



The Picture House
7 Streatham High Road
London SW16

Planned External & Internal Works Overview

The basis of the Settlement Agreement fund relates to works to the following areas:

1. Wholesale removal and replacement of the L5 roof terrace
2. Flat 36 – full strip out and refurbishment (worst affected property and derelict)
3. Flat 36 – removal and replacement of roof terraces to L3 & L4
4. Flat 36 – replacement external render and works to coping's
5. Flat 50 – removal and replacement of roof terrace to L4 (front elevation only)
6. Flat 50 – replacement external render and works to coping's, some internal repairs
7. Flat 59 – partial strip out and refurbishment
8. L4 common parts refurbishment, walls, ceilings and floor coverings (50%)
9. Common parts entrance and staircase (front of building) – walls, ceilings, woodwork (excl. metal parts)

Current status

1. The most competitive contractor during the last tender process (PM Interiors Ltd) has been selected to undertake the works and is currently working closely with us to refine the final project costs which includes value engineering of temporary works solutions
2. The contractor stripped out flat #36 in December '24 (given the ongoing high levels of saturation and mould)
3. Planned commencement of the project is anticipated to be early end March / early April 2025
4. The duration of the works is anticipated to be circa 34 weeks
5. **All L5 residents (excl. 59) can remain in occupation but** with access to the areas of roofing replacement being **restricted entirely** for the duration of the proposed phased plan of re-roofing works
6. A Resident Liaison company will be appointed (Newman Francis Ltd) as a link between residents, Vestra and the Main Contractor to provide regular updates and address tenant / owner occupier concerns throughout the duration of the works to completion

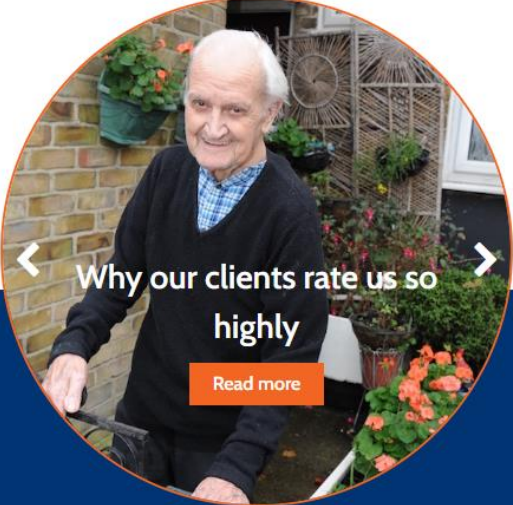

The Picture House
7 Streatham High Road
London SW16
Planned External & Internal Works Overview



0208 536 1436
administrator@newmanfrancis.org
 

Home About Us What we do Examples of our work News & Events Get in touch

Community Engagement Organisation



NewmanFrancis is a leading community engagement organisation

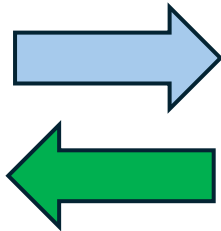
Building confidence, connecting people and seeing local communities flourish is why NewmanFrancis exists.

We know first-hand how to empower communities to create neighbourhoods that are better places to live and where local residents feel proud to call home. In fact, we've helped to make it happen time and time again and this is what drives us forward.

But it's more than just a job to us. It's what makes us tick. Everyone at NewmanFrancis - from the founding Directors to our temporary consultants - shares a genuine passion for what we do, both in their day to day lives and work.

Find out more about what we do and our successes. [Read](#)

