

Central West Remediation Presentation

Residents Consultation Meeting

30th September 2024

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Agenda

- 1) Introductions
- 2) Internal fire safety works
- 3) External walls remediation
- 4) Heating & hot water options
- 5) Winter Plan
- 6) Next Steps
- 7) Resident Q&A

We will be muting microphones during the presentation.

Please note the video will be recorded.



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Remediation Update

As you know a ballot was held earlier this year for residents to vote on whether they would like us to buy back all homes.

The ballot resulted in us **not** obtaining unanimous agreement to buy-back your homes, we are therefore now actively proceeding with remediation of the cladding, compartmentation and main heating system at Central West.

We previously committed to updating you on the process for remediation, the following presentation is the first of a series of updates that we will present to you to keep you updated the remediation process.

This presentation is split into the following sections

- Internal Remediation
- External Wall Remediation
- Gas Supply Remediation
- Winter Plan 2024



Part of The Guinness Partnership

Introductions – TGP / SBHA Building Safety Remediation Team

THE GUINNESS PARTNERSHIP

Gavin Pierson, Director of Sustainability & Building Safety
Yimmy Abubaker, Head of Planned & Safety Works
Ryan Harkness, Regional Programme Delivery Manager
Mark Moore, Director of Asset Compliance
Richard Higgins – Head of Asset Compliance – M&E



SHEPHERDS BUSH HOUSING

Andrew Warner, Managing Director
Mark Field, Director of Operations & Customer Service
Abiola Banjoko, Project Manager



Introduction – Partners working with TGP



CPW provides bespoke mechanical and electrical engineering solutions to public & private clients globally.



Working in all sectors, developing holistic fire engineering strategies that protect businesses, buildings and the people who occupy them.



Since 1963 undertaking architecture & multi-disciplinary services. Providing designs for buildings & providing fire engineering services



Market-leading Passive Fire Protection specialist business, founded 35 years ago.

NEWMAN FRANCIS



Syed Momin
**Senior Resident
Liaison Officer**

PRP ARCHITECTS LLP



Ian Mills,
Consultant Project
Manager

CPW



Carl
Humpage,
Director

Internal Remediation update

Current Progress

Progress to date

1. Intrusive Type 4 survey completed to 8nr. flats and communal areas on 22nd & 23rd April 2024
2. Compartmentation survey was complete on 22nd -25th April 2024 and works are progressing onsite by CLM.
3. Completed a third-party review of the building's fire detection system on 27th June 2024 and completed key recommendations.
4. Completing the fire detection install to no access flats in conjunction with CLM works.
5. Progressing fire door compliance repairs schedule with CLM.

Communal

Compartmentation works in the communal corridors are completed to the 5th, 4th and 3rd floors.

- Decorations to be completed to 5th floor w/c 30th September.
- In progress: 2nd floor

Flats

- Works completed to 29 flats.
- Works in Progress: 4 flats
- 11 flats have agreed dates for works to commence
- 12 flats remain to have a pre-assessment survey undertaken



Thank you for providing access and allowing works to proceed promptly. We expect works to complete in late October due to leaseholder bookings.

External Wall Remediation Update

PRP

PRP



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PRP and Central West

PRP



- We have previously been working with SBHA to examine the current building and determine the issues that must be addressed and the most effective way for the project to be delivered.
- Initial studies have identified that both the timber and render cladding will require to be remediated and modern materials will be sourced to ensure a safe and compliant building.
- We have retained the original proposal from 2022 and are in the process or reviewing and updating these as part of the current design process.
- Currently working with CLM on the fire safety compartmentation works within the block
- Extensive experience of fire safety remediation projects on Higher Risk Buildings (HRB's)

PRP - External Wall remediation - FRAEW

FRAEW: PRP was instructed by SBHA to undertake an FRAEW for Central West. This FRAEW takes the findings from the intrusive investigations and appraises the external walls in accordance with the PAS 9980: 2022 methodology.

