

Harvist Estate

Capital Works Team

Lift replacement and internal environment monitoring

Resident consultation drop-in meeting number 3

This is the information shared at the third resident consultation drop-in meeting for all Harvist Estate residents. This consultation took place in person and online on 31 January and 1 February 2023.

The first meeting in May gave us lots of information and ideas from you, some of which we have been able to incorporate. At the second consultation meeting, in October, we presented our heating and hot water feasibility studies.

At these events, we presented proposals for the lift renewal programme and provided information on the internal environment monitoring pilot project, plus some general updates on the works.

We will be holding further consultation meetings to update you as the planning of the work progresses.

The Harvist Estate consists of eight blocks and a shopping parade:

- Talbot House
- LillingstonHouse
- Hind House
- Citizen House
- Hindley House
- Tenby House
- SwainsonHouse
- Everett House

Project team

Role	Name	Contact
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Project Support Officer	Serena Grant	Phone –020 7527 3245 Email - serena.grant@islington.gov.uk

Following the last consultation meeting we have been working on:

- Lift renewals
- Internal environmental monitoring within flats
- Supplementary fire safety features
- Heating and hot water systems
- Building envelope renewal including insulation and energy reduction measures
- Communal power and lighting
- Works necessary to Hindley, Tenby, Swainson and Everett Houses
- We have received all the information back regarding survey reports and so, we have been developing feasibility studies for the various streams of work. The scope of the work is being reviewed now that all the information and surveys completed.

Internal Environment Monitoring Pilot

We are running a pilot study to better understand the internal environments of resident properties. We are particularly interested in air temperature and quality as well as the humidity levels in the flats. We invite you to be part of the study.

For the initial pilot study, we are seeking 25 households who live in a range of flats in the tall blocks –Talbot, Lillingston, Hind and Citizen Houses. We hope to widen the study to include the low rise blocks soon..

The monitoring equipment will be installed from February 2023 by specialist electrical contractors Morgan Sindall. It will be maintained and inspected on an annual basis by Islington Council's electrical compliance team.

We would like the monitoring equipment to be in place for a year or more, ideally for 3 years. This will give us better insight into the changes to the internal environment that may occur seasonally or because of the aspect of your flat.

The monitoring equipment consists of a series of small devices less than the size of a light switch being installed in each room which send data to and then a wifi hub or 'gateway' installed next to your electric consumer unit. The running costs of the equipment will be less than £2.00 per annum.

The installation will include an assessment of your current fire detection equipment and we will take the opportunity to upgrade this at the same time. The new fire detectors will then be interlinked to the Gateway Hub so we can also be alerted remotely if these are not working. We have invited a representative from the manufacturer, Aico, to tell you more about the equipment.

If you are interested in taking part, or finding out more, please share your name, block and flat number with Serena Grant, Project Support Officer:

serena.grant@Islington.gov.uk

020 7527 3245

The monitoring equipment will be installed in February subject to survey, The monitoring devices are about the size of a light switch. They are generally fixed on a wall about 1.4 metres above the floor in each room in your home. There are no wires or cable needed. They do not record, sound, movement or anything else. They are linked to a hub installed adjacent to your electric consumer unit or fuse board using radio signals.

The hub collects information about temperature, humidity and carbon dioxide and sends it to a database.

Lift modernisation programme update

The lifts at Talbot House, Lillingston House, Hind House and Citizen House are now life expired and parts are becoming redundant. There is opportunity to improve access for all residents by providing additional stopping of both lifts to serve all floors.

Advantages of new lifts:

- All floor levels will be accessible from both lifts
- Reduced waiting times for lifts to arrive
- New lifts will be more energy efficient
- New lifts will be more reliable, reducing maintenance
- A lift will always be available when the other is being serviced

Impact on residents whilst work is being carried out:

- One lift will remain in operation whilst the essential work is carried out
- The remaining lift in service will be a priority of the contractor to remain working during the project
- Increased noise whilst carrying out the work
- Noisy work times restricted to 09.00 –12.00 & 13.00 –16.00
- A respite location will be provided whilst the noisy work is carried out

If you are a resident that will be affected by the noise or for example you are not able to use the stairs please inform us so we can arrange assistance or respite accommodation.

