

# Resident consultation

Major Works Improvement Programme proposed at The Harvist Estate  
London N7



# Context for this meeting

Resident's consultation drop-in meeting at Hind House Community Rooms 4pm-7pm,  
Wednesday 25 May 2022

- The purpose of the resident consultation meeting is to consult with all residents of the estate to hear your suggestions of works required for this project.
- At this stage some early surveys have been undertaken, and further are now underway but no decisions have yet been made on what works will be carried out.
- A detailed schedule of works will be developed over the coming months, and the suggestions made at this meeting will be taken on board.
- We cannot guarantee that suggested works will be done, but they will be reviewed by technical and financial council staff.

# Project Team

Role	Name	Contact
Project Lead	Jo Meehan	Phone – 020 7527 5217 Email – jo.meehan@islington.gov.uk
Senior Project Manager	TBC	Phone – 020 7527 tbc Email – tbc@islington.gov.uk
Project Liaison Officer	Sherene Alleyne	Phone – 020 7527 3561 Email Sherene.alleyne @islington.gov.uk
Leasehold Project Manager	Richard Powell	Phone – 020 7527 8415 Email – richard.powell@islington.gov.uk

# What are Cyclical Improvement Works?

- The works proposed are mainly **cyclical improvement works**. These are undertaken by the council on a seven to ten-year inspection programme. They consist of 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 energy performance of the building or addition of fire safety features.



## List of addresses

Address	Total properties	Leasehold properties	Tenanted properties
Citizen House	111	19	91
Lillingston House	110	16	94
Talbot House	110	14	96
Hind House	110	21	89
Swainson House	24	4	20
Everett House	24	9	15
Hindley House	24	8	16
Tenby House	24	3	21
Lever Buildings	2	2	0
<b>TOTAL:</b>	<b>539</b>	<b>94</b>	<b>445</b>

## View of the Harvist Estate



## Examples of Cyclical Improvement Works

- **Repair or renewal of roofs** - surveys will be undertaken to assess what level of repair the roof requires (if any). If it is necessary to renew the roof, it will be upgraded to improved thermal insulation standards.
- **Painting all previously painted surfaces** - this ensures the longevity of the weatherproofing of the fabric of the building and helps avoid damp penetration. Internal communal areas will also be painted to improve their appearance and ensure adequate fire-resistance of surfaces.
- **Repair or renewal of windows** - overhaul of windows to ensure they are in best possible condition. Renewal will be considered if they cannot be economically repaired.
- **Inspecting brickwork and concrete and repairing defects** - concrete and brickwork suffer from weathering over the years. These repairs help improve the weather-tightness of the building and avoid further deterioration.
- **Clearing out all drainage and making repairs** - drains are inspected, cleared through and repaired as required.
- **Balcony and walkway surfaces** - coverings to balconies, walkways and internal communal areas will be inspected and repaired or renewed as required.

# Additional works within the scope of this project

Cyclical Improvement Works are works to the external and communal fabric of the building, and consequently do not usually include the following however in this instance we plan to expand the work to include:

- Lift renewal
- Insulation
- Cladding and façade renewal
- Heating and hot water systems
- Internal ventilation systems
- Communal power and lighting
- Supplementary fire safety features

The scope of the work will be reviewed again in September 2022 once we have all the information and surveys completed.

## What happens next?

**Scheme development** - detailed building surveys will be made by council technical staff and other external consultants. A scope of works will be developed using a variety of sources including surveys, resident observations, and repair records.

**Indicative cost letters for leaseholders** - indicative cost letters are sent as soon as an estimated cost of the works is known. This is an early estimate and is intended to act as a guide to potential costs. Leaseholders have three months to consider these costs.

**Scope of works letters for tenants** - tenants will receive a similar letter outlining the proposed scope of works.

**Section 20 consultation** - this is the legislative consultation process. At this stage, leaseholders will be sent a scope of works and a maximum cost of the works and be given a formal 30-day observation period.

**Carrying out the works** - we hope to start works in the autumn of 2023. This is dependent on a few factors such as the extent of works and any arising need for planning permission. Further detail on programme will be available as the detailed scope of works progresses.

# Thank You

Thank you for attending the drop-in consultation event or for reading this booklet.

If you have any suggestions, please contact Sherene Alleyne on 020 7527 3561 or [Sherene.Alleyne@Islington.gov.uk](mailto:Sherene.Alleyne@Islington.gov.uk)

Suggestions will be considered in our detailed scheme development over the coming months.