General Findings:

- There are two main façade types (Render & Timber)
- Various substrates observed (Masonry & Timber)
- Combustible insulation in place (EPS & PIR)
- There are no fire-stopping measures in place for openings, vents and flues in both cladding types
- Timber decking on balconies
- Missing Fire stopping at compartment lines

Overall Risk:

Risk Factor Group	Overall Risk Outcome for each group of factors
Fire Performance Risk Factors	Medium High
Façade Configuration Risk Factors	Medium High
Fire Strategy / Hazard Risk Factors	Medium
Overall Final Risk Rating	
Medium High Risk Relatively Medium High Hazard Remediation likely.	

PRP - External Wall remediation - FRAEW

General Findings:

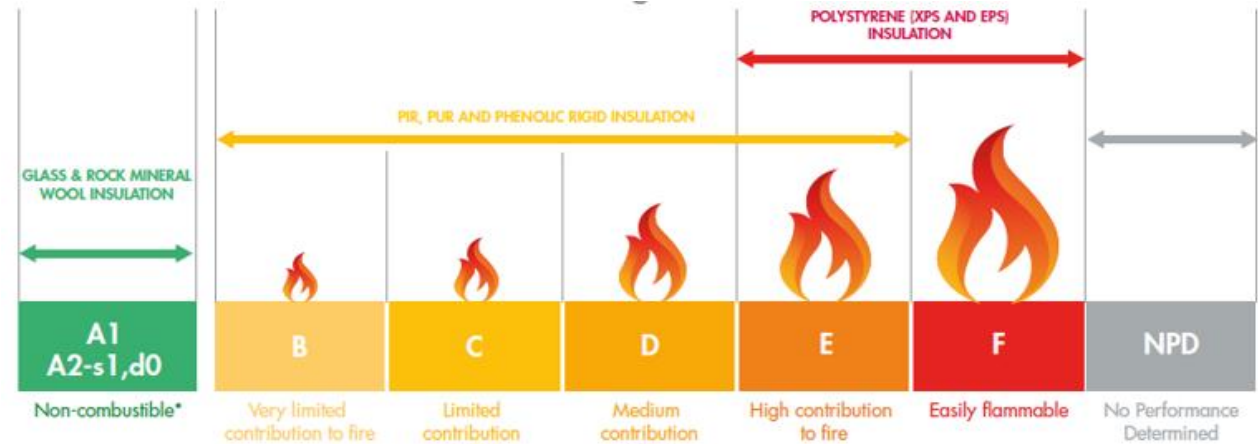


Expanded Polystyrene Styrofoam (EPS) in Render Facade

Combustible Insulation



Polyisocyanurate (PIR) in Timber Facade



*Approved Document B for Wales defines A2-s1, d0 as limited combustibility
Note: Other classifications of smoke and flaming droplets within A2 are classed as limited combustibility. Flames are illustrative only.
NPD = No Performance Determined. In this instance no performance is declared and information regarding reaction to fire performance is unknown.

Remediation :

Removal of combustible insulation and installation of new A1 or A2-s1, d0 classified insulation

Install new A1 or A2-s1, d0 classified façade system.

Render façade – Replacement like for Like
Timber façade – Replacement such as Fibre Cement Board or Aluminium

PRP - External Wall remediation - FRAEW

General Findings:

