

Cyclical Improvement Works

Resident consultation

EP04 - Highbury New Park



1 Aerial view of Highbury New Park and the surrounding homes

21 November 2022

Contents

Cyclical Improvement Works	1
Resident consultation	1
EP04 - Highbury New Park	1
Contents	2
What are Cyclical Improvement Works?	3
How do Islington Council decide on works?	3
List of properties.....	4
Project team.....	6
What works are proposed?.....	7
1. 1-52 Park View	7
2. 53-68 Park View	10
3. 69-96 Park View	12
4. 109-118 Park View	14
5. 119-142 Park View	16
6. 1-11 Birchmore Walk.....	18
7. 2-24, 26 - 48 and 50 – 72 Birchmore Walk.....	19
8. 13 – 25, 27 – 39, 41-61 and 73-85 Birchmore Walk.....	21
9. 63-71 Birchmore Walk	22
10. 1-37 and 39-77 Highbury Quadrant	23
11. 79-115 and 18-120 Highbury Quadrant	25
12. 117-127, 129 – 139, 141- 151, 153 – 163 and 145 – 167 Highbury Quadrant and 169 – 191 Highbury New Park	27
13. 152-190 Highbury New Park.....	29
14. 192-230, 193-231 and 323-270 Highbury New Park and 1-39 Catherall Road.....	31
Proposed programme	33
How was the contractor selected?	33
How are the costs for the works calculated?	34
Leaseholders - S20 observations.....	34
Thank you.....	34

Purpose of booklet

Purpose of this booklet

- To provide you with information about the proposed works and the reasons for the works.
- To provide you with the contact details of the Project Team who will be overseeing these works and the Project Liaison Officer, who will be your contact if you have any questions or comments.
- To advise on Section 20 procedures for leasehold properties and the terms of recharge for the works.

What are Cyclical Improvement Works?

The works proposed are part of the **Cyclical Improvement Programme (CIP)**. These works are programmed on a seven to ten-year inspection cycle. This does not mean that we will carry out works to a block every seven to ten years, but we will survey the block in order to identify areas requiring works in the near future. The Cyclical Improvement Programme comprises both preventative maintenance works, and improvement works.

Preventative maintenance works are actions that are required to ensure the best possible performance of the building fabric for a further seven to ten years. These are typically remedial and investigative works that minimise the occurrence of leaks, damp penetration and other problems which may have greater consequences if left unattended to.

Improvement works are those that are necessary to ensure acceptable living conditions in the building. These are usually the addition of items or features that were not a part of the original building design but are now considered a necessity. Examples include improvements to the thermal performance of the building or addition of fire safety features.

How do Islington Council decide on works?

Works are identified based on a range of sources including:

- The repairs history for the building
- Resident observations arising from an early-stage consultation meeting
- Inspections carried out by Islington Council surveyors
- Detailed investigative surveys carried out by specialists and the contractors

The Project Manager, a surveyor or an architect, reviews all of the above evidence and decides what works need to be done. The cost of the works is then estimated by a Quantity Surveyor and presented to senior management for approval.

All works are carried out in accordance with Islington Council's standard specifications. For several items, e.g., window repairs, the extent of works is estimated at this stage, and will only be finalised when the works are underway.

These works will be identified by the contractor through detailed surveys, but they will only proceed on agreement of the Islington Council Project Manager and Clerk of Works.

List of properties

The properties this booklet refers to are listed in the table

Address	Total properties	Tenanted properties	Leasehold properties
1 - 52 Park View	52	14	38
53 - 68 Park View	16	14	2
66 - 96 Park View	28	21	7
109 -118 Park View	10	6	4
119 -142 Park View	24	16	8
1-37 Highbury Quadrant	20	12	8
39-77 Highbury Quadrant	20	11	9
79-115 Highbury Quadrant	19	10	9
82-120 Highbury Quadrant	20	13	7
117 - 127 Highbury Quadrant	6	1	5
129-139 Highbury Quadrant	6	2	4
141-151 Highbury Quadrant	6	4	2
153-163 Highbury Quadrant	6	2	4
1-11 Birchmore Walk	6	5	1
2-24 Birchmore Walk	12	4	8
13-25 Birchmore Walk	6	4	2
26-48 Birchmore Walk	12	5	7
27-39 Birchmore Walk	5	1	4
50-72 Birchmore Walk	9	6	3
41-61 Birchmore Walk	12	6	5 and 1 Freehold
63-71 Birchmore Walk	5	3	2

