

# Worlds End Capital Works Programme

(Update for WERA AGM on 12th February 2019)

## Communal Extract for Worlds End Estate

Scope of Project	<ul style="list-style-type: none"> <li>- 7 towers identified where communal extract systems require replacement</li> <li>- 2 Units associated with each tower</li> <li>- Value of works circa £88,000</li> </ul>
Contractor Undertaking works	Engie
Consultant Support	N/A
Duration of works	2 Months
Date Works commenced	January 2019
Expected Completion date	February 2019
Completed to Date	Blantyre Tower / Berenger Tower / Ashburnham Tower
In progress	Whistler Tower
To be programmed	Dartery Tower / Greaves Tower / Chelsea Reach Tower

## Development of Door Entry & CCTV for Worlds End Estate

Scope of Project	<ul style="list-style-type: none"> <li>- Specify new door entry system</li> <li>- Specify additional CCTV coverage to enhance the existing system and provide additional security</li> <li>- Enhance security for the estate</li> </ul>
Consultant Support	Calfordseaden
Timeline	<ul style="list-style-type: none"> <li>- 15 November specification provided</li> <li>- 13 December internal review with Housing Management</li> <li>- 19 December presentation to WERA in terms of current specification to ensure that it meets residents needs and address any queries</li> <li>- 5 Feb Calfordseaden provided a copy of the of Police report (Design out Crime Survey) highlighting aspects of security that RBKC should looking to implement to address security and safety concerns.</li> </ul>
Current Position	<ul style="list-style-type: none"> <li>- Calfordseaden to present to RBKC revised specification to incorporate aspects identified by police report – 22 February</li> </ul>
Next Stage	<ul style="list-style-type: none"> <li>- Organise two stage general resident consultation in regards to proposed works. Target mid-March</li> </ul>

## Heating Works Worlds End Estate

Scope of Project	<ul style="list-style-type: none"> <li>- Upgrade pump rooms to allow for independent control and ensure reliability is provided in terms of heating.</li> <li>- Reinstate the boilers to perform at optimal performance</li> </ul>
Background	<ul style="list-style-type: none"> <li>- Project to be undertaken in 3 stages:</li> </ul>
1 <sup>st</sup> Stage	<ul style="list-style-type: none"> <li>- Upgrade pumps &amp; Controls in individual pump rooms</li> </ul>
2 <sup>nd</sup> Stage	<ul style="list-style-type: none"> <li>- Upgrade pump rooms</li> </ul>
3 <sup>rd</sup> Stage	<ul style="list-style-type: none"> <li>- Reinstate boilers to perform at optimal performance</li> </ul>
Contractor Undertaking Works	Engie
Consultant Support	Calfordseaden
Current Position	<ul style="list-style-type: none"> <li>- Initially Greaves Tower works commenced in December 2018.</li> <li>- Project Halted due to issues of pipe-work (bursts).</li> <li>- Works now put on hold until June 2019</li> </ul>
Next Steps	<ul style="list-style-type: none"> <li>- Works to commence on installation of pumps &amp; controls in June 2019.</li> <li>- Calfordseaden to provide specification for full pump room upgrade Mid-March</li> <li>- 1 pump room to be used as trial (Blantyre).</li> <li>- Remaining pump rooms to be done over 2020/2021.</li> </ul>

## Lifts

Scope of Project	<ul style="list-style-type: none"> <li>- Improve performance &amp; reliability of lifts on the estate.</li> <li>- Appoint consultant to review lift performance and identify any common faults and propose a scope of works to rectify.</li> </ul>
Background	<ul style="list-style-type: none"> <li>- Review of lift performance identified that there were 25 shutdowns over the last year taking the lifts out of service for a total of 218 days.</li> <li>- Total of 183 breakdowns over the year, with the worst performing Chelsea Reach Tower. Works already undertaken.</li> </ul>
Consultant	Calfordseaden
Recommendations	<ul style="list-style-type: none"> <li>- Replacement of the tape heads which control the level of the lifts, which are now obsolete</li> </ul>

	<ul style="list-style-type: none"><li>- Additional works to the carriages to assist in the stabilization of the lifts</li><li>- Small Works</li></ul>
Timeframe	<ul style="list-style-type: none"><li>- Works expected to commence May 2019 due to availability of parts (8 -12 weeks)</li><li>- Works expected to take 3 days per lift</li></ul>