Missing fire stopping at windows in both facades



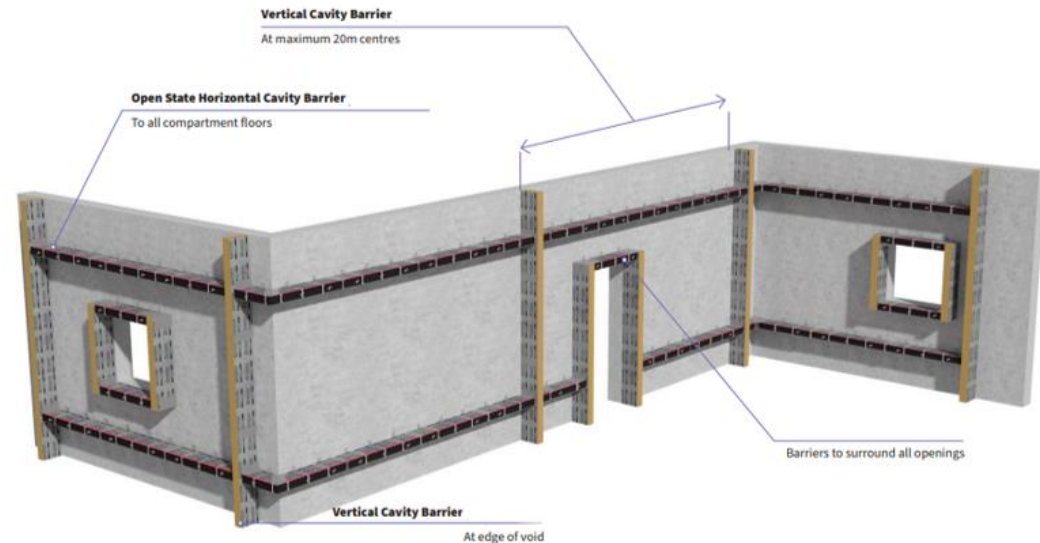
Render Facade



Timber Facade

Remediation :

Installation of appropriately specified, certified cavity closers at all window and door openings, party wall lines ensuring the cavity is closed at the openings.



A cavity barrier enclosing openings and separating dwellings.

PRP - External Wall remediation - FRAEW

General Findings:

Missing fire stopping at vents, Flues etc



Render Facade



Timber Facade

Remediation :

Installation of appropriately specified, certified cavity closers at all window and door openings, ensuring the cavity is closed at the openings.



A Rockwool pipe-sleeve fire barrier.

External Wall Remediation - Stages

1. Remediation of External Walls

- Develop the scope and finalise the tender documentation.
- Selection and procurement of suitable contractor with the required level of experience.
- Contractor appointment based on cost and quality submission
- Further external wall investigation to develop a design solution for new cladding
- Final design and cost agreement
- Erect scaffolding enveloping the whole building scaffolding will be covered with a protective sheeting
- Remove existing cladding, render, insulation and balcony decking
- Install new non-combustible materials and cavity barriers for a like-for-like appearance wherever possible.
- On completion of the works and sign-off, the scaffolding will be deconstructed and the EWS1 form issued.

2. Quality Control

- Material selection subject to planning consent
- Quality Control inspections by PRP
- Building Control approval & stage sign-off
- Quality Assurance portal in place to record and geo-tag evidence of all works undertaken.
- TGP to inspect works weekly with contractors.
- Fortnightly formal progress meetings onsite.



External Wall Remediation

3. Impact on Residents

- Potential for disruption – noise and dust
- No access to balconies
- Access to some properties may be required to facilitate works
- Building will be fully scaffolded and sheeted
- Contractors site setup on site for duration of contract

4. Next Steps

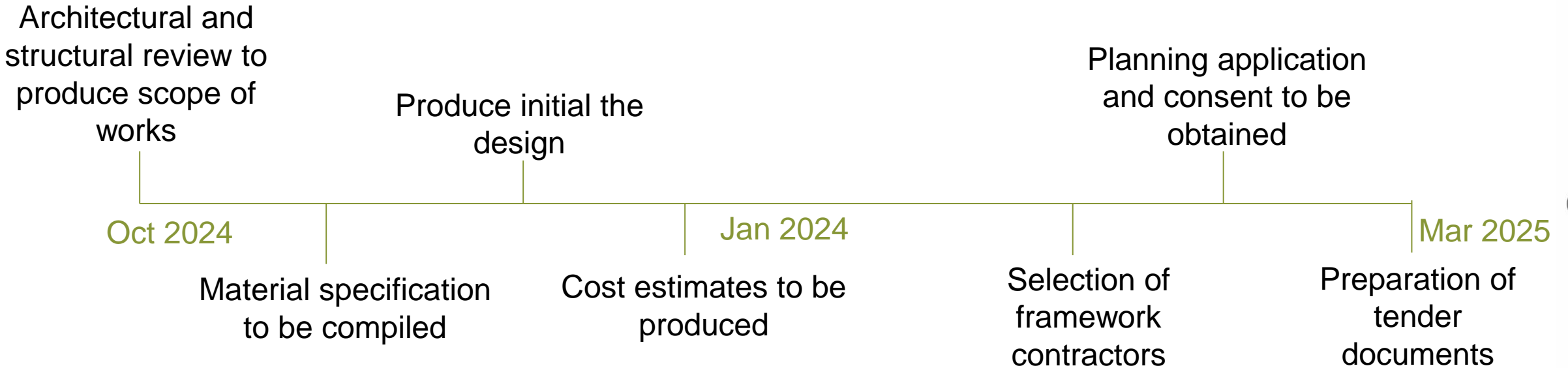
- Investigation & design development (already in progress)
- Preparation of tender documentation (already in progress)
- Application to the *Cladding Safety Scheme* for funding (already in progress)
- Programme of regular remediation newsletters and residents' meetings to be set up