ALL PICTURE HOUSE RESIDENTS / LEASEHOLDERS

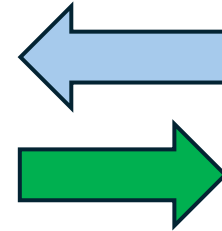


FITNESS FIRST

OTHER PH STAKEHOLDERS

VESTRA

PM INTERIORS LIMITED

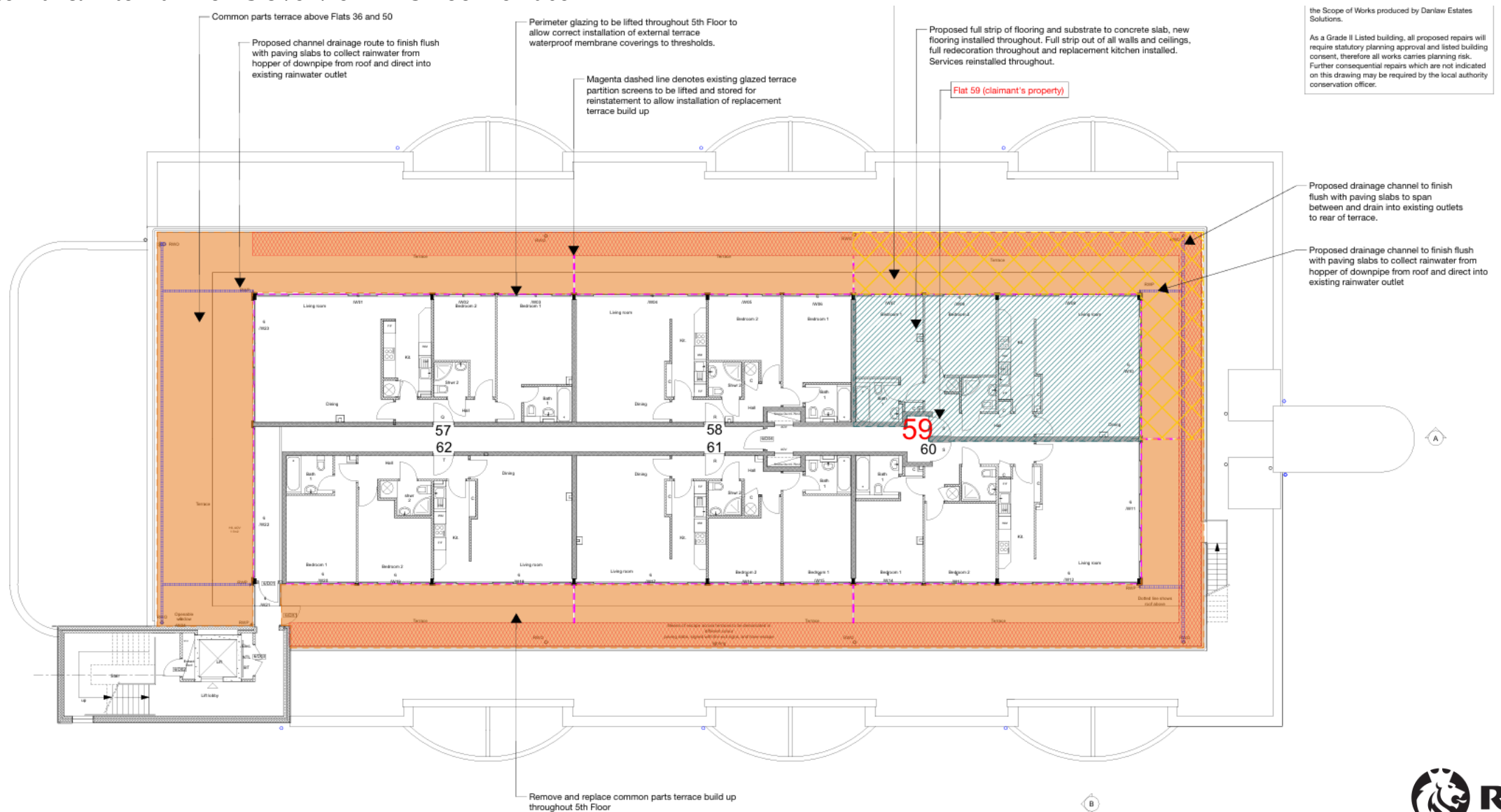


DANLAW ESTATE SOLUTIONS

PICTURE HOUSE MANAGEMENT COMPANY

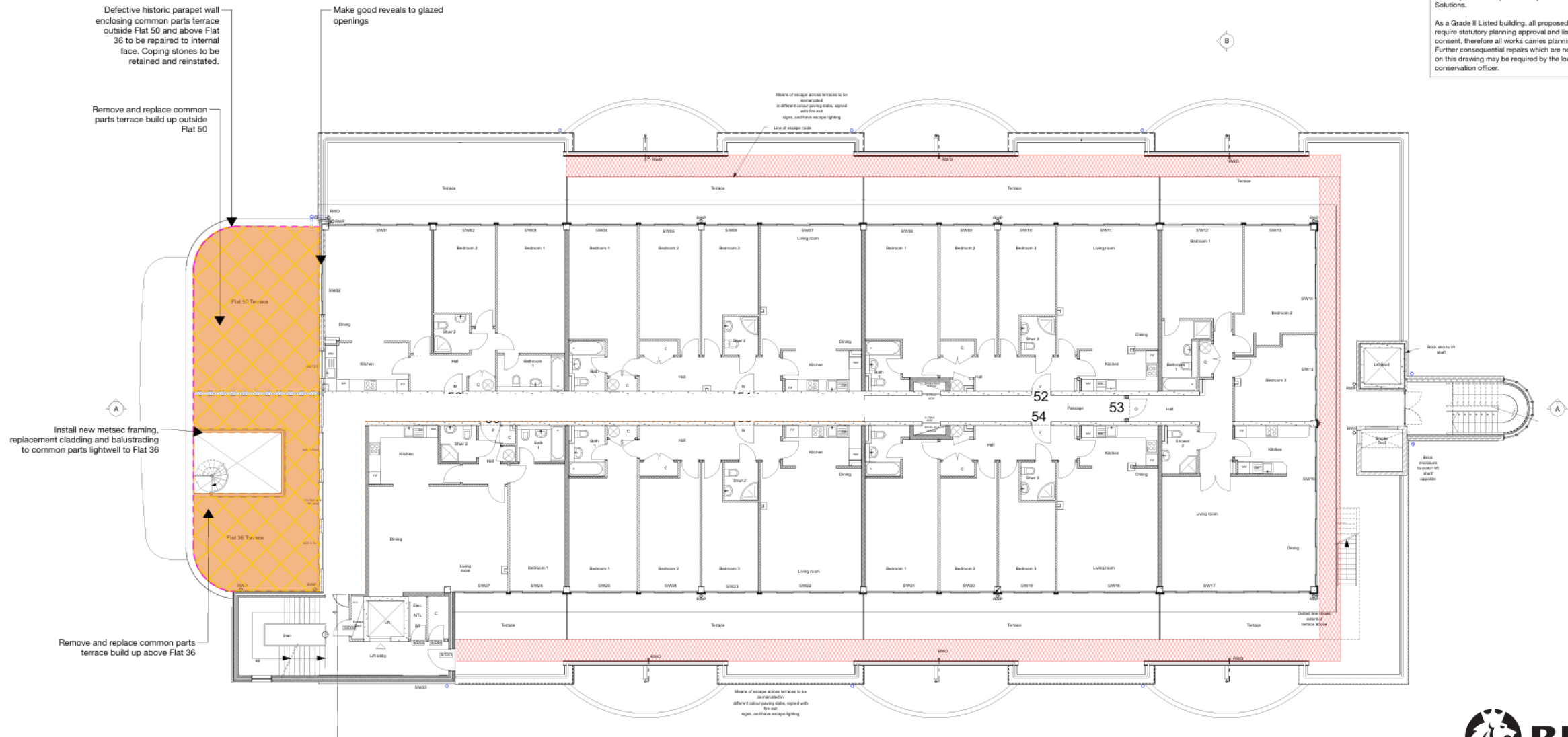


