

Crescent House Windows Refurbishment Project

September update



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Dear Resident

Below we have a quick overview on where we are with the Crescent House Windows Refurbishment project: tender update; resident meetings (dates to be confirmed); programme to getting on site; new vacuum glazing samples in the pilot flat.

Also attached an info sheet covering some of the topics that residents have asked the most questions about. It is not all encompassing but will hopefully provide some reassurance and a basic understanding on which to base any further questions.

It covers: scope of work; temporary relocation during the works; ventilation; over-heating; changing from gas to electric; vacuum glazing.

September Update:

Tender

During the summer the project has been out to tender and the Project Team are currently reviewing the first stage returns (Expression of Interest). A shortlist of qualifying contractors from Stage 1 will proceed to Stage 2 (Invitation to Tender – ITT).

A main Contractor is being sought with proven experience of refurbishing listed buildings, working in occupied buildings, and with experience of temporarily re-locating residents in a sympathetic way.

The windows contractors on the pilot flat for both the aluminium (SFWR) and wooden windows (TRC) are named sub-contractors providing reassurance that the quality of the work in the pilot flat will be maintained in the main project.

Resident Meetings

Once the tender process is complete, we will organise a meet-the-contractor event for all Crescent House residents. It is at this point that a preliminary programme of work for the whole project will be available so you can get a sense of when work on your flat will be undertaken.

At this stage we will also have a costed budget and a separate meeting for Leaseholders will be held with senior City Officers in attendance to answer questions. Leaseholders will be notified once a date is confirmed.

Getting to Site

In terms of programme for getting to site we are looking to have the Contractor approved at the Community and Children's Services Committee early next year, ideally in January, or in March should there be any protracted clarifications required during the tender process.

Once the contractor is approved there is a further 35 day period (to comply with Section 20 regulations) before any work can properly begin on site.

New vacuum glazing in the Pilot Flat

During the summer we have also installed a pane of Fineo vacuum glazing and a pane of LandVac next generation in the pilot flat (number 347). If you haven't visited the pilot flat yet or would like to visit again to compare the newly installed glazing with the original LandVac, please just drop Jacqueline a line (details below) or drop a note with your contact details at the Estate Office.

And please do get in touch if you have any other questions.

All bests

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