External Wall Remediation – Indicative Timeline

Design Stage- Timeline Forecast

- Start 23/09/24
- Completion 28/02/25

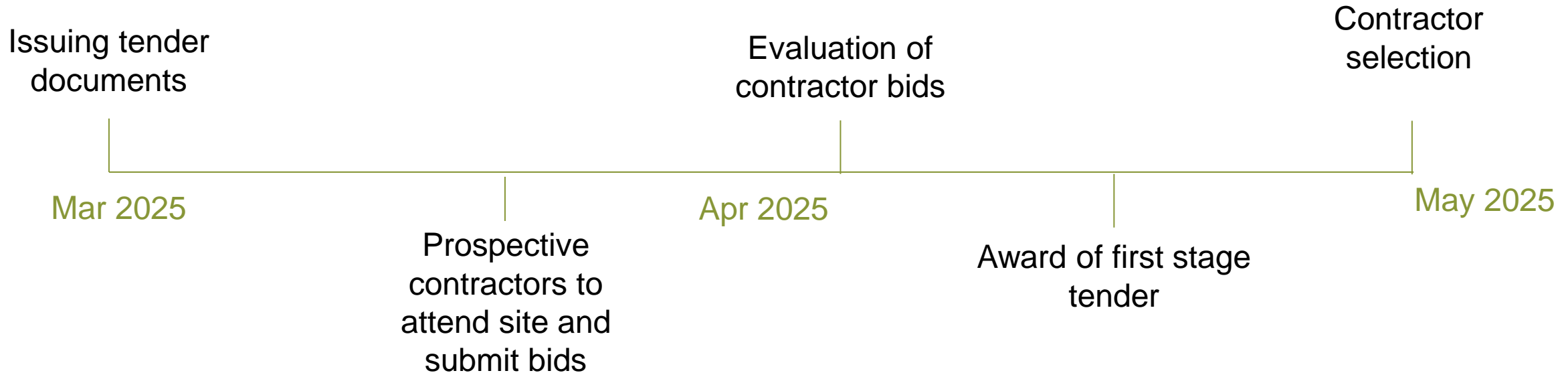


These stages overlap and are all complex stages.

External Wall Remediation – Indicative Timeline

First Stage Tender - Timeline Forecast

- Start 03/03/25
- Completion 25/04/25



These stages overlap and are all complex stages.

External Wall Remediation – Indicative Timeline

Pre-Construction Services Agreement (PCSA)

- Start 28/04/25
- Completion 14/11/25
- Issue and agree PCSA
- Draft initial contract
- Site investigations via temporary access equipment and further opening up by selected contractor
- Final design review and sign off
- Submission of building control approval
- Procurement of any sub contractor requirements
- Evaluation of works packages
- Agreement of final contract and project cost
- Prepare and award final contract documents



External Wall Remediation – Indicative Timeline

Construction Works including scaffold installation and dismantling

- Start 17/11/25
- Completion 26/02/27
- Mobilisation of contractors, including welfare set up
- Scaffold to be erected to all elevations
- Stripping of external façade
- Repairs and remediation to wall build up
- New non-combustible materials and new cavity barriers to be installed
- Balconies to be stripped and timber elements replaced
- Client inspections to be conducted throughout works
- Building Control sign off
- Scaffold to be removed
- EWS1 to be issued



External Wall Remediation – Indicative Timeline

Design stage

- Start 23/09/24
- Completion 28/02/25

Tender stage

- Start 03/03/25
- Completion 25/04/25

Pre-construction Services Agreement

- Start 28/04/25
- Completion 14/11/25

Construction Works including scaffold installation and dismantling

- Start 17/11/25
- Completion 26/02/27



Support during the Remediation

The team will visit each resident to create a bespoke plan of action while we carry out the remediation and accommodate individual circumstances.

