

Planned ventilation, fire safety and emergency lighting works - Hall and Braithwaite Towers (project X254)

Scope of works

1: Ventilation Work	<p>Equipment on the roof</p> <ul style="list-style-type: none">• Replace ventilation equipment on the roof plant room (fans) <p>Note: The equipment to be replaced on the roof is very heavy. To be replaced safely, a single hoist tower with gantry will be erected to both blocks so that a small goods hoist can be installed to get the new equipment to the roof and remove the old equipment and any other waste materials from the roof. The lifts in the block will not be used by Axis and cause inconvenience to residents.</p> <p>The goods hoist will be in place for eight weeks and not the entire duration of the works. This will reduce hire costs and ensure that plant and equipment are only on site for the minimal amount of time possible.</p> <p>Ductwork</p> <ul style="list-style-type: none">• Cleaning of existing ductwork will be carried out (communal and in-flat) <p>Note: Ductwork is the passages that allow air and heat to flow throughout your home. Effective ventilation is important to prevent condensation and damp build up in flats. Part F of the Building Regulations govern the current requirement for ventilation in dwellings – for details see: www.gov.uk/government/publications/ventilation-approved-document-f</p> <p>Grilles in bathroom and W.Cs</p> <ul style="list-style-type: none">• New grilles are being installed to bathrooms and W.C's to all properties.
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	<p>Note: The grilles being installed come with an integral fire damper. They are being installed to improve fire safety, to prevent the spread of fire and smoke, if there was a fire.</p> <p>Builders Work in Connection with the in-flat ventilation works</p> <ul style="list-style-type: none">• Generally, in flat works will include the removal of existing ventilation grilles and the installation of replacement grille with fire damper. In a number of properties, we may also need to open up a section of internal wall to gain access to concealed ductwork to enable internal cleaning of the ducts. All making good will be carried out, following the installation. <p>For the majority of properties four to five days will be required for the in-flat ventilation works. Before any of the work begins, Axis will need access to carry out a pre-start survey to your home. Following the initial survey, the amount of work in each flat will vary depending on the layout of the flat and this will be discussed and agreed with you at the pre-start survey stage.</p>
2: Electrical work	<ul style="list-style-type: none">• Install new lighting in ventilation plantrooms• Replace the existing trunking or conduit for power and lighting wiring, to contain and protect cables. <p>This is being carried out in order to bring the blocks in line with current regulatory requirements.</p>
3: Fire Stopping work	<p>Fire Stopping work is required to be done:</p> <ul style="list-style-type: none">• Where any service pipes / trunking run through a compartment wall, ceiling or floor



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	<ul style="list-style-type: none">• Around any movement joint• Around any gaps in the building, for example, between the floor slab and external cladding.
4: Fire doors	<ul style="list-style-type: none">• 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. We will share the cost at the meeting and the leaseholder opt-in form will be sent at a later date. <p>Note: At the last Residents Association meeting, we advised that all fire doors will be replaced with compliant FD30 doorsets, manufactured and installed by Gerda. Please note that there has since been a change of the proposed door manufacturer and doorsets will now be supplied and installed by FIREDOOR60 LTD, as they provide better value for money compared to GERDA and have the capacity to carry out the works. Their website is: https://firedoor60.co.uk. Please note that FIREDOOR60 LTD are a relatively new company so their website is still being worked on. Residents will be able to view a sample of the door at the meeting.</p> <p>Tenant front doorsets will be FD30. These contain fire and smoke for at least 30 minutes. The door and frame will be replaced as a fully tested set, including handles, locks etc. Residents will be able to view a sample of the door at the meeting. The doors within the communal areas will meet the FD60 standard and contain fire and smoke for at least 60 minutes.</p>



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	<p>Leaseholders' doors: The City Council has surveyed the front doors to tenants' properties at Hall Tower and Braithwaite Tower. On the basis of these surveys, a decision has been made to replace the tenanted front doors with certified fire doors.</p> <p>We do recognise how important it is to encourage leaseholders to make sure their doors are compliant and they meet their responsibilities for fire safety. We are making it easier for leaseholders to get their fire safety doors up to standard. To encourage this, we've reduced fees and made it easier to opt-in to have their fire safety door replaced, when we are doing others within their building. This includes providing leaseholders with advice on the requirements, so they decide what is most appropriate for them.</p>
5. Asbestos surveys	<p>Before any work start onsite Axis is required by law to carry out a refurbishment and demolition (R&D) asbestos survey in each area likely to be affected by the works. If any asbestos is identified and needs to be removed, these works will be done by a specialist asbestos removal contractor who are licensed to carry out such work and comply with all Health and Safety Executive requirements.</p> <p>Note: Residents are not at risk and there is no reason for concern. The work will be carried out under controlled conditions and the area being worked on will be marked off and warning signs will also be displayed. You can find out more about asbestos on our website at: westminster.gov.uk/yourhousing/asbestos</p>
6: Builders work	<p>This refers to any making good works including any disturbance of the existing decoration and any other minor building fabric repairs identified during the course of the works.</p>



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Estimated block costs (based on Axis's cost plan)

Work	Hall	Braithwaite
Ventilation	£191,330	£210,148
Electrical	£126,338	£126,338
FRA surveys	£9,750	£9,750
Installation of tenanted and communal doors <i>(Please note that leaseholders will not be recharged for the doors to be installed to tenanted properties)</i>	£261,154	£260,291
FRA fire stopping	£10,948	£5,714
Asbestos	£7,965	£7,965
Builders work	£1,948	£1,798
Scaffold	£32,607	£32,607
Provisional sums, risks, contingency and daywork	£9,500	£9,500
TOTAL (excluding preliminaries, contractor's overhead/profit/consultant and design fees)	£651,540	£664,111

We are happy to provide a more detailed breakdown of costs and element of works at the residents meeting. Also, a member of the leasehold operations team will be present to answer any queries around leaseholders' billing.