



Elkins Site office tel. no: 0207 358 1674
RLO Elkins:

12.01.2012

Dear Resident

Croxted Estate- Major Works

As you may be aware the Council have completed a stock condition survey of properties throughout the borough. This survey has been the basis for the housing major works programme to be delivered over the next five years.

Works have been identified to several blocks on the Croxted Road Estate which are programmed to be delivered during the 2012 / 2013 year. The blocks included are listed below with the estimated scope of works.

Major works in the Dulwich area will be delivered through a long term partnering contract with A&E Elkins Ltd. Prior to works commencing we will be carrying out detailed surveys to the blocks which will include inspection of the condition of elements such as roofs, windows, doors and repairs to the fabric of the building, drainage surveys and periodic electrical tests.

For the external surveys access is not needed to your home but you may see our operatives on the estate. We will need to contact you to carry out internal surveys and electrical tests but we will make a prior appointment with you. Anyone employed by A & E Elkins Ltd or Southwark council will be carrying an official identification card. Please do not let people into your home without an appointment and identification being produced.

A public meeting will be arranged to discuss proposed works and to give you an opportunity to comment on the survey findings. A further letter will be issued regarding this.

We look forward to working with you and thank you in advance for your co-operation.

If you have any question regarding the content of this letter please telephone

Paul Thomas on 07950318540 email at paul.thomas@southwark.gov.uk

Yours faithfully

Catherine Duggan
Partnering Manager
A & E Elkins Ltd

ESTIMATED SCOPE OF WORKS

BLOCK	ROOF WORKS	EXTERNAL DOORS	ELECTRIC INTERNAL	ELECTRIC EXTERNAL	WINDOWS	FIRE PROTECTION WORKS
1-12 Shackleton	Yes	Yes	Subject to test	Subject to test	No	To be assessed
1-8 Welldon	Yes	Yes	Subject to test	Subject to test	No	To be assessed
58-89 Glazebrook	Yes	No	Yes	Subject to tests	No	To be assessed

BLOCK	
1-24 Glazebrook	These blocks are not included in the 2012 / 2013 programme but will be surveyed to assess potential fire protection works
25-48 Glazebrook	

Major Works

Residents
Croxted Road Estate

Date: 9th August 12

Dear Residents

Re: Croxted Road – Proposed Major Works

I am writing further to our previous letter and meeting in April this year. I am pleased to inform you that surveys for the proposed works are now complete and we have agreed estimated prices with our contractors A&E Elkins. I have listed the key proposed works for each block below: These include the following:

Bungalows 49- 57 Glazebrook

General repairs to fabric of the building , repairs and renewals to roofs, repairs and renewals to front doors (tenants only where in poor condition), internal rewire (tenants only)

58 – 89 Glazbrook

Internal electrical repairs & renewals to tenanted properties, repairs to communal windows, general external repairs to rainwater goods and external areas, renewals and repairs to laterals & landlords electrical supply, fire improvement works to upgrade front doors to 30 minute fire rated, renewal of roof and associated works .

1 – 12 Shackleton.

Internal electrical repairs & renewals to tenanted properties, repairs to communal windows, general external repairs to rainwater goods and external areas, renewals and repairs to laterals & landlords electrical supply, fire improvement works to upgrade front doors to 30 minute fire rated, renewal of roof and associated works .

1-8 Welldon Court

Internal electrical repairs & renewals to tenanted properties, repairs to communal windows, general external repairs to rainwater goods and external areas, renewals and repairs to laterals & landlords electrical supply, fire improvement works to upgrade front doors to 30 minute fire rated, renewal of roof and associated works .

1-24 & 25-48 Glazebrook

These blocks are not part of the major works programme for the coming year. However, the surveys have indicated that some fire improvements are needed which in main will be upgrading and renewing front entrance doors and some intake doors .o meet 30 minute fire rated standards.

Kennolds

The current stock condition surveys indicates no major components such as windows, roofs, electrical installations are in need of renewal and therefore these properties are not included for works in the current five year programme.

Internal repairs & renewals



The proposed works are generally external and are designed to ensure the properties meet the Council's warmer, dryer, safer standard (WDS). Full kitchen and bathroom refurbishments are not part of the WDS programme and are not required to meet decent homes standards as long as the components are in a reasonable condition and a safe layout. Component repairs only will be carried out if a health & safety need is identified during the works. Further information will be sent to residents at a later date regarding the WDS standards and the type of works the Council expect to deliver through this programme.

Tenants should continue to report current and newly arising repairs to the repairs team. This can be done by –

Freephone 0800 952 4444
Email repairs@southwark.gov.uk
Online www.southwark.gov.uk/reportit

We would like to meet with you to discuss the proposed works and have been in contact with your TNRA regarding this. Subject to confirmation I expect the meeting to be in the early part of September and the new tenants & resident's hall.