73-85 Birchmore Walk	7	4	3
1-39 Catherall Road	20	5	15
145 -167 Highbury New Park	12	4	8
169 -191 Highbury New Park	20	13	7
152-190 Highbury New Park	12	5	7
192-230 Highbury New Park	20	14	6
193-231 Highbury New Park	20	13	7
232-270 Highbury New Park	20	7	13

Project team

The Islington Council project team will include:

Role	Name
Project Manager / Building Surveyor	Mr Alex McNally
Project Liaison Officer	Richard Berwick 0207 527 5343 Richard.berwick@islington.gov.uk
Cost Consultant	David Njie David.Njie@islington.gov.uk
Leasehold Consultation Officer	HomeOwnership@islington.gov.uk
Health and Safety Co-ordinator	Mick Neal Micheal.Neal@islington.gov.uk
Electrical Engineer	Antonio Esposito Antonio.Esposito@islington.gov.uk
Mechanical Engineer	Edward Cunningham Edward.Cunningham@islington.gov.uk

Please direct all tenants' enquiries to the Project Liaison Officer Richard Berwick (details above) and any leaseholder observations and enquiries to Homeownership team (details above)

What works are proposed?

1. 1-52 Park View



1-52 Park View is a unique block on the estate, that was constructed in 1954. It is an 8-storey block constructed in reinforced concrete frame with brick infill and a connected adjoining 4-storey low-rise section in brick construction with cantilevered balconies. The low-rise section has a taller 5-storey section at the southwest facing gable end. The block also benefits from a controlled door entry system. The works to be undertaken at this block will require us to erect a scaffolding (Tube & Clip) to the entirety of the building. This will enable to gain access to difficult

areas that are essential for the works we have specified to be carried out: The works will be carrying out at 1-52 Park View are as follows:

Roof and high-level works.

The need for works to all roofs are essential to eliminate the possibility of leaks and ensure these areas are retaining heat during the cold months of the year by making sure high levels are free from defects. Works to these surrounding areas will include

- The clearance of outlets, cleaning of moss
- Minor flat roof repairs to felt overlay, repointing of flashing around chimney stacks
- Checking and test of the lightning conductor.

Window works:

- Ease and adjusting of all windows and renewal of missing ironmongery
- Renewal of putty and some Georgian wire glass to the communal areas.

Brickwork and render repairs:

These works will improve the appearance of the individual blocks from both street level as when being walked through. These will consist of:

- Brickwork, concrete and render repairs will be undertaken to large areas of 1-25 which will include brick tint and staining
- Repairs to tiled porch outside maisonettes front entrance doors
- Renewal of expansion joints
- Water resistant treatment to ground floor brickwork
- Jet washing of brickwork
- In block 1-25 clean out bin hoppers to each floor (including easing and adjusting), remove pigeon guano from secondary means of escape leading to the rear of the block.
- We plan on relocating the bin storage area to the grass area opposite 1-25 Park View due to the current location of the bins posing a possible fire risk.

Strengthening of walkways balustrades and resurfacing:

The low-rise block where flats 25-52 are located, will undergo works aimed at strengthening the communal walkway balustrades. The initial plan was to demolish the wall and replace this with a powder coating railing that would match the design of the New Build homes. However, we would rather adapt the current design and overall look of the block.

- Part demolition of walkway balustrades to provide required reinforcement measure. Tensile rods and piers/supports will be installed or constructed to strengthen the wall.
- Complete resurfacing of the communal balcony walkway surfaces using a product that incorporates a new insulation layer. Creating channels in the existing water gullies to ensure rain falls into the gullies and is drained away.

Internal decorations to communal areas with flame retardant paint:

- Redecoration of all previously painted surfaces including the ceramic tiles which have now discoloured with TOR fire resistant paint
- Fire stopping to all surface penetrations within communal areas. These decorations will provide addition fire protection to all surfaces to which it has been applied.

Rainwater goods and drainage:

- Replacement of gully grids to walkways and connected down pipes – cast iron – repair sections and seal around entrances into flats where and when necessary.
- Clear and wash down rainwater goods

Signage and pest control:

- Replacement pigeon netting to private balconies to deter pigeons.
- New signage to blocks/numbering of each floor of the 8-storey block.

Water tanks:

- Works to water tanks connected pipework will be undertaken.
- Renewal of insulation to water tanks.

2. 53-68 Park View



Blocks 53-68 Park View are of a similar style to Block 1-52, built in brick and reinforced concrete frame construction with a cantilevered protruding stairwell and flat roofs. This block consists of four and two storey blocks. Due to the extensive works that will be undertaken at 53-68 Park View all elevations will need to have a (Tube and Clip) scaffolding erected. These works consist of the following:

Roof and high-level works:

Scaffolding of the whole block (4-storey and a 2-storey section at the end) will be essential for most of the repairs undertaken at the blocks for Park View.