Pre-assessment surveys will cover the following:

External wall remediation

- We will contact customers to discuss the implications to the balconies and windows.
- Before mobilisation of the scaffolding we will issue a letter of notification with good time.

Heating remediation

- We will contact customers to discuss the implications with the heating installation within each flat.
- We will need to temporarily isolate power during the install however we will contact customers to discuss the implications.



Keeping You Safe

Central West has multiple Fire safety measure in Place forming which forms a holistic fire strategy.

- Quarterly Fire Alarm Service
- Automatic opening ventilations (AOV) system
- Monthly/Annual, Emergency lighting
- Quarterly service - Fire extinguishers
- Quarterly communal fire door inspections, annual flat entrance door inspections
- Fire action notices (FAN) – Checked in survey inspections

(The fire alarm system linked between flats and communal areas to provide early warning of a fire and facilitate a simultaneous evacuation strategy. This system is linked to a 24hr monitoring service)

Undertaken the below surveys:

- PAS 9980 - Fire Risk Appraisal of External Walls
- 6 monthly FRAs
- An intrusive Type 4 Fire Risk Assessment
- Liaison with FRS
- Monthly Building Safety Manager inspections

Gas Supply Remediation Update

M&E consultant update

We have engaged with an established M&E consultant, CPW, to review the work previously undertaken by Calfordseaden and determine the quickest and most efficient way to reinstate the gas system at Central West to provide residents with a permanent heating, hot water and cooking solution.

All previous design work and reports undertaken by Calfordseaden have been shared with CPW to avoid any delays or duplication of work.

CPW has reviewed what remains of the gas installation and has detailed a range of options on the following slides.



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13 Agile Offices

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Founded in 1978, CPW's philosophy is one of innovation, creativity and technical expertise. Our experience as an industry-leading mechanical, electrical and low carbon consultancy has ensured people and businesses realise their vision.

With many offices in important locations around the country and over 300 world-leading experts offering a wide range of services, we deliver exemplar engineering solutions to local and national clients across a broad range of sectors.

Let's work together to bring buildings to life, minimising their impact on the world, whilst maximising the sense of enjoyment that people get from them.



CPW Clients

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Internal Gas Routing Challenges

Gas mains being run internally has been ruled due to the following main compliance concerns raised by CPW when reviewing options for pipe-in-pipe system (TracPipe):

- The routing from the basement to the riser is insufficiently sized for 69 vented lightweight gas pipes (TracPipe). TracPipe is a stainless steel, semi-rigid (bendable) corrugated gas pipe with a yellow polyethylene cover. Known as a pipe-in-pipe system.
- Internal gas services require external ventilation, this is not viable as this would require a riser within the AOV shaft. The AOV is a critical safety feature and not a strategy we consent to vary for a gas riser. As the corridors are central within the building there is no clear access to outside air on each floor to provide high and low ventilation to meet regulations.



Option 1 – External gas Installation & Façade Remediation

Summary

- The gas mains supply would be run to each flat externally as part of the external wall remediation.
- Pipework would be run within ceiling voids in flats to the boiler / cooker locations.
- This option would require ceilings to be cut in the Living Room and Kitchen to route gas services to your cooker and boiler, existing routes through cupboards and boxing would be used wherever possible.
- A new boiler would be reinstated as it was before the removal of gas.
- We do **not** recommend this option as we do not believe provides the best solution for residents and will take longer to complete than other solutions.



Option 1 – External gas Installation as part of External Wall Remediation

PROS

- Option 1 retains the gas supply to each property as per your lease agreement.
- Internally the flat will be supplied as it was previously with the same radiators, pipework etc. This will mean less disruption internally to your home.
- Most residents will be familiar with gas boilers and how they function.
- External gas pipework reduces the risk of future gas leaks inside the building.

CONS

- Options 1 would need to be completed alongside the external wall remediation which we estimate will not be fully completed until **11/06/2027**.
- The works will still have some disruption within your flat and require sections of ceiling to be removed to run new gas pipework to cookers and boilers.
- External pipes may be visually unappealing and may require additional work to try to conceal them.
- Planning permission may be required if the gas supply cannot be fully incorporated into the cladding & visible over the cladding, this could lead to further delays to the work.
- **Longer term** - The sale of gas boilers will be banned from 2035 and therefore after this date residents will need to replace their boilers with an alternative more sustainable type of heating system, residents would need to pay for this change.

