

Westminster City Council
64 Victoria Street
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Hall and Braithwaite Towers

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Date: 01 December 2022

Ref: X254

Dear Resident,

Hall and Braithwaite Towers Ventilation and Fire Safety Works X254 – Major Works Update

Thank you for your continued patience while we plan the major works to your home.

Please find enclosed copies of:

- Question and Answer Sheet based on the questions raised by residents and your elected Ward Councillors in August this year.
- Proposed designs for the Flat Entrance and Communal Doorsets.

What works are you proposing?

You will receive more detailed information as the project planning progresses, but overall, the works include:

- Ventilation: replace ventilation equipment on the roof plant room (fans); cleaning of existing ductwork will be carried out (communal and in-flat); new grilles to bathrooms and W.C's to all properties.
- Electrical: install new lighting in ventilation plantrooms; replace the existing trunking or conduit for power and lighting wiring, to contain and protect cables.
- Fire stopping: to any service penetration through a compartment wall, ceiling or floor; to any movement joint; any junction gap between building elements (at the junction of a floor slab and external cladding or at the junction of an internal block work wall and a floor slab) or where a pipe or section of trunking passes through a compartment wall.
- Fire doors: replacement doors and frames (doorsets) within the communal areas such as electrical intake cupboards; replacement of tenants' front doors, and an opt-in for leaseholders at an additional cost.

What is the current stage of the project?

Our contractor is working on the detailed plans and costs for the works to your home. This is called the Service Provider Proposal (SPP). We will arrange a residents meeting and share this document with you as soon as the contractor has submitted it for review.

When will the work start?

We do not yet have a start date for the works as there are still several stages to go through before getting works onsite, and these include:

- Meeting with residents to review the detailed proposals and costs.
- Meeting with residents to view the planned pilot works.
- Statutory consultation process with leaseholders.

There will be opportunities to meet and discuss the proposals as we progress with this project.

Who is doing the work?

Some residents may recall that we had previously written in November 2020 to say that Axis Europe would no longer be one of Westminster's partnering contractors. We are pleased to say that they withdrew their termination notice and will now continue to deliver major works projects for the council.

Axis Europe has a proven record of successfully delivering major works in Westminster, they have a good understanding of the council and residents in Westminster, and a strong commitment to community and employment opportunities for residents. If you have any questions or concerns about this, please get in touch.

More information

If you have any questions or comments, please do not hesitate to contact me on 0800 358 3783 (freephone) or residentadvocates@westminster.gov.uk quoting reference (X254).

You can also visit the project's webpage: <https://www.westminster.gov.uk/hall-and-braithwaite-towers-communal-ventilation-and-fire-safety-works-project-x254>
You will find copies of all correspondence issued since March 2018.

Yours sincerely,

Julie Haughton

Julie Haughton
Resident Advocate

Question and Answer Sheet

Hall and Braithwaite Ventilation and Fire Safety Works (project X254)

FLAT ENTRANCE DOORSETS (FEDs)

1.1 Can the FEDs have glazing included, not only at high level, i.e the fan light?

Yes, we can offer this. This will not affect fire or security rating of the proposed doorsets. We have no photos to hand of a finished doorset, however please see attached an example of two glazed panel fire doorset from recent fire test. There would however be additional costs for extra glazing panels.

1.2 What level of security will the FED's have? Multi locking and how many bolts through the frame?

The doorsets include a three-point lock and security handle. These are security attack tested to PAS 24:2016. PAS 24 is a standard of testing to measure the security performance of windows and doorsets to ensure they can resist a level of attack from burglary.

They also meet the Secure by Design (SBD) standards, and all Heron doors undertake annual attack tests at UKAS approved facilities and under UKAS test conditions. UKAS refers to the United Kingdom Accreditation Service.

1.3 Confirmation that spy holes are factory fitted. Residents mentioned that the height may not suit some resident who might be "vertically challenged".

Yes, we can offer spyholes at lower levels to comply with *Disability Discrimination Act* (DDA) requirements. These would usually be places at 1100mm from Finish Floor Level (FFL).

It is recommended however that these doors are fitted with two spy holes (one at 1100 and one at standard height of 1600mm). This is because if the present resident moves out, it will not be simple to change the spyhole if required as it could invalidate the fire certification.

However, we would take note of this individual requirement during the door survey process and recommend two spyholes are installed for these residents.

1.4 Are different finishes available for the FED ironmongery.

The standard finish is satin chrome, which we would recommend as this gives a more uniformed appearance. We can however also offer a gold anodised finish, but this would be more costly.

1.5 Can you establish what works need to be undertaken to the lintel and/or frame prior to the new FEDs being fitted.

At this stage, we are not aware of any issues that would result in the lintel having to be removed. We will however, when replacing the doorsets to a pilot flat, investigate the lintel and confirm whether it will need to be removed and whether any additional works will be required. This is also the case for the existing door frame.