The need for works to all roofs and works at high level are essential to eliminate the possibility of leaks and ensure these areas are retaining heat when it is cold by making sure high levels are free from defects. Works to these surrounding areas will include:

- The clearance of outlets, cleaning of moss
- Minor flat roof repairs to felt overlay, repointing of flashing around chimney stacks
- Checking and test of the lightning conductor
- Testing such as moisture mapping and core samples maybe taken to determine
- Repointing flashing around chimney stacks
- One layer felt overlay to pram sheds

Window repairs:

- Ease and adjusting of all windows and renewal of missing ironmongery
- Renewal of putty and some Georgian wire glass to the communal areas.

Brickwork and render repairs:

- Brickwork, concrete and render repairs, to include brick tint and staining
- Renewal expansion joints

Internal decorations to communal areas:

Fire Risk Assessment surveys will be carried out when starting on site and these may indicate further works required. The following works will be undertaken:

- Redecoration of all previously painted surfaces including the ceramic tiles which have now discoloured with TOR fire resistant paint
- Painting of front entrance doors
- Fire stopping to all surface penetrations within communal areas

External decorations:

- Cupboard doors, frames, pram sheds and private balconies.

Rainwater goods and drainage:

- Clearing and washing down of rainwater goods including replacing sections of broken pipework (balconies and pram shed)
- Clear and wash down rainwater goods

Signage and pest control:

- Replacement of pigeon netting to private balconies that had netting prior to works commencing
- New signage to blocks/numbering.

Water tanks:

- Improvement of water supply to tanks
- Disinfection and cleansing of water tanks
- Works to be undertaken to the supply and outlet pipework to the tanks
- Insulation of hot water tanks
- ID labelling to pipework.

3. 69-96 Park View



Blocks 69-96 Park View is of the same style as the low-rise section of block 1-52. Built in brick construction and reinforced concrete frame with cantilevered communal balcony walkway to the front elevation and individual balconies to the rear elevation and a flat roof system. The works required for this block will require a Tube and Clip scaffolding that will be erected to both two and four storey blocks in order for the following works to be undertaken:

Roof and high-level works:

Scaffolding of the whole block (4-storey and a 2-storey section at the end) will be essential for most of the repairs undertaken at the blocks for Park View.

The need for works to all roofs and works at high level are essential to eliminate the possibility of leaks and ensure these areas are retaining heat when it is cold by making sure high levels are free from defects. Works to these surrounding areas will include

- The clearance of outlets, cleaning of moss
- Minor flat roof repairs to felt overlay
- Repointing of flashing around chimney stacks
- Clear and wash down rainwater goods
- Checking and test of the lightning conductor
- Testing such as moisture mapping and core samples may be taken to determine. We will repoint flashing around chimney stacks.
- One layer felt overlay to pram sheds

Window works:

- Ease and adjusting of all windows and renewal of missing ironmongery
- Renewal of putty and some Georgian wire glass to the communal areas

Brickwork and render repairs:

- Repairs to tiled porch outside maisonettes front entrance doors
- Renewal of expansion joints.

Rainwater goods and drainage:

- Clearing and washing down of rainwater goods including replacing sections of broken pipework (balconies and pram shed)
- Down pipes – cast iron – repair sections and seal around entrances into flats.
- Replacement of gully grids to walkways and connected down pipes – cast iron – repair sections and seal around entrances into flats where and when necessary.

Signage and pest control:

- Replace pigeon netting to private balconies.
- New signage to blocks/numbering.

Strengthening of walkways balustrades and resurfacing:

Low-rise blocks containing walkways will undergo works aimed at strengthening the balustrades to the communal walkways. The initial plan was to demolish the wall and replace this with a powder coating railing that would match the design of the New Build. However, we would rather adapt the current design and overall look of the block.

- Installation of tensile rods within walkway balustrades to provide required reinforcement.
- Complete resurfacing of the communal balcony walkway surfaces using a product that incorporates a new insulation layer. Creating channels in the existing water gullies to ensure rain falls into the gullies and is drained away.

Internal decorations:

Fire Risk Assessment surveys will be undertaken when starting on site and these may indicate further works required. The following works will be undertaken:

- Redecoration of all previously painted surfaces including the ceramic tiles which have now discoloured with TOR fire resistant paint – including front entrance door, cupboard doors, frames, pram sheds and private balconies.
- Fire stopping to all surface penetrations within communal areas with mastic fire retardant sealant.
- Works to water tanks connected pipework will be undertaken.
- Renewal of insulation to water tanks.
- Addition of ID labelling to pipework.
- Repair/renewal of hot water to undertaken to hot water tank.