Option 1 – External gas Installation & Façade Remediation

Design stage

- Start 23/09/24
- Completion 11/04/25

Tender stage

- Start 14/04/25
- Completion 06/06/25

Pre-construction services agreement

- Start 09/06/25
- Completion 16/01/26

Construction Works including scaffold installation and dismantling

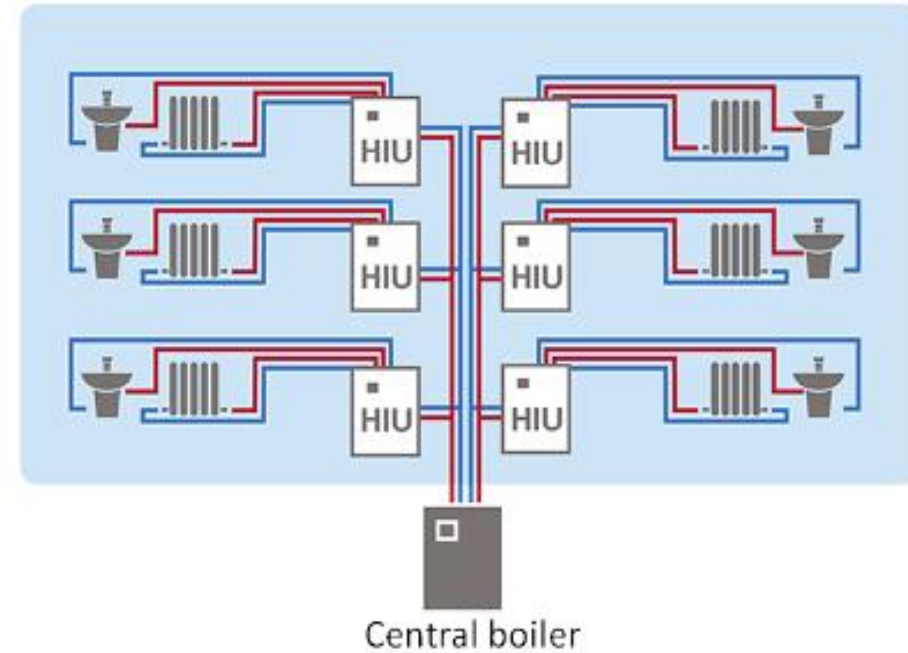
- Start 19/01/26
- Completion **11/06/27**



Option 2 - Gas Central Boiler Plant and Local HIU's in Dwellings

Summary

- A communal boiler would be installed in the basement providing hot water and heating to each property.
- No gas pipework would be run through the building beyond the basement and therefore ventilation requirements are achievable.
- The only pipe required would be distributing hot water. This would not require ventilation.
- A Heat interface unit (HIU), which is approximately the same size as a domestic boiler, would be installed within each flat.
- The HIU would enable each resident to have the same individual control over heating and hot water as they would have with a traditional gas boiler.
- A thermostat would be installed to ensure each flat can vary the comfort levels.
- This system would be designed so each flat is billed independently and has a smart meter showing live usage.
- **We recommend this option as we believe it provides the best solution for residents and would be the quickest solution to provide homes with a permanent heating, hot water and cooking solution.**



Option 2 - Gas Central Boiler Plant and Local HIU's in Dwellings

Pros

- Option 2 would be completed separately to other works and we estimate it could be completed by 23/06/2026.
- Providing residents with a permanent heating and hot water solution 266 days sooner than Option 1.
- A communal heating system would allow bulk buying of gas which could cut energy costs for leaseholders.
- Centralised systems can be more efficient than individual boilers, as they can optimize energy use across multiple dwellings
- A HIU would operate in the same way as a domestic boiler giving the resident full independent control of when heating and hot water was used in their property.
- No ventilation required for this solution.
- We will have backup boiler to allow minimal disruption in an event of a failure.
- **Longer term** - A communal heating system would be a more sustainable energy efficient form of heating and not subject to the government's domestic gas boiler ban in 2035.

Cons

- Water pipe work to each flat will need to be run through communal areas on every floor, this will involve areas of plasterboard ceiling being removed and reinstated.

