

LONDON BOROUGH OF WANDSWORTH HOUSING DEPARTMENT

MEMORANDUM

From: Nigel Reimmer
Consultation Officer

Date: 29th April 2015

Wimbledon Park Estate Window Renewal including External Repairs & Decorations

On the 18th of March 2015, Wandsworth Council sent the notice of intention to tenants and leaseholders of: 20-51 Wimbledon Park Court, 1-56 Fernwood, 1-56 Allenswood, 1-57 Ambleside, 1-19 Briardale, 1-21 Verebank and 1-21 Lindale. Within the notice of intention was also an invitation to the consultation meeting on the 16th April 2015.

The consultation meeting was attended by 44 residents, 36 of which were leaseholders. It was held at the Southfields library on the 16th April 2015 from 4:30pm-7:00pm.

The scheme was generally well received by all residents and various comments were made with regards to the expected timescales of the scheme in addition to the works involved. Residents were advised that works are likely to commence towards the early part of 2016, with the contract period lasting 40 weeks. In addition, comments were received relating to the individual costs to leaseholders, including how the charges were calculated. Leaseholders were advised on the various payment options available and were informed that the bills at this stage are anticipated to be sent in **October 2016**.

I have listed below a summary of some of the more specific comments and observations received during the consultation period.

- A resident enquired on what type/spec of windows would be installed as part of the scheme. ***The windows will be replaced with a Upvc double glazed product.***
- A resident enquired on the locations of the fans as several leaseholders have combined the bathroom/WC. The resident asked if they are allowed to choose which window the fans are installed in. ***The project controller has advised that all extractor fans would be installed within the bathroom in all circumstances.***
- Several residents enquired as to whether the front door glazed surrounds would be replaced as part of the works as these appear to be a source of draught into the property. ***The Project Controller has advised that this will not form part of the works, however any associated decoration to the frames will be carried out in accordance with the specification.***
- A resident commented on the previous external decoration contract, stating that it was poorly executed with the contractors going into administration. ***The resident was advised of the monitoring process i.e. clerk of works daily visits to site as well as regular progress meetings with the consultant, WBC and the contractor.***
- Resident asked if insulation would be installed within the roof area of the small blocks as they were previously advised this would be included at a Co-op general meeting. ***Copper pitched roof repairs have been specified within the draft specification to Briardale, Lindale and Verebank blocks.***

- A resident enquired on the possibility of exploring the option of installing Aluminium windows instead of Upvc.
- A resident has previously installed Upvc double glazed windows to their property and therefore has requested to see a sample of the proposed installation before deciding on whether to retain the existing windows.
- A resident commented on the opening/closing arrangement of the windows as they live on the lower ground floor and are concerned for the security of their property. They have requested that the new windows should open inwards for security. ***The Project Controller has confirmed that all properties located on the lower ground/ground floor will have tilt and turn window types which open inwards. In addition to this any other properties with windows opening into communal access walkways will also have tilt and turn arrangements.***
- A contractor nomination, putting forward **Masher Brothers Ltd** has been received from a leaseholder. The contractor details were passed to the procurement section to carry out their necessary checks and subsequently have since confirmed that they will be included in the tendering process.

Regards

Nigel Reimmer
Consultation Officer