Harvist Estate

Presentation of works under consideration

Capital Works Team

October 2022

This information is a summary of the presentation shown at the second resident consultation drop-in meeting for all residents of the Harvist Estate in October 2022.

We held a drop in so all residents have an opportunity to view some of the proposals and developing work, to raise any questions with officers and discuss ideas with other residents. To ensure as many people as possible were able to attend we also held an online meeting where we presented the same information and took further questions

We want to find out about your views on the proposed works and any further suggestions that need to be addressed as part of the Capital Improvement Programme.

We will be holding further consultation meetings to update you as the planning of the work progresses.

The Harvist Estate is made up of eight blocks and a shopping parade:

- Talbot House
- Lilingston House
- Hind House
- Citizen House
- Hindley House
- Tenby House
- Swainson House
- Everett House

The Project Team

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Following the last consultation we have been working on:

- Lift renewal
- Heating and hot water systems
- Building Envelope renewal including insulation and energy reduction measures
- Internal ventilation systems
- Communal power and lighting
- Supplementary fire safety features
- Works necessary to SwainsonTenby Hindley and Everett Houses

We have not received all the information back regarding surveys reports however we have been able to develop feasibility studies for the various streams of work. The scope of the work will be reviewed once we have all the information and surveys completed.

Lift renewal programme update

There are four tall blocks on the estate with existing lifts in operation. Each tower contains two lifts. One lift serve all the odd numbered floors from the ground floor to the 17 floor and the other lift serves all the even numbered floor from the ground floor to the 18 floor.

The lifts were last modernised in 1990 making them over 32 years old. Since the last renewal there have been five lift regulation updates and three electrical regulation updates. The modernisation will improve the lifts and ensure they conform to up to date current regulations.

Benefits of replacing the lifts:

- All the lifts have gearing and mechanisms that are out of date and worn
- Many of the lifts now need maintaining on a regular basis
- The landing architraves in each lift are constructed of wood. These entrances should be replaced with stainless steel architraves, which are backfilled with concrete
- The new lift entrances will have a two-hour fire rating
- Landing operating panels and the car operating panel are too high for some to reach and non-compliant under the Equality Act
- Landing indicators are present on the ground floors and the lift cars only. Most of them are inoperative
- All eight lifts have dated safety gear
- All lift should have bidirectional safety gears.

Lift renewal options:

Option 1 –Cost £0
Do nothing. This is not being considered. The equipment is past its life cycle. If we do nothing multiple component failure will be inevitable.

Option 2 –Cost approx. £0.9M
Essential items upgrade. This would be a controller,Machine and Equality Act upgrade but does not include landing and access improvements.

Option 3 -Cost budget £2-2.25M
This is a full modernisation but with skipped or odds and evens floors remaining . So each floor will continue to be served by 1 lift. However they will be more efficient, faster and easier to maintain.

Option 4 - Cost budget £3M -£3.5M
If it is viable this will provide the residents with the most convenient level of access and comfort with new access doors created so that the lifts stop at all floors.

This is a full modernisation to current building and safety regulation and legislation codes.
All floors will be served. The lifts can be duplexedwhich reduces waiting time and lengthens the equipment life cycle.

BS8899can be applied as much as possible but the lift will not be a fire fighting lift. The lift will be monitored as it will have fire fighting features.

Structural Survey and appraisal of lift shafts

Initial findings show that the shafts are in reasonable structural order although there are some gaps and some repair work will be required. To create additional openings at each floor there are a number of constraints and risks.

The work to form new openings will need to be carefully detailed to overcome the structural implications.

- **Time consuming** – work can only be carried out on one floor of one shaft at a time –subject to the shafts being sealed from each other. Each block will require 18 openings
- **Disruption for residents** - the work will create considerable noise –reinforced concrete panels will need to be adapted using a concrete saw and power tools and may also create significant dust within the communal areas
- **Additional cost** - the nature of the work may increase the cost of the overall works

But thereare also benefits and ppportunities, if the installation is working as a duplex system and serving all floors the lifts will be more efficient and there will be a greater energy saving than if the lifts worked just as standalone lift. Maintenance and running costs (energy) will be reduced, benefiting everybody.