Option 2 - Gas Central Boiler Plant and Local HIU's in Dwellings

Design stage

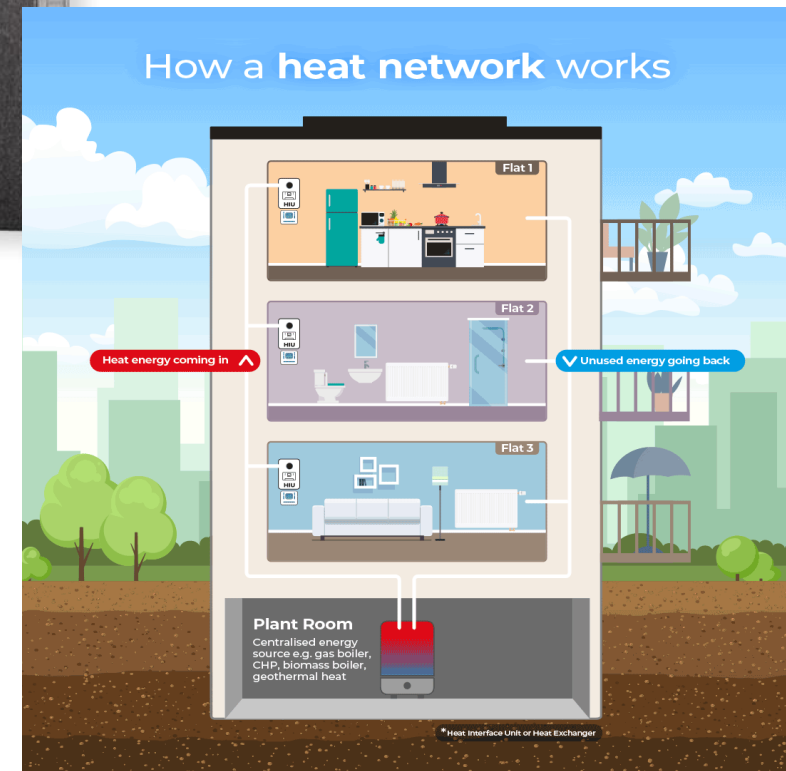
- Start 23/09/24
- Completion 23/12/24

Tender stage

- Start 24/12/24
- Completion 28/02/25

Construction Works

- Start 21/03/25
- Completion **21/03/26**



Summary of Heating Options

We explored a range of options and have outlined Option 1-2 in the presentation; however we have also appraised two other forms of heating as summarised below.

Although each of the below options is possible, **we recommend Option 2** as the best solution for residents as it provides the same functionality and control as a gas combi boiler whilst also being the quickest solution that is both future proof and cost effective for residents.

Option 1 – External gas Installation installed as part of external wall remediation-

Estimated Completion:
June 2027

Estimated Duration:
33 months

Summary

Gas supply will be installed to a combi boiler within each flat . (similar to the current setup)

- Works to be done as part of the external wall remediation project.

Option 2 – Central Boiler plant and HIU's within the properties

Estimated Completion:
June 2026

Estimated Duration:
18 months

Summary

- Gas supply to central boiler plant in basement, water pipework to HIUs in each flat
- Works to be done separately to external wall remediation and therefore quicker

Option 3 –Central ASHP plant and HIU's within the properties

Estimated Completion:
June 2026

Estimated Duration:
21 months

Summary

- Works to be done separately to external wall remediation.

Option 4 – Electric boilers

Estimated Completion:
June 2026

Estimated Duration:
18 months

Summary

- Works to be done separately to external wall remediation.

Heating Options Next Steps

- A change from individual gas-supplied boilers to each flat would require a change to your lease agreement without exception before we could legally explore alternative options, we would fund all legal costs and make a goodwill payment in respect of this.
- If we don't have 100% agreement, we will have no choice but to proceed with option 1. This means a permanent solution to your heating & hot water will not be in place until the end of the external wall remediation- June 2027.
- We will set out the two options including how we intend to approach a lease change and will then issue a survey to leaseholders and shared owners to gauge your preference on heating options and willingness to amend your lease.
- Further communications on this will be sent in the near future.

Winter Plan

Winter Plan Options

Ahead of the approaching colder months your comfort is important to us, We are conscious that these are your homes and as such there isn't a one size fits all approach. Therefore, we would like to work with you individually to discuss options.