The works will be a complete modernisation. Included in the works will be:

- New lift machines 2:1 roping
- A new controller
- New lift cars
- New lighting and new car sling.
- There will also be new landing entrances and a full rewire.

The only equipment that will be retained from the original lifts are the guide rails and the lift counterweight.

With new lifts stopping at every floor when one of the lifts is not operational for any reason the other lift will be able to serve every floor for the residents to use.

The new equipment shall be of standard and generic origin, proven fit for purpose and readily available to the lift industry, thus ensuring freedom of the maintenance market and a 25-year life span.

The whole of the lift installation shall incorporate the latest energy saving drive and controller units along with energy efficient equipment throughout. The lift and associated equipment, communication and signalisation fixtures will be of durable design.

The lift will also be provided with facilities that to enable independent use by all including those with disabilities including impaired hearing or vision. Where practical, the lifts will comply with all the latest relevant standards, applicable legislation and all Health and Safety regulations.

The programme will be based on the lifts that are currently causing the most maintenance concerns. This is subject to change nearer the project. We anticipate that the works will take approximately 30 weeks per lift to complete.

Table showing lift breakdowns in 2021 and 2022

Address	Breakdowns 2021	Breakdowns 2022
L0127 Hind House	8	45
L0128 Hind House	29	44
L0125 Citizen House	7	26
L0129 Lillingston House	22	18
L0130 Lillingston House	22	13
L0126 Citizen House	6	11
L0131 Talbot House	7	9
L0132 Talbot House	2	8

Site protection

Each landing will be fitted with a steel hoarding during the works to provide protection for residents. These are adaptable so they can be made deeper or wider during the works to maintain access. These will provide a safe working area whilst the lift works is being carried out and safe access and egress for residents.

Cutting method

This method of cutting will be a wet cut to limit the machinery creating dust also reduce potential vibration within the building.

During the cutting out of the walls the hoardings will incorporate acoustic barriers for noise protection, with a superior acoustic performance, able to absorb up to 331dB. Absorbent booms will be used to manage any waste water, these are ideal for containing spills with high capacity absorbency of 35 litres per boom.

Other works update

Building safety

We have commenced further inspection and remedial works to doors in both the communal areas and individual flat entrance doors. Remedial or replacement works will be carried out by the Mears Group as part of Islington Council's Fire and Building Safety plans.

Following a pilot inspection of resident's flat entrance doors, we are commencing an improvement programme to ensure all front doors not replaced previously are upgraded for compliance with current legislation.

Leaseholders are advised to ensure their flat front entrance doors are compliant with current regulations. Islington Council are happy to arrange for replacement as part of this programme including obtaining Building Control Approval.

We are also preparing to carry out fire stopping remedial works in the communal areas to improve building safety

Lillingston House metering of electrical supply

We plan to install equipment to be able to meter the incoming communal power supplies to Lillingston House. To install this metering we will need to disconnect the electrical supply to the block for 1-2 hours. This will include disconnection of all power and lighting to communal areas including to the lifts, stairwell, and entrance doors. It should not affect individual flat supplies.

We will give you notice of when this will happen, but please advise us as soon as possible if you require a constant power supply to your flat, for example for medical needs.

Works to the low rise blocks

- External validation surveys for works to communal areas of the buildings are underway including redecoration and floor finishes replacement.
- Electrical Condition surveys are now complete and further work will be required.
- Stock condition surveys across the estate are now complete.
- Ventilation systems are inadequate in some low rise blocks in addition high rise blocks will require improvements.

Findings

We have received all the information back regarding survey reports and will develop feasibility studies for the various streams of work. The scope of the work is being reviewed now that all the information and surveys completed.

Surveys of low rise blocks indicate remedial works are required to the communal areas .

Electrical Replacement of mains power and emergency lighting is required in low rise blocks.

Limited electrical renewal works are required in high rise blocks.

A number of kitchens and bathrooms require renewal across the estate blocks.