

Blackstock Estate framework contract pilot

Blackstock Estate is one of the estates included in the new framework contract pilot for the borough and the works are nearing completion.

We have carried out cyclical repairs, maintenance and redecorations to the communal parts of the blocks, both internally and externally. In addition, we have renewed the

windows of each flat to one elevation. (The other elevation had new windows some time ago.)

The contract has gone well and we have ensured that the Blackstock TMO (BMO) has been involved and consulted throughout, including their attendance at the monthly site meetings with the contractor.



Elwood House and Hurlock House

Works have been completed at Elwood House and Hurlock House. See photographs.



Twyford House

One outstanding item for this estate is a subsidence problem at Twyford House that will require underpinning, but funding is not available to carry out this work within the current contract, so this will have to be dealt with in the future. We have had soil tests carried out and a trench has been dug to allow the structural engineer to fully assess the situation and make recommendations. His recommendations and estimate for the works should be received shortly and they will form the basis of a report for senior management, as this is going to be very expensive, possibly in excess of £150,000.

Westerdale Court

Westerdale Court is a small block that is due to have new windows and external repairs/redecorations with a probable start in November 2004. This block is in a conservation area and we are having to use hardwood to replace the existing rotten softwood units.

HIGHBURY WARD

Avenell Mansions, Herbert Chapman Court, Hood Court and Vaudeville Court

This external painting/repair contract is almost complete. A delay in removal of scaffolding has been the result of a dispute between the main contractor and the scaffolding firm, but a resolution is being worked out.

Isledon Road



CAPITAL PROGRAMME UPDATE

Below is a progress report on the capital works currently taking place in the Isledon Road area:

Estate	Type of work	Current Stage	Estimated Onsite Date
Tawny Court	Structural repairs	Out to tender	January 05
Crouch Hall Court Phase	CREP*	Section 20 consultation completed. Tender acceptance report agreed.	October
Harvist Estate	Concierge	Out to tender	January 05
Aubert Court	New Windows Concrete CREP*	Awaiting tender acceptance report.	November
Westerdale Court	Structural repairs	Agreed maximum price negotiation completed. Tender acceptance report being produced	November

*Cyclical Remedial & Enhancement Programme

A 7-year cycle. The amount allocated is £2,500 per unit (flat). It is accepted that some units will cost more and some less as long as the average is £2,500. The work to be addressed under CREP is:

- **Repair / redecoration of windows**
- **External fabric repairs / redecoration**
- **Redecoration of communal areas**
- **Redecoration of doors**

NB: CREP only applies to previously painted areas



AUBERT COURT

The contract sum of £2.2m has been agreed for these substantial works.

Works will include new powder coated double glazed windows to all flats, subject to planning approval (which may have been decided by the time this newsletter reaches you).

All communal areas will be redecorated, as will all front doors.

There will be extensive concrete and private balcony repairs.

The contractor will be on site in November 2004 to set up site compounds and build access road to the rear of the blocks to allow better access for delivery of materials and disposal of waste.

Scaffolding work will commence in the New Year and will start with the maisonettes first and then there will be a "rolling scaffold" up the hill.

The current programme is for all of the works, including reinstatement, to be complete before Christmas 2005.