1.6 Ideally the actual FED that will be fitted should be brought to site or viewed.

At the last residents association meeting held on Monday 21 March 2022, active residents were keen to see samples of the new FEDs and communal doors as part of the major works scheme. The idea was to visit Parsons House to view the doors, however organising the visit proved difficult due to key residents' health and work commitments.

To accommodate residents needs we had installed the sample doors in the Residents Room, to make it easier for residents to view. The door samples did not go down well as the doors did not have fan lights and a strip going down the side. Plus, the communal door had no glass in it, (for safety purposes).

Enclosed, are the actual drawings of the exact doors.

Also, the project team will ensure that a mood board is produced, next time we meet with the residents. This would include images of the different configurations of the FED's available, the different colours and the type of ironmongery that are available.

COMMUNAL DOORS

2.1 Why are the communal doors being changed/upgraded?

The existing communal doors have excessive threshold gaps and have non-CE marked hinges. There is no evidence that the existing doors comply with the requirements of BS476 Part 22 1987 or EN1634-1 for fire, and BS476 Part 31 or EN1634-3 for smoke.

The Council's Fire Safety Manager inspected approximately 25% of all communal doors across Hall & Braithwaite towers and found almost all those inspected to be in a poor state of compliance.

With regards to the existing glazing, the single escape staircase to each tower is provided with lobby protection. The glazing panels in the doors and in the side panel between the

lobbies and the staircase enclosure appears to be Fire-Rated Georgian glass. However, it is unlikely that this glass is heat resisting as well as fire resisting.

These buildings are over 18m in height and, if the stairs will serve as a firefighting stair, the Council's Building Control have confirmed that this enclosure should have at least 120min fire resistance with 60min fire doors. Panels are not a part of the door assembly and therefore they are expected to provide 120min fire resistance as part of the staircase enclosure.

2.2 Confirmation of the current fire rating of the new and proposed communal doors (30, 45 or 60 minute).

The rating for the new proposed fire doorsets for the communal doors is FD30S (30 minutes).

VENTILATION

3.1 What exactly is proposed regarding the ventilation works as several residents have tiled the bathrooms from floor to ceiling height.

Axis previously conducted a pilot installation in 2019 in Keyham House (a similar Tower Block which forms part of Brunel Estate).

The same specification of works has been proposed for Hall and Braithwaite. As well as the terminal replacement within the flats, the existing fans within the plant room will be replaced and the existing ductwork will be cleaned. By cleaning out the ventilation ductwork all blockages will be removed and once everything is operational the ventilation will work correctly

3.2 Majority of the bathroom vents are blocked and allow rain to enter the flat. How will this be addressed under the major works?

We believe there is a central duct located on the roof and therefore we are unsure how watering is entering the flat. Usually, the fan would pull moisture out from the flat and therefore this is more reason for the ventilation system to be upgraded where a damper will be installed.

We are sure that once the ventilation system has been upgraded the fans will operate better and water will not be entering the flats.

3.3 Have you reconsidered the size of the bathroom vents following the residents meeting which took place in November 2019?

Yes, we took residents feedback in relation to the size of the previous proposals and, as such, the intention is to install similar vents as used on a recently completed project in Lisson Green. These are smaller and less intrusive.

PILOT WORKS

4.1 Are pilot works being done in advance of the wider project starting?

Yes.

Axis have arranged to meet with the nearby residents properties in Lisson Green to look at the vents they have so we can look to replicate these within Hall and Braithwaite.

Axis door supplier will also be conducting a survey of Parsons House within the next two weeks to establish a similar design for Hall and Braithwaite on the flat entrance doorsets.

Following approval of the design and costs from the Council, Axis will then get the pilot works on order.

There will be lead-in periods associated with the supply chain, but overall, they would be looking at around 6-8 weeks for manufacture and delivery on site, as such the pilot works would likely be in February/March 2023.

We will keep residents updated in connection with timescales. As part of the resident consultation exercise, once completed, residents will be invited to view.

Hall and Braithwaite Proposed Doorsets (FEDs)

Please see below images different Front Entrance Doorsets at Warwick and Brindley Towers. One without a fanlight and 1 with glazed fanlight. We will be replacing with one of the two types depending on what is existing. Please note, the glazed fanlight would be sized to suit the existing narrow profile of the door at Hall and Braithwaite.

FED type 1 – doorset without fanlight



FED type 2 – doorset with fanlight



Hall and Braithwaite Proposed Communal Door Options

Option 1

Heron staircase/ lobby door



Option 2

As discussed and agreed in Nov 2019: Heron have confirmed that if preferred they can match the Gerda door as below, however they have raised a comment regarding the positioning of the vision panel in relation to DDA compliance. The minimum zone of visibility should be 500mm from the base of the door and this doesn't appear to be compliant from the photo. To match this door as is however would be the same cost as their current proposal.



Option 3

Match the design of the existing doorsets with multiple vision panels. These are a slightly higher cost for which an option has already been included within the revised business case.