4. 109-118 Park View



Blocks 109-118 Park View are of a similar style to Block 1-52, built in brick and reinforced concrete frame construction with a cantilevered protruding stairwell and flat roofs. This block consists of four and two storey blocks. Due to the extensive works that will be undertaken at 109-118 Park View all elevations will need to have a (Tube and Clip) scaffolding erected. These works consist of the following:

Roof and high-level works:

Scaffolding of the whole block (4-storey and a 2-storey section at the end) will be essential for most of the repairs undertaken at the blocks for Park View.

The need for works to all roofs and works at high level are essential to eliminate the possibility of leaks and ensure these areas are retaining heat when it is cold by making sure high levels are free from defects. Works to these surrounding areas will include:

- The clearance of outlets, cleaning of moss
- Minor flat roof repairs to felt overlay, repointing of flashing around chimney stacks
- Checking and test of the lightning conductor
- Testing such as moisture mapping and core samples maybe taken to determine. We will repoint flashing around chimney stacks
- One layer felt overlay to pram sheds

Window works:

- Ease and adjusting of all windows and renewal of missing ironmongery
- Renewal of putty and some Georgian wire glass to the communal areas.

Brickwork and render repairs:

- Brickwork, concrete and render repairs, to include brick tint and staining
- Renewal expansion joints

Internal decorations:

Fire Risk Assessment surveys will be undertaken when starting on site and these may indicate further works required. The following works will be undertaken

- Redecoration of all previously painted surfaces including the ceramic tiles which have now discoloured with TOR fire resistant paint – including front entrance door, cupboard doors, frames, pram sheds and private balconies.
- Fire stopping to all surface penetrations within communal areas

Rainwater goods and drainage:

- Clearing and washing down of rainwater goods including replacing sections of broken pipework (balconies and pram shed)

Signage and pest control:

- Replacement of pigeon netting to private balconies that had netting prior to works commencing
- New signage to blocks/numbering

5. 119-142 Park View



119-142 Park View Estate are of the same style as the low-rise section of block 1-52. Built in brick construction and reinforced concrete frame with cantilevered communal balcony walkway to the front elevation and individual balconies to the rear elevation and a flat roof system. This block consists of four and two storey blocks. Due to the extensive works that will be undertaken at 109-118 Park View all elevations will need to have (Tube and Clip) scaffolding to be erected. These works consist of the following:

Roof and high-level works:

Scaffolding of the whole block (4-storey and a 2-storey section at the end) will be essential for most of the repairs undertaken at the blocks for Park View.

The need for works to all roofs and works at high level are essential to eliminate the possibility of leaks and ensure these areas are retaining heat when it is cold by making sure high levels are free from defects. Works to these surrounding areas will include:

- The clearance of outlets, cleaning of moss
- Minor flat roof repairs to felt overlay, repointing of flashing around chimney stacks
- Checking and test of the lightning conductor
- Testing such as moisture mapping and core samples may be taken to determine
- Repointing flashing around chimney stacks.
- One layer felt overlay to pram sheds

Window works:

- Ease and adjusting of all windows and renewal of missing ironmongery
- Renewal of putty and some Georgian wire glass to the communal areas.

Brickwork and render repairs:

- Repairs to tiled porch outside maisonettes front entrance doors
- Renewal of expansion joints.

Internal decorations to communal areas:

Fire Risk Assessment surveys will be carried out when starting on site and these may indicate further works required. The following works will be undertaken:

- Redecoration of all previously painted surfaces including the ceramic tiles which have now discoloured with TOR fire resistant paint, including front entrance doors, cupboard doors, frames, pram sheds and private balconies
- Fire stopping to all surface penetrations within communal areas

Rainwater goods and drainage:

- Clearing and washing down of rainwater goods including replacing sections of broken pipework (balconies and pram shed)
- Down pipes – cast iron – repair sections and seal around entrances into flats.

Strengthening of walkways balustrades and resurfacing:

Low-rise blocks containing walkways will undergo works aimed at strengthening the balustrades to the communal walkways. The initial plan was to demolish the wall and replace this with a powder coating railing that would match the design of the New Build. However, we would rather adapt the current design and overall look of the block.

- Installation of tensile rods within walkway balustrades to provide required reinforcement.
- Complete resurfacing of the communal balcony walkway surfaces using a product that incorporates a new insulation layer. Creating channels in the existing water gullies to ensure rain falls into the gullies and is drained away.
- Replacement of gully grids to walkways and connected down pipes – cast iron – repair sections and seal around entrances into flats where and when necessary.