Harvist Estate lift renewal next steps

The procurement strategy for the lift renewal programme to be delivered in conjunction with those on St Lukes Estate is progressing well and is due to go to the Executive Committee on 13 October 2022

A performance specification is being developed as part of a tender package that will be issued to specialist lift contractors in January 2023.

Leaseholders will now be consulted as the proposals are developed.

A detailed structural survey and appraisal of the lift shafts has been carried out. This report is due to be issued at the end of October.

This was to establish:

- The shafts are fit for purpose and whether work is required to the shaft walls to ensure the lift cars can be renewed
- That additional structural openings can be formed at each floor to allow both lifts to stop at every floor.

External works to the tall blocks

We have been surveying and testing the external envelope of the tall blocks and the building fabric. We plan to renew the building fabric.

Options include:

- Replacing insulation with thicker more efficient insulating material which will make the building more energy efficient and less heat will be required to keep homes warm.
- Replacing windows with high performance double glazed widows will reduce heat loss through windows, will reduce drafts and be more secure.
- Replacing cladding which will improve the visual appearance, improve window and wall junctions and reduce heat loss.
- Replacing roofs which will reduce maintenance costs, minimise issues around water ingress, will allow for additional insulation so making the t top flats more energy efficient and warmer.

If we make the building air tight we will need to provide additional ways for ventilation to be provided.

Before we start the work on the heating and the insulation we will be assessing the internal environment and the energy use of flats. We will be collecting information on homes in different parts of the buildings, looking at:

- The type of heating being used –radiators/storage heaters other devices and when it is in use
- Temperatureof the home and how that changes
- Occupancy/number of people who live in the home (they create heat and moisture which affects the temperature)
- Humidity -to show the level of moisture in the home.
- Energy use–so what energy you use for power and lighting as well as hot water etc

If we have this information we will be able to identify what heat and insulation is required. We will also be able to apply for some funding for the works proposed. The funding stream Social Housing Decarbonisation Fund may be available for leaseholders, or we will assess alternative options.

We are considering a variety of options for rain screen cladding to the tall blocks and addressing both colour and texture that will enhance the quality of the built environment across the estate and provide a backdrop for the surrounding spaces.

Other works associated with the new heating systems

Impact of communal or geo-thermal heating plant on the estate

The geo technical desk top survey is now complete and so provides information in relation to ground works and this will be considered as well as information on the existing below ground services and tree reports.

It shows there is scope for open or closed loop system ground source heat pumps (GSHP) for each tall block but further on site investigation now required.

The GSHP option will require additional plant accommodation. Initial findings suggest the existing space available in plant rooms will not be sufficient or not suitable in terms of height access etc .

Option 1 - relocate existing accommodation at ground floor (Estate Services, welfare accommodation, Community Rooms, plus offices for parking enforcement) to another area or building and expand the plant rooms .

Option 2 - provide extended single storey accommodation for plant adjacent to each tower or some separate accommodation within the estate. Although new plant rooms have advantages there are also constraints.

For example:

- Planning constraints-permission will be required which will extend the work programme
- Site ground condition/tree roots services constraints.

Works to the low rise blocks

Works to Swainson, Everett, Tenby and Hindley Houses (the low rise blocks) and other general cyclical improvement works:

- External validation surveys for works to communal areas of the buildings are underway including redecoration and floor finish replacement.
- Electrical Condition surveys complete
- Stock condition surveys –across the estate are due for completion end October 2022

Findings:

- Surveys of low rise blocks indicate remedial works are required to the communal areas
- Electrical Replacement of Mains Power and emergency lighting is required in low rise blocks
- Limited electrical renewal works are required in high rise blocks
- A number of kitchens and bathrooms require renewal across the estate blocks
- Ventilation systems are inadequate across high and low rise blocks and will require improvements