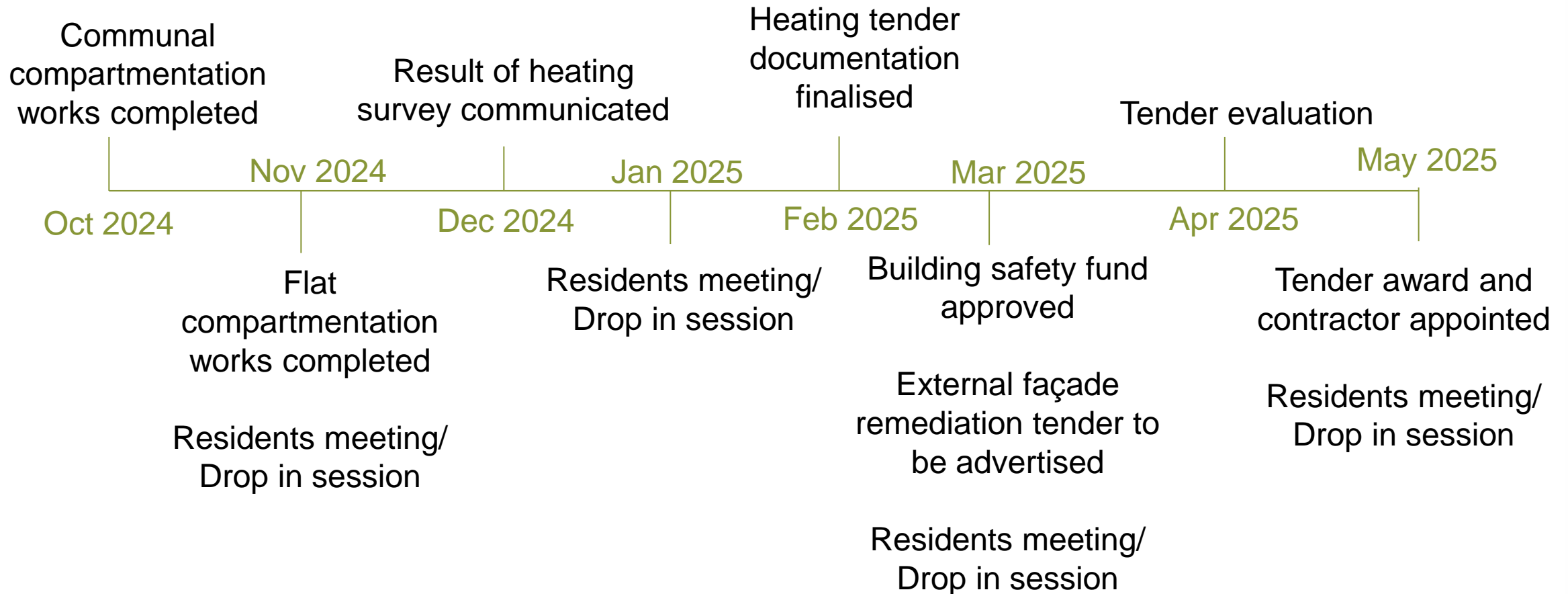
Some of the offers that we are suggesting include the following:

- We will issue comms to establish if any leaseholders require additional oil filled heaters. We will have a stock of heaters available for issue on request
- To further support cooking facilities, we will review the capability of your existing electricity supply and if suitable we can change out your existing gas hob and replace with a more efficient electric induction hob
- We will service/ maintain the temporary water heating solution. We can offer you electric clothes maidens to assist with clothes drying by request. We can offer you electric blankets by request.
- We will re- circulate the instructions to allow the ease of us/ safe use of all temporary measures provided.
- All temporary equipment is gifted to you, but we will carry out electrical PAT testing of all portable equipment at the end of the equipment 12-month warranty period.
- We will request a list of customers from Newman Francis that have raised concerns with draughts from windows and request draught excluders are installed by repairs team.
- To increase the electrical capacity at the scheme, we will formally instruct the electrical supplier to install a sub-station on the grounds. This is estimated to take 7 months to complete.

If there are any specific requests that leaseholders would like to suggest please let us know and we review options for viability.

Next Steps

Next Steps



Residents Q & A