

Roupell Estate
Streatham Hill Ward
London SW2
Estate Works 2015/16



Lambeth Council and Roupell RMO have agreed a programme of external works to improve the buildings on the estate.

The overall programme will take around 18 – 20 months to complete.

What... 'external works' will we do?

Concrete and structural repairs

We will be carrying out extensive structural repairs to the concrete frame to prevent further deterioration.



Roofs

We know, from surveys taken at roof level, core samples and street level surveys that the roofs may need to be replaced or sections repaired. But we can't be sure how much work we need to do until we have looked at them all more closely.

Why? The overall aim is to ensure the blocks are weatherproof and watertight – to prevent leaks and to extend the life of the roof for ten years. The works will include repairs to guttering and rainwater drainage.

Windows



In Hyperion House, we plan to replace the existing windows with double glazed PVC windows. In Warnham House, we plan to replace the front and communal windows only. We always try to match the existing style of window as closely as possible.

Why? The new windows should make your home warmer (less heat loss) and quieter, keeping out traffic noise. Keeping out the draughts means you need ventilation to prevent condensation. So we will fit new extractor fans or re-connect existing ones in your kitchen and bathroom.



Balconies

We will carry out structural repairs and apply new coatings to private balconies and shared walkways. We will be changing how the balustrades are fixed to the balconies.

Why? The new protective coating helps the flats and the blocks watertight and helps prevent rainwater from damaging the concrete. The current method of fixing the balustrades is causing damage to the concrete and the new fixing detail will help prevent further damage.



Communal electrics

We will replace all the lights in communal areas and renew the rising lateral mains cable.

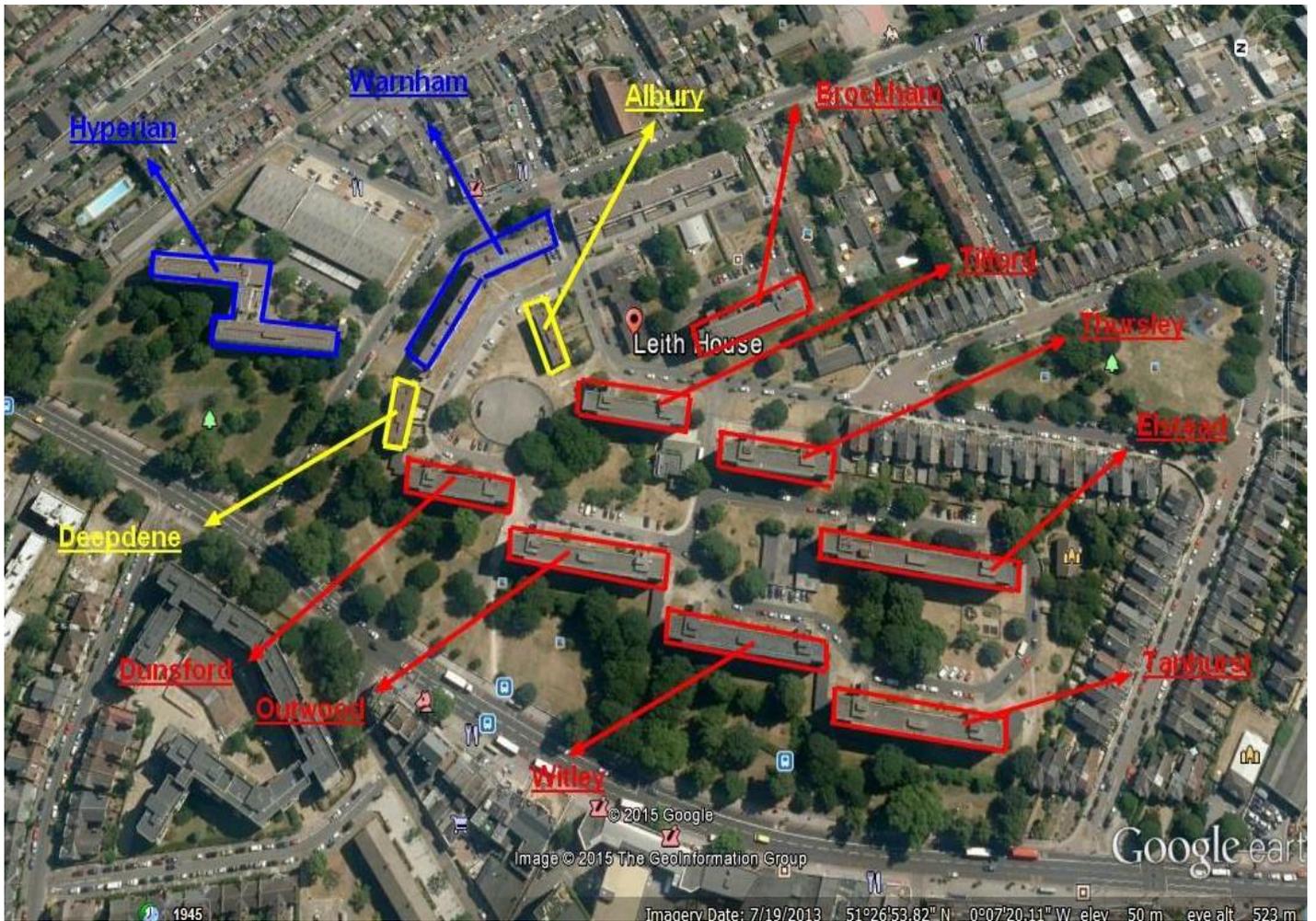
Why? This will bring the lighting up to modern safety and reliability standards and reduce the cost of maintenance. The new lighting should save electricity by being more efficient.



External and communal area decorations

We will redecorate all previously painted surfaces, and any new surfaces that require decorating.

Aerial view of Roupell Estate with block names



Please note:

Not every aspect of work applies to every block and all work depends on detailed survey. We will send details of what work is happening, when, to each block in turn when work is about to start, and keep everyone on the estate updated about the works.

Scaffolding

The contractors will put up scaffolding to roof height on each block and take it down as they complete works to each block

The scaffolding that is already in place on the estate is for health and safety reasons. It is designed to prevent any concrete falls from hitting the ground.

Safety and security

No-one but authorised personnel should ever be on, or touch, the scaffolding.

If you see anyone climbing or tampering with the scaffolding please report it to the RMO office, to Mears' site office, or call the police.

How... will we do the work?

When we are ready to start work onsite, we will write to you again.

We will give you details like rubbish removal/skips, scaffolding and port-a-cabins (if we are going to use them) and how they might affect different blocks.

We will give you details of contractors' working hours and how we safeguard you and your home when we have confirmed start dates.

When... will all this work start?

We have sent Section 20 letters to leaseholders.

The 30-day period for their observations ends in early December.

We will let you know the final phasing of works (when the block where you live will start and be completed) before we start on site.

We have agreed not to disrupt life on the estate by working over the Christmas period. The main works are planned to start on-site in January 2016, although it may be possible (subject to prior agreement with Roupell Board) to start limited works in communal areas in December 2015.

We will work on 2 or 3 blocks at a time with the last phase of the works completing approximately 20 months after the start.

Consultation meeting

We invited all stakeholders to a meeting in November to meet with Lambeth staff and Lambeth's appointed consultant to discuss any questions they may have had.

There will be a follow-up meeting in December 2015 which will give residents an opportunity to meet the Contractor, Mears, who will be carrying out the works

Key contacts

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