Planned External & Internal Works Overview – L5 Roof Terrace

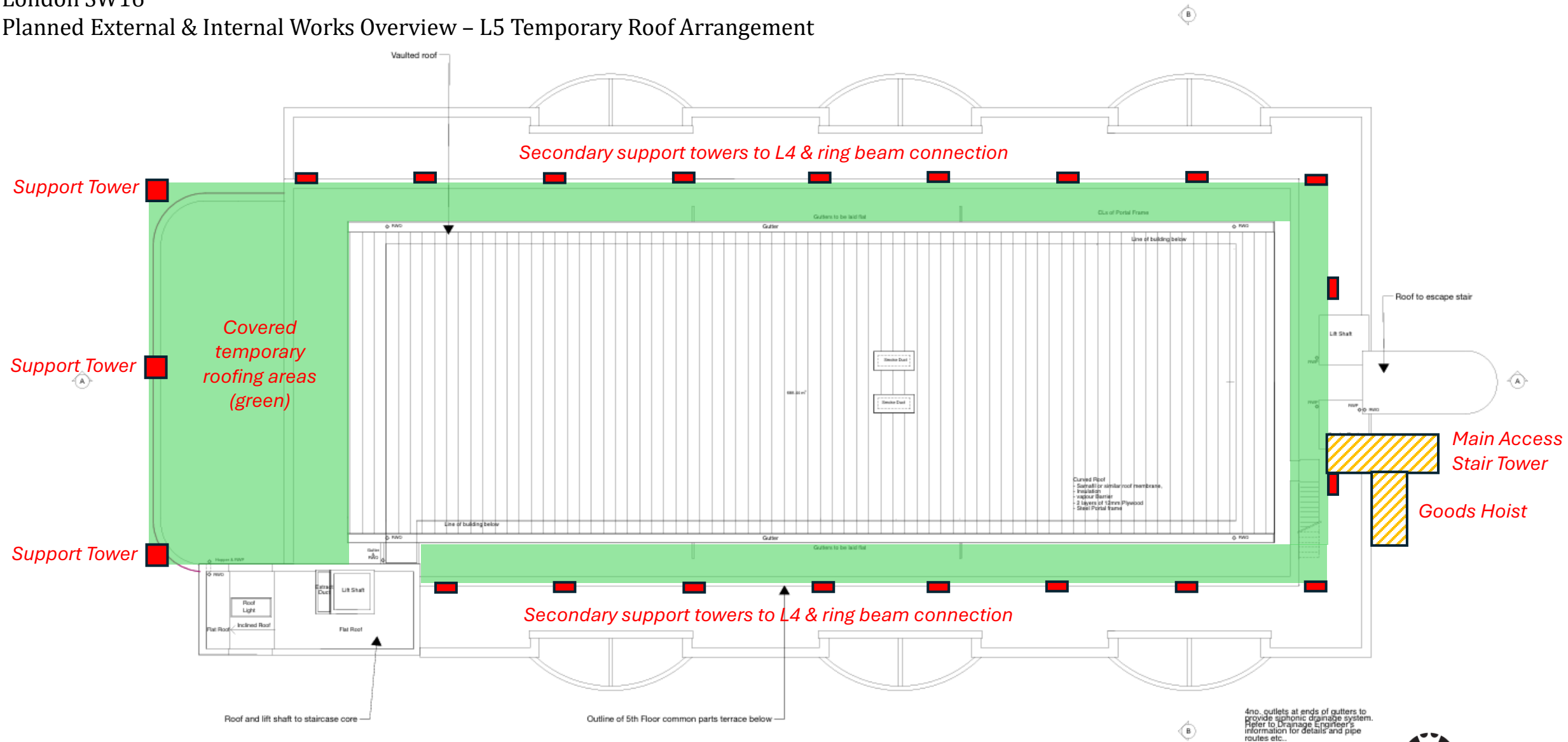


Planned External & Internal Works Overview – Level 4; Apartment 36 & 50 Roof Terraces

the Scope of Works produced by Danlaw Estates Solutions.
 As a Grade II Listed building, all proposed repairs will require statutory planning approval and listed building consent, therefore all works carries planning risk. Further consequential repairs which are not indicated on this drawing may be required by the local authority conservation officer.