Signage and pest control:

- Replace pigeon netting to private balconies.
- New signage to blocks/numbering.

Water tanks:

- Works to water tanks connected pipework will be undertaken
- Renewal of insulation to water tanks
- Addition of ID labelling to pipework
- Repair/renewal of hot water to undertaken to hot water tank
- Replacement of warning pipe
- Reinsulate outlet pipework
- Improve access to overflow pipe.

6. 1-11 Birchmore Walk



1 to 11 Birchmore Walk is part of a open aspect 2-storey blocks are of a similar style, both are cavity wall brick construction with reinforced concrete deck and frame with low-level pitched roofs. The main differences are the yellow brick façade construction. These works consist of the following:

Roof and high-level works:

- Scaffolding of the whole block will be essential to gain access to areas where works are required to be undertaken at the blocks for Birchmore Walk
- Minor roof repairs to main pitched roof including replacement of broken tiles, damaged battens and isolation to be checked and replaced if required.

Window works.

- Easing and adjusting UPVc windows including replacing missing ironmongery.

Brickwork and render works.

- Brickwork and concrete repairs including brick tint and stain removal.

Rainwater goods and drainage.

- Clearing of rainwater goods including renewing joints/brackets and small sections.

Communal walkway works:

- Work to the communal balcony walkway to try and prevent water coming in from the balconies when there is excessive rain.

Internal decorations.

- Redecoration of previously painted surfaces including terraces tenanted doors and frames throughout
- Fire stopping work in the communal areas

7. 2-24, 26 - 48 and 50 – 72 Birchmore Walk



2-24, 26 – 38 and 50-72 Birchmore Walk are three-storey style blocks that have built in cavity wall construction, solid walls at the gable ends with pitched roofs covered in artificial slate. These blocks also benefit from a controlled door entry system at the entrance to each protruding stairwell section. These works consist of the following:

Roof and high-level repairs:

- Scaffolding to whole rear of block (double check flank ends) and to stairwell entrances at the front of the blocks
- Repairs to pitched tiled roof to including refixing loose tiles, replace missing/broken tiles, clearing and realigning guttering and downpipes where required.
- Repairs to timber fascias and soffits. Application of weatherproof solutions.
- Checks to loft areas – replace insulation where required.
- Renewal of roof hatches top of landings.

Window works:

- Easing and adjusting of UPVc windows including replacing missing ironmongery

Brickwork and render repairs:

We have identified the following works to be carried out to the block.

- Tower (three-storey) for downpipe repairs etc to front elevation
- Repairs to front entrance porch roof – felt.
- Tidy cables where scaffold is erected only.
- Some masonry and brickwork repairs including any repointing and concrete repairs as well as brick tint and cleaning off stains.

External decorations:

- Replace pram shed doors and cupboards and paint.

Internal decorations to communal areas:

The various types of repairs and decorations to be carried out at this block are:

- Redecoration of all previously painted surfaces, internal communal stairwell walls and ceilings to be redecorated in TOR fire retardant paint and tenanted doors and frames throughout.
- Fire stopping to all surface penetrations within communal areas.
- Check staircase areas for floor coverings/nosing/steps/handrails.

Rainwater goods and drainage:

- Fix any gutter joints and downpipes some are UPVc or aluminium and renewing small sections where defect or degraded.

Signage:

- New signage required – block and flat numbers.

Water tanks:

- Replacement of incoming mains supply
- Installation of drain valve on incoming mains water supply
- Renewal cold water storage tank

8. 13 – 25, 27 – 39, 41-61 and 73-85 Birchmore Walk



Blocks 13-25, 27-39, 41-61 and 73 - 85 Birchmore Walk are mainly two-storey terraced houses and individual homes. These have built in cavity wall construction with low-level felt covered pitched roofs with a recessed louvre window detail at regular intervals. The works required are as follows:

Scaffolding the whole block to give us access and the ability to access the areas we need to carry out essential works, which are:

Roof repairs and high-level works:

- Repairs to pitched tiled roof including refixing loose tiles, replace missing/broken tiles.
- Renewal of battens where required.
- Loft insulation to tenanted properties
- Clearing of rainwater goods including renewal of joints/brackets and small sections.
- Repairs to fascia/soffits and weatherproof solution applied.

Window works:

- Easing and adjusting of UPVc windows including replacing missing ironmongery

Brickwork and render repairs:

- Brickwork repointing - including brick tint and stain removal

Internal decorations.

