cleaned and repaired, any sections that are beyond repair will be renewed.

The glass entrance canopy will be cleaned and checked for condition, any canopy's that are broken or the fixings are found to be failing will be renewed.

Works to grounds

Private garden fences are to be repaired and sections renewed where required when found to be beyond economical repair. These works will also include any localised areas of paving that require levelling.

Electrical

Electrical systems within buildings include existing electrical mains distribution and existing electrical distribution to dwellings.

Works proposed for the four blocks are:

- New electrical intake distribution board
- New electrical supplies to property's

Proposed Programme

Section 20 (S20) consultation (for leaseholders)

During the 30-day consultation period, you are invited to make observations in writing on the proposed works. We will review the S20 observations received during the consultation period, and if required make relevant amendments to the scope of works.

Issue contractor with order

Once the S20 consultation period with leaseholders is complete, the contractor will be issued with an order for the works. This process usually takes approximately six to eight weeks.

Pre-start residents meeting

This will be arranged once the order is placed, but before works start on site. All residents are invited to this meeting. You will be able to meet the contractor's site team and a programme for the works on site will be made available, together with details of site set up and other relevant information.

Works on site

We currently estimate works will start in May 2022 and take 14 months to complete. Once works start you will receive regular newsletters from the contractor to keep you informed on progress.

The contractor will contact you if they need to arrange access to your flat. This repair work will be done in a safe way, in accordance with the relevant Covid-19 restrictions.

Completion and payment

Leaseholders will not be invoiced until after the works are completed and a final account is agreed. Leaseholder contributions will be calculated according to the actual costs incurred. Islington Council offers a range of payment terms. Further details are on our website at: <https://www.islington.gov.uk/housing/council-homeowner-services>

How was the contractor selected?

Islington Council's Cyclical Improvement Programme is delivered under a Long Term Agreement (LTA) construction contract which was last awarded in 2020, and will run until 2030. **Mears Limited** were awarded the contract for the east of the borough.

Prior to the award of the contract, Islington Council consulted with leaseholders on the selection of the contractors. This was a competitive tendering exercise. The exercise was carried out in line with public contracts regulations in order to ensure best value money was secured in an open and transparent manner.

This tendering process has given the following benefits:

1. All leaseholders pay according to the same costs.

This method protects leaseholders from particularly high tender costs, which could occur due to particular activity in the market or a lack of interest in particular projects. This would be particularly true of low-rise blocks (under 4-stories) or those requiring limited work.

2. Efficiency gains in tendering activities.

Tendering under public procurement rules is an onerous and time-consuming task. The use of a LTA simplifies this by using one major tender action, instead of several hundred smaller ones. The consequence of not using this would probably be a need to increase the professional fees charged to leaseholders.

You can find out more information on fire safety or improvement works planned for your block or estate, by visiting our major works page on our website at www.islington.gov.uk/estateimprovements

How are the costs for the works calculated?

The cost of the works are calculated by Islington Council's professional Quantity Surveying team using rates agreed with the contractors for all projects in the Capital Programme.

At this stage of the project, there are quite a number of estimates as to the amount of work to be done (known as "provisional sums"). This is typical with existing buildings.

Contingencies

It is always expected that there is a high chance of discovering the need for additional works on site and a contingency sum is included to allow for anticipated unknowns. In particular we include an amount to allow for discovery of asbestos that requires removal.

Professional fees

These cover fees for the project team. These are the Project Manager and Surveyor, the Quantity Surveyor (or cost consultant), the Clerk of Works (or quality inspector) and the Health and Safety Co-ordinator.

In addition there is a Project Liaison Officer and Leasehold Consultation Officer available to answer your queries at any stage during the project.

Leaseholders - S20 observations

You are invited to make formal written observations on the proposed scope of works outlined in this leaflet.

The council has to give consideration and respond to all formal observations received. Amendments may be made to the scope of works as a result, but the council is not obliged to act on observations.

Please refer to your Section 20 consultation letter for details on how to submit an observation, but note that the council only has to respond to those received in writing.

Questions asked at the Residents Consultation Meeting are recorded, however these are not treated as formal observations.

Thank you

Thank you for participating in this resident consultation.

If you have any comments about the proposed works outlined in this booklet, please contact the Project Liaison Officer, Richard Berwick by email Richard.Berwick@islington.gov.uk or by phone 020 7527 5343.