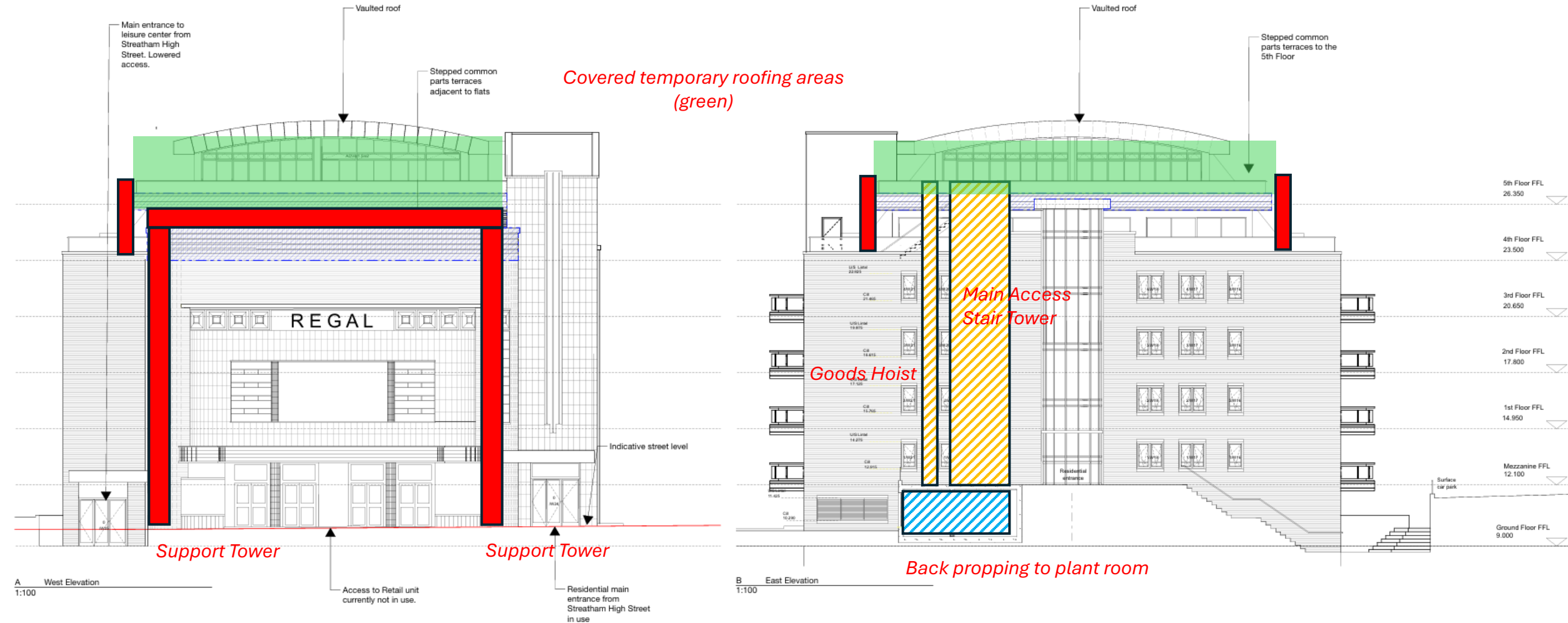


Planned External & Internal Works Overview – L5 Temporary Roof Arrangement



* Design and final layout subject to final approval by structural engineer

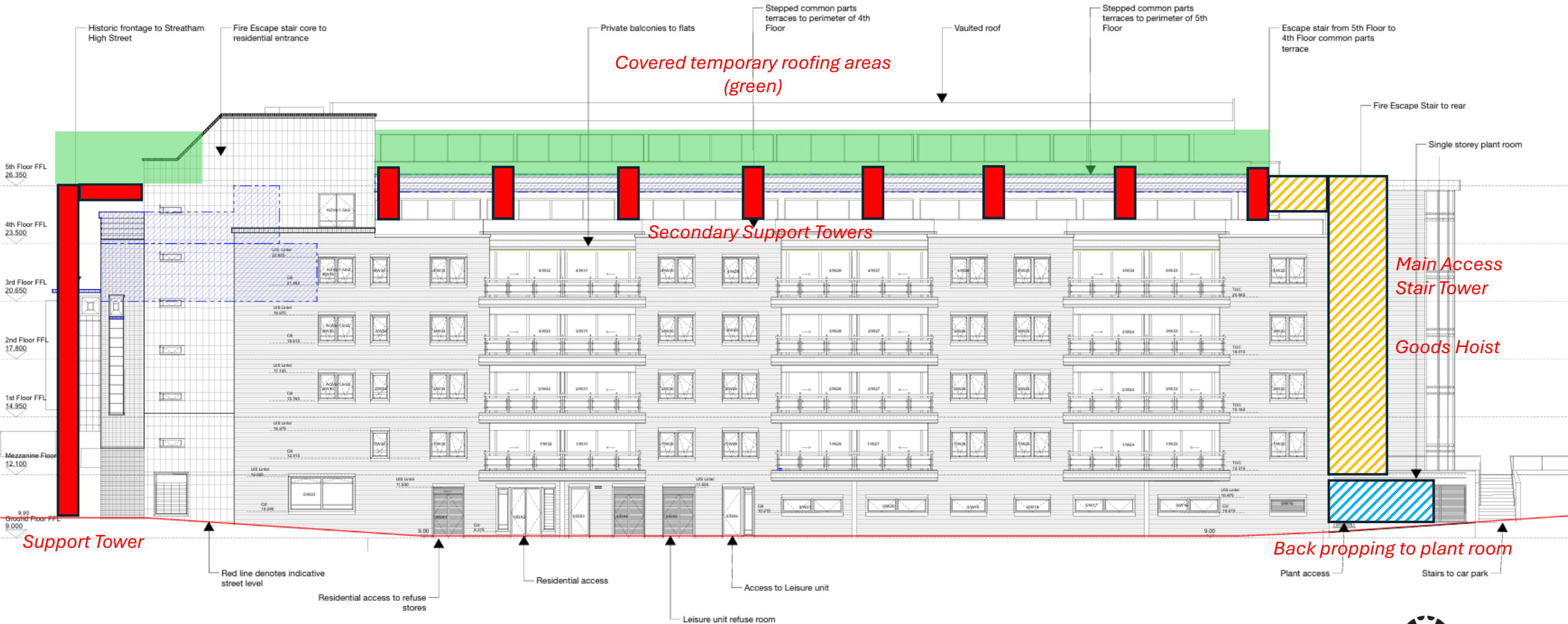
Planned External & Internal Works Overview – East & West Elevations Scaffolding Arrangements



* Design and final layout subject to final approval by structural engineer

The Picture House
 7 Streatham High Road
 London SW16

Planned External & Internal Works Overview – South Elevation Scaffolding Arrangement



* Design and final layout subject to final approval by structural engineer

Planned External & Internal Works Overview – North Elevation Scaffolding Arrangement



Key:

Depressed Work Areas

* Design and final layout subject to final approval by structural engineer

Planned External & Internal Works Overview

Programme of works

	Year	2025																																		
	Month	APRIL					MAY				JUNE					JULY				AUGUST				SEPTEMBER					OCTOBER				NOVEMBER			
	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
Site Set Up		█	█																																	
Scaffolding Erection			█	█	█	█	█																													
Scaffold Dismantle																									█	█	█									
Access Tower & Hoist		█	█																																	
Roof Terrace Works L5, 36 & 50					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Flat 36						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Flat 59																																				
Internal Common Parts																																				
Final Clean																																				
Handover																																				

The Picture House

7 Streatham High Road

London SW16

Planned External & Internal Works Overview

Additional works costs being investigated (over and above the FSCS agreed fund) :

1. Front façade signage (subject to 3rd party consents and approvals)
2. Re-roofing of the flat roofs to front and rear stairwells
3. Redecoration of L1,2,3,5 common parts hallways including replacement floor coverings
4. Internal artwork and signage
5. Sundry repairs to the L5 barrel roof box gutters and drainage outlets

It is the intention that as many of the above items will be addressed within the cost savings made through value engineering of the temporary works solution, it is however not a 'given' at this time and an update will be issued as the main works project progresses

The Picture House

7 Streatham High Road

London SW16

Planned External & Internal Works Overview

DANLAW ESTATE SOLUTIONS LIMITED

Q&A

Project Execution