

Item No.	Classification: Open	Date: 11 <sup>th</sup> November 2019	Meeting Name: Overview & Scrutiny Committee
<b>Report title:</b>		Kingswood QHIP 18/19 - External Wall insulation Proposals	
<b>Wards(s) or groups affected:</b>		Dulwich Wood	
<b>From</b>		Strategic Director of Housing and Modernisation	

## RECOMMENDATION(S)

1. That Overview and Scrutiny Committee note the current position on Kingswood Estate Quality Housing Investment Programme (QHIP), 2018/19

## BACKGROUND

- 2 Kingswood Estate is part of programmed major works for contract area 4 (Nunhead & Peckham Rye & Dulwich) under the 18/19 Quality Housing Investment Programme (QHIP). The intention is to deliver work through a long term Partnering arrangement with A&E Elkins. Professional technical services are provided by Calfordseaden
3. The estate is located in the south of the Borough in Dulwich Wood Ward and comprises of 32 low rise blocks & a number of street properties. There a total of 691 dwellings and the tenure is a mixture of 483 tenants and 208 leaseholders.

### Kingswood Estate - List of Blocks

1-28 Atwood House	1-40 Julian House
1-24 Barker House	1-28 Kinsey House
1-32 Beresford House	1-30 Markham House
1-8 Blackstone House	1-24 Mellor House
70-100 Bowen Drive	1-24 Michaelson House
1-24 Bradlord House	1-25 Oldham House
1-24 Broderick House	1-15 Parnall House
1-32 Buchanan House	1-15 Pierson House
1-20 Carmichael House	1-15 Ransford House
1-16 Dashwood House	1-25 Roper House
1-20 Dowell House	1-25 Roundell House
1-16 Garraway House	1-25 Sawyer House
1-28 Holberry House	27-29 Seeley Drive
1-16 Hovenden House	42-44 Seeley Drive
1-16 Huntley House	1-30 Telfer House

- 4 The estate was subject to major works in the early 2000's which included significant repairs to external parts and renewals to some roofs and windows. There remains an historical issue with dampness and condensation to the buildings which are believed to be due to life-style and inherent building issue resulting in damp retained within the building structure. Levels of such vary throughout the estate with some buildings suffering little or no damp issues with others significant signs of mould and damp.

- 5 Over the past few years dampness and mould have been a factor in complaints to ward members and officers and also part of disrepair actions. As a result technical consultants were appointed to specifically look at nine blocks identified by ward councillors. The appointed technical consultants were Calfordseaden and the report subsequently produced made a number of short and long term recommendations. Where feasible remedial works were carried out through the councils term repair contractors with residents being advised that longer term solutions would be reviewed in the next major works cycle. Recommendations included thermal imaging surveys to further identify causes, larger repair works to external parts of the estates and external wall insulation.

### **Key Matters for Consideration**

- 6 The design stage of the 18/19 Kingswood QHIP started in early 2017. A&E Elkins as the Council's long term partnering contractor were instructed to carry out surveys to all buildings on the estate including those covered under the original 2014 report. The purpose of the surveys was to identify work necessary to the buildings in addition to taking a fresh look at damp and condensation issues. These surveys included thermal imaging by an external surveyor from Cigna appointed through the contractor.
- 7 The full scope of works identified as part of these surveys include the following :
  - Asphalt repairs and walkway coatings
  - Roof repairs and renewals including gutters and downpipes
  - Window repairs or renewals ( subject to life cycle costs )
  - Concrete repairs
  - Decorations and repairs to communal parts
  - Brickwork repairs including 3 buildings with external cracks
  - Fire assessment work
  - Kitchen renewal to tenants where over 20 years
  - LD2 smoke detectors ( tenants and leaseholders )
  - Front Entrance doors where deemed in disrepair / do not meet fire rating requirements.
  - Installation of EWI to a number of blocks

Findings including thermal imaging concur there is an inherent issue in the blocks across the estate with damp and that being retained within the structure of the buildings. All recommendations for work including those to rectify damp and condensation were fully reviewed by the Council's consultants. A number of options were identified with the most appropriate technical solution to the disrepair being installation of EWI as a long term technical solution.

### **Consultation**

8. There is significant interest in the scheme, not least because of the level complaints raised, and therefore officers have held separate briefing sessions with members. Since March 2017 the council have sought to engage residents with proposed works as part of the councils Putting Residents' First consultation for major works. There

have been eight resident drop-ins for all residents which included notification to local ward members. Two of the drop in sessions recently held were specifically to discuss EWI and are detailed later in this section. In addition to the wider resident drop ins there is a Resident Project Team who have met regularly to discuss various aspects of the proposed works.

- 9 A number of residents have raised concerns with regards to proposed works which in main relate to the EWI both cost and visual aspects and the need to replace windows which were renewed in the early 2000's . Leaseholders have specific concerns with regards to costs.

To assist with the resident consultation and to try to bridge gaps between officers and residents the Council engaged with Open Communities as an independent advisor and all RPT meetings are chaired by them.

- 10 The Kingswood Tenants & Residents Association was only recently reformed earlier this year. The project team contacted the TRA chair who attended a RPT meeting in February 2019. The TRA chair requested the Council attend a TRA general meeting to discuss the major works, which was agreed to and subsequently attended by major works team on 4 April 2019.

- 11 Other consultation has taken place in the form of estate letters and contact with individual. All survey information has been made available.

### **What happens now**

14. Officers recognise that residents have fair and reasonable concerns, especially leaseholders who are likely to be liable for significant contributions for rechargeable works, and consider a further review of proposals appropriate which is ongoing Council officers are currently reviewing the proposals for the major works scheme and to co ordinate an overall strategy for the estate and will verbally update OSC at the meeting as to the current position.
- 15 The Head of Investment (Ferenc Morath) will be attending the Kingswood AGM on 14 November 2019 and will update on the position as of that date.