- Redecoration of previously painted surfaces including tenanted doors and frames throughout the block
- Fire stopping works in communal areas

9. 63-71 Birchmore Walk



Block 63 -71 Birchmore Walk are open aspect two-storey blocks of a similar style, both are cavity wall brick construction with reinforced concrete deck and frame and low-level pitched roofs. The main differences are the yellow brick façade construction and rear elevation cladding detail on block 63-71. The works we have identified as being required at 63-71 Birchmore Walk are:

Roof repairs and high-level works:

Scaffolding of the whole block will be essential.

Minor roof repairs to main pitched roof including replacement of broken tiles, damaged battens and insulation to be checked and replaced if required including any flashings.

Window works:

- Easing and adjusting of UPVc windows including replacing missing ironmongery.

Brickwork and render repairs:

- Brickwork and concrete repairs Including brick tint and stain removal

Rainwater goods and drainage:

- Clearing of rainwater goods include for renewing joints/brackets and small sections

Internal communal area decorations:

- Redecoration of previously painted surfaces including terraces tenanted doors and frames
- Fire stopping works in communal areas.

External decorations:

- Fire compliancy works to cladding detail at rear elevation block 63-71 only. (To be confirmed after FRA survey recommendations for works to be undertaken after we start work).

Communal walkways resurfacing.

- Recoating of the asphalt walkway to block which has deteriorated in new PMMA water resistant cold applied coating.

10. 1-37 and 39-77 Highbury Quadrant



Highbury Quadrant are five-storey T-blocks with cantilevered stairwells and balconies. The blocks have built in cavity walls and reinforced concrete construction with solid brick walls at the gable ends. The flat roof here are the last of two flat roofs of the five-storey style of blocks on the estate that have not yet had their roofs renewed. There have been many repairs carried out over the years, some sections have had patch repairs with granolithic felt and some outlets have been mended.

However, in both cases the original asphalt covering has deteriorated to the point where water is now getting into the insulated layer underneath and compromising the effectiveness of the roof. Options have been given to renew the roof with a new multi-layer elastomeric system in tapered falls to prevent ponding or a similar flat roof felt system to the one currently on the roof. Both systems will be an approved Langley specification which will provide improved insulation and energy performance for the block.

In addition to these roof works the following works will also be carried out:

Roof renewal and high-level works:

- Scaffolding of the whole block will be required
- Roof will be renewed. A decision on whether to go with a flat roof system (current roof covering) or tapered system (eliminates pooling of water by directing the rainwater to nearby outlets) is still to be decided
- Clearing and clean moss, clean outlets
- Render repairs to chimneys
- Replacement of tank room doors and painting
- Adjustment of thresholds to cater for new insulation
- Checking and testing of lightning conductor

Window works:

- Easing and adjusting of UPVc windows including replacing missing/broken ironmongery including renewal of putty of communal Georgian wire glass and replacing any cracked glazing to these blocks.

Brickwork and render repairs:

- Tidy any cables to scaffolded areas
- Brickwork and masonry repairs including any concrete reinforcement repairs, render repairs and repointing where required – including brick tint and stain removal

External decorations:

- Redecoration of all previously painted surfaces including balconies (if applicable)
- Render/flaunching chimneys and tenanted doors and frames throughout the block.
- Fire stopping works in communal areas.

Rainwater goods and drainage:

- Fix and clean out any downpipes (balconies) including joints, hoppers and downpipes, some are UPVc or cast, and renewing small broken sections.

Private balcony works:

- Resurfacing of private balconies in new cold applied water-resistant coating
- Clear outlets on private balcony including replacing grills

Block signage:

- Signage – block and flat numbers.

11.79-115 and 18-120 Highbury Quadrant



79-115 and 82-120 Highbury Quadrant is a five-storey T-blocks with cantilevered stairwells and balconies. The blocks have built in cavity walls and reinforced concrete construction with solid brick walls at the gable ends. The flat roof to this block has been renewed over the years and is still under warranty. The works that we have outlined for this block are as follows:

Roof and high-level works:

- Scaffolding to the whole block will be required.
- Repairs to flat roof.
- Core samples/moisture mapping will be undertaken to assess the condition and trace saturation levels.
- Clearing and clean moss, clean outlets

Window works:

- Easing and adjusting of UPVc windows including replacing missing/broken ironmongery Including renewal of putty of communal Georgian wire glass and replacing any cracked glazing to these blocks.

Brickwork and render repairs:

- Tidy any cables to scaffolded areas
- Brickwork and masonry repairs including any concrete reinforcement repairs, render repairs and repointing where required – including brick tint and stain removal

External decorations

- Redecoration of all previously painted surfaces including balconies (if applicable)
- Render/flaunching chimneys and tenanted doors and frames throughout the block.
- Fire stopping work to communal areas.
- Paint and repair tank room doors.

