

Partners Cyclical Decorations Programme 2012



Presentation to Residents Forum 19th January 2012

Overview

- All Partners properties will have the external and internal communal parts of their property painted every seven years.
- 164 properties due for painting in 2012, spread across 6 streets;
 - Elmore Street
 - Englefield Road
 - Essex Road
 - Okendon Road
 - Rotherfield Street
 - Shepperton Road



What will happen during the works period?



- Re-decoration of external and internal communal parts, to include:

Repairing and redecorating window frames and cills.

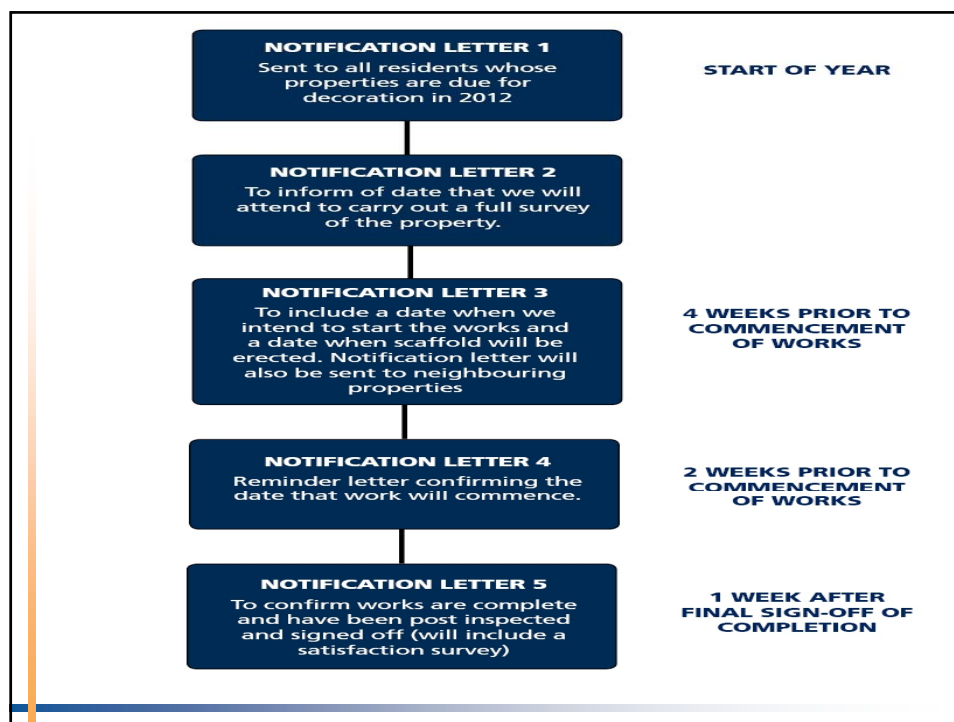
Painting of all pre-painted surfaces, including rendered walls.

Painting of any external railings.

Painting of communal doors.

Painting of all pre-painted surfaces in the internal communal parts.





How will we communicate with you?



- All correspondence will have clear points of contact for residents.
- You will be made aware of your Resident Liaison Officers contact details.
- Where possible we will be painting on a like for like basis but if residents express a desire to change any colours, we are happy to consider this, based on a nominal set of colour choices.
- Should we be called the Cyclical Works Team.....???

Surveys



- Each property will be individually surveyed by a Qualified surveyor.
- Residents will be told in advance when the survey will take place.
- Each survey should take approximately 2 hours.
- The results of the survey will be used to draw up a Schedule of works.
- All properties that contain leaseholders will be subject to an advanced aerial survey of the roof to assist informing the Section 20 consultation process.



Duration of Works



Quality



- Suitably vetted contractors.
- Use of established paint manufacturers.
- Pre-Works Inspections.
- Periodic stage inspections during the works.
- Post Inspection/Final Sign-off/Certification.
- Random quality sampling by paint manufacturers.



Lessons Learnt



- **Communication**
We have changed the way we communicate with you. Keeping you much more informed of the entire process, and how it will affect you.
- **Access to Communal Parts**
Use of RLO's to assist in communication and agreeing access to communal parts.
- **Listed/Conservation Properties**
We plan to consult with Islington Council's conservation/Planning team on any works we intend to undertake on listed buildings.
- **Painting windows shut**
A simple lesson, that caused lots of issues during the early days of the refurbishment. We will make sure this is part of the snagging and inspection process.
- **Satellite dishes**
Signal from satellite dishes can be affected by the scaffold that is put up. If residents have permission for the dish to be up, where possible we will temporarily re-site it. This issue will also be addressed and communicated in our notification letter number 3.
- **Obtaining feedback**
We have adapted the original surveys sent out in 2009, and using the format developed over time by the works team, tailored them so that we have a real understanding of how satisfied or unsatisfied residents are with the works, and the reasons why.

Leaseholders



- 56 of the 164 blocks we intend to paint in 2012 have leaseholders.
- Leaseholders will formally be consulted on the works, through the Section 20 process.
- The Section 20 notification will include an estimated individual cost for the leaseholder, along with a schedule of works.
- Leaseholders have 30 days from the date of the Section 20 notification, to raise a query with the proposed works and associated costs.
- When the works are completed, a final account will be issued to the leaseholder.
- Any leaseholder who has reached the agreed £10k cap within 5 years, will not be charged for the works.



Questions...?