I appreciate that leaseholders will have particular concerns regarding the works as they will be expected to contribute to the costs in accordance with the lease agreement. The meeting in September is for all residents as this will be to review the works scope and this affects everybody. We will be holding a further meeting with leaseholders only during the statutory section 20 period which will give an opportunity to comment on costs and repayment issues. In the meantime I am happy to issue residents with a summary of the estimated costs per building although at the moment we cannot give individual estimates. The block costs may change slightly as some prices are still being confirmed.

Subject to the conclusion of the leasehold consultation period I expect A&E Elkins to be in a position to start on site in November. We will hold a further meeting with you prior to this to discuss the programme of works and access issues in more detail and to introduce you to your project team. We would like to have a couple of residents to act as resident project team representatives for this works package and I will discuss this further at the next meeting.

For information I have been advised that our Engineering & Compliance Team (E&C) will be carrying out repairs and renewals to the emergency lighting systems to some 40 blocks in the borough. These will include 1-24, 25-47 and 58-89 Glazebrook. These works are not part of the Croxted Major Works scheme and E&C will contact affected residents separately regarding this.

Please do not hesitate to contact me if you wish to discuss this or other issues surrounding the proposed works further. I look forward to working with you.

Yours faithfully

Paul Thomas
Contract Manager
Email paul.thomas2@southwark.gov.uk
Mobile 07950 318 450



Customer relationship officer

The customer relationship officer Drayton and Langland Houses, SE5 is Stanley Lyons.



07908 251178

stanley.lyons@southwark.gov.uk

Stanley Lyons will be your first point of contact and will liaise with you before the works start and until the final handover of the scheme and carry out a final customer satisfaction survey.

Lead designer and clerk of works

The lead designer for Drayton and Langland Houses, SE5 is Clive Phillips.

Their job is to provide and approve the professional design for the scheme and ensure the contractor carries out the works to the correct standard. They will be assisted on a day to day basis on site by the clerk of works who is **Eddie Symmonds**.

Our partners

Throughout this project we will be working with a number of contractors to ensure that works are carried out to a professional standard. Each contractor will have a site manager and resident liaison officer responsible for ensuring the works are carried out professionally and on time. They will be at hand to organise appointments with you as required.

REVITALISE⁵



Our major works programme is coming your way

We are investing £326m to make all homes in Southwark warm, dry and safe by 2016



REVITALISE⁵



Making every home in Southwark
warm, dry and safe

Committed to making your home warm, dry and safe

We are pleased to confirm that your home will be part of our warm, dry and safe programme of major works. As part of this programme, Southwark Council will invest £326m in a major repair works programme spanning five years. **Our vision is to make every home in Southwark warm, dry and safe by 2016.** Below are examples of what the works to your house may include, however you will receive a letter from the council with detailed information on exactly what works will be carried out on your home or estate.

Works may include:

- ✔ Roof and windows repair/renewal
- ✔ Internal rewiring (tenants only)
- ✔ Structural works to walls, balconies etc
- ✔ Works required to mains electrical supplies
- ✔ Bathroom components (tenants only) – we will ensure that at least two out of three of the main components (bath, toilet, wash hand basin) in your bathroom are in good condition.

There are separate programmes and budgets in place to cover essential works for individual heating systems, communal heating and lifts.

How did we decide what works we need to carry out?

The warm, dry and safe (WDS) programme was initially put together using detailed information that we hold about the condition of our properties: this information allows us to prioritise major works that we needed to complete over the coming years. The draft WDS programme was then published, and an extensive consultation exercise was undertaken in 2011 to make sure we have the correct information regarding the condition of our properties. Based on the feedback we received, further inspections were carried out on site, and changes were made to the planned programme before it was approved by the council's cabinet in October 2011.

For more information visit www.southwark.gov.uk/housing. If you have any queries about how the WDS programme was put together, please contact Martin Fillmore on **020 7525 7105** or martin.fillmore@southwark.gov.uk

Meet the team - Drayton and Langland Houses, SE5

A project team will be working in your area to ensure that all works are carried out to a professional standard.

Project manager

The project manager for Drayton and Langland Houses, SE5 is Sharon Shadbolt.

☎ 020 7525 7064

✉ sharon.shadbolt@southwark.gov.uk

Sharon Shadbolt will oversee the entire project and ensure value for money is achieved, and all correct approvals and procedures are followed. She will lead the project team to monitor the scheme at all stages of the contract.



If you would you like to be in the project team please contact:

Contract manager

The contract manager for Drayton and Langland Houses, SE5 is Roger Rodrigues.

☎ 020 7525 1322

✉ roger.rodrigues@southwark.gov.uk

Roger Rodrigues will make sure that the contractor is running the job correctly on a day to day basis and that the residents are satisfied with the work.