Rainwater goods and drainage:

- Fix and clean out any downpipes (balconies) including joints and downpipes, some are UPVc or cast, and renewing small broken sections.

Private balcony works.

- Resurfacing of private balconies in new cold applied water-resistant coating
- Clear outlets on private balcony including replacing grills.

Block signage.

- Signage – block and flat numbers.

12. 117-127, 129 – 139, 141- 151, 153 – 163 and 145 – 167 Highbury Quadrant and 169 – 191 Highbury New Park



117-127, 129 – 139, 141 – 151, 153-163 and 145-167 Highbury Quadrant and 169 – 191 Highbury New Park are constructed of brick and reinforced concrete floor construction and solid brick wall at the gable ends. The low-pitched roofs are covered in slate tiles. The works to be undertaken to the block in question are as follows:

Roof and high-level works:

- Scaffolding to whole rear of block will be required
- Repairs to pitched tiled roof to including refixing loose tiles, replacing missing/broken tiles.
- Repairs to front entrance porch roof - felt

Window works:

- Easing and adjusting of UPVc windows including replacing missing ironmongery

Brickwork and render repairs:

- Tidy cables where scaffold is erected only
- Masonry and brickwork repairs including any repointing and concrete repairs as well as brick tint and stain removal

External decorations:

- Painting of terraces located at the rear of the block
- Replace pram shed doors and cupboards and paint

Internal decorations:

- Redecoration of all previously painted surfaces, internal communal stairwell walls and ceilings to be redecorated in TOR fire retardant paint and tenanted doors and frames throughout the block.
- Fire stopping works to communal areas.
- FRA survey to be undertaken when on site and recommendations undertaken.
- Check staircase areas for floor coverings, nosing's, handrails, steps.

Rainwater goods and drainage:

- Fix any gutter joints and downpipes some are UPVc or aluminium and the renewal of small sections.

Signage.

- New signage required – block and flat numbers.

13. 152-190 Highbury New Park.



152-190 Highbury New Park is a five-storey T-blocks with cantilevered stairwells and balconies. The blocks have built in cavity walls and reinforced concrete construction with solid brick walls at the gable ends. The works that have been identified to be carried out are:

Roof and high-level works:

- Scaffolding the whole block.
- Repairs to flat roof.
- Core samples/moisture mapping will be undertaken to assess the condition.
- Clearing and clean moss, clean outlets and paint and repair tank room doors. balcony including replacing grills

Window works:

- Easing and adjusting of UPVc windows including replacing missing/broken ironmongery including renewing putty of communal Georgian wire glass and replacing any cracked glazing to these blocks.

Brickwork and render repairs:

- Tidy any cables to scaffolded areas
- Brickwork and masonry repairs including any concrete reinforcement repairs, render repairs and repointing where required – including brick tint and stain removal

Internal decorations:

- Redecoration of all previously painted surfaces including balconies (if applicable)
- Render/flaunching chimneys and tenanted doors and frames throughout the block.
- Fire stopping works to communal areas.

Private balcony works:

- Resurfacing in new cold applied water-resistant coating
- Clear outlets

Rainwater goods and drainage:

- Fix and clean out any downpipes (balconies) including joints and downpipes, some are UPVc or cast, and renewing small broken sections.

Signage:

- Signage – block and flat numbers

14. 192-230, 193-231 and 323-270 Highbury New Park and 1-39 Catherall Road



192 – 230, 193-231 and 232-270 Highbury New Park and 1-39 Catherall Road are five-storey T-blocks with cantilevered stairwells and balconies. The blocks have built in cavity walls and reinforced concrete construction with solid brick walls at the gable ends. Most of the flat roofs to these blocks have been renewed over the years and are still under warranty. The works to be programmed for this block will be the following:

Roof and high-level works:

- Scaffolding to the whole block will be required
- Repairs to flat roof.
- Core samples/moisture mapping will be undertaken to assess the condition
- Clearing and clean moss, clean outlets and paint and repair tank room doors.

Window works:

- Easing and adjusting of UPVc windows including replacing missing/broken ironmongery including renewing putty of communal Georgian wire glass and replacing any cracked glazing to these blocks.

Brickwork and render repairs:

- Brickwork and masonry repairs including any concrete reinforcement repairs, render repairs and repointing where required – including brick tint and stain removal
- Tidy any cables to scaffolded areas

Internal decorations to communal areas:

- Redecoration of all previously painted surfaces including balconies (if applicable)
- Render/flaunching chimneys and tenanted doors and frames throughout the block.
- Fire stopping work to communal areas.
- FRA surveys will be undertaken, and recommendations will be carried out if required.

Rainwater goods and drainage:

- Fix and clean out any downpipes (balconies) including joints and downpipes, some are UPVc or cast, and renewing small broken sections.

Private balcony works:

- Resurfacing of private balconies in new cold applied water-resistant coating
- Clear outlets on private balcony including replacing grills

Block Signage:

- Signage – block and flat numbers.

Water tanks at 193-231 Highbury New Park:

- Replacement of incoming mains supply
- Installation of drain valve on incoming main
- Repairs/renewal to be undertaken to cold water storage tank.
- Renewal of storage tank lid.
- Works to be undertaken to the supply and outlet pipework to the tanks to include isolation valves if necessary.
- Insulation of hot water tanks.
- ID labelling to pipework.

Water tanks at 1-39 Catherall Road

- Improvement of water supply to tanks.
- Disinfection and cleansing of water tanks
- Works to be undertaken to the supply and outlet pipework to the tanks to include isolation valves if necessary
- Insulation of hot water tanks
- ID labelling to pipework.

Proposed programme

Section 20 (S20) consultation (for leaseholders)

During the 30-day consultation period, you are invited to make observations in writing on the proposed works. We will review the S20 observations received during the consultation period, and if required make relevant amendments to the scope of works.

Issue contractor with order

Once the S20 consultation period with leaseholders is complete, the contractor will be issued with an order for the works. This process usually takes approximately six to eight weeks.

Pre-start residents meeting

This will be arranged once the order is placed, but before works start on site. All residents are invited to this meeting. You will be able to meet the contractors site team and a programme for the works on site will be made available, together with details of site set up and other relevant information.

Works on site

We currently estimate works will start in March 2023 and take 26 months to complete. Once works start you will receive regular newsletters from the contractor to keep you informed on progress. This repair work will be done in a safe way, in accordance with the relevant Covid-19 restrictions.

Completion and payment

Leaseholders will not be invoiced until after the works are completed and a final account is agreed. Leaseholder contributions will be calculated according to the actual costs incurred. Islington Council offers a range of payment terms. A payment options document is included with the Section 20 consultation notice and the Final Account notice.

How was the contractor selected?

Islington Council's Cyclical Improvement Programme is delivered under a Long-Term Agreement (LTA) construction contract which was last awarded in 2020 and will run until 2030.

Mears Limited were awarded the contract for the east of the borough.

Prior to the award of the contract, Islington Council consulted with leaseholders on the selection of the contractors. This was a competitive tendering exercise. The exercise was carried out in line with public contracts regulations in order to ensure best value money was secured in an open and transparent manner.

This tendering process has given the following benefits:

1. All leaseholders pay according to the same costs.

This method protects leaseholders from particularly high tender costs, which could occur due to particular activity in the market or a lack of interest in particular projects. This would be particularly true of low-rise blocks (under 4-stories) or those requiring limited work.

2. Efficiency gains in tendering activities.

Tendering under public procurement rules is an onerous and time-consuming task. The use of a LTA simplifies this by using one major tender action, instead of several hundred smaller ones. The consequence of not using this would probably be a need to increase the professional fees charged to leaseholders.

You can find out more information on fire safety or improvement works planned for your block or estate, by visiting our major works page on our website at

www.islington.gov.uk/housing/repairs-and-estate-management/major-works

How are the costs for the works calculated?

The cost of the works are calculated by Islington Council's professional Quantity Surveying team using rates agreed with the contractors for all projects in the Capital Programme.

At this stage of the project, there are quite a number of estimates as to the amount of work to be done (known as "provisional sums"). This is typical with existing buildings.

Contingencies - there is a high chance of discovering the need for additional works on site and a contingency sum is included to allow for anticipated unknowns. In particular we include an amount to allow for discovery of asbestos that requires removal.

Professional fees - these cover fees for the project team. These are the Project Manager and Surveyor, the Quantity Surveyor (or cost consultant), the Clerk of Works (or quality inspector) and the Health and Safety Co-ordinator.

In addition there is a Project Liaison Officer and Leasehold Consultation Officer available to answer your queries at any stage during the project.

Leaseholders - S20 observations

You are invited to make formal written observations on the proposed scope of works outlined in this leaflet.

The council has to give consideration and respond to all formal observations received. Amendments may be made to the scope of works as a result, but the council is not obliged to act on observations.

Please refer to your Section 20 consultation letter for details on how to submit an observation but note that the council only has to respond to those received in writing.

Questions asked at the Section 20 meeting are recorded, however, these are not treated as formal observations.

Thank you

Thank you for participating in this resident consultation.

If you have any comments about the proposed works outlined in this booklet, please contact the Project Liaison Officer, Richard Berwick at Richard.Berwick@islington.gov.uk