Pullens Estate – Warm Dry and Safe Programme incorporating the Fire Risk Assessment Works.

Pullens Estate was included in our 2015/2016 Warm Dry & Safe (WDS) programme, due to the requirement to complete the Fire Risk Assessment (FRA) works to the blocks, the WDS works have been brought forward to 2014/2015 and the FRA works will be incorporated.

As part of the WDS programme Southwark Council will invest £326m making every home warm, dry and safe by 2016. Examples of the works to homes may include are:

- 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

Pullens Estate include the following blocks:

- 1-56 Penton Place,
- 1-96 Iliffe Street,
- 52-226 Amelia Street
- 58-182 Crampton Street,
- 1-48 Peacock Street

Our records show that works were carried out on the Pullens Estate in 2007/2008 under 2 packages of works.

Package 1:
- 1-24 Pullens Buildings, Penton Place, SE17
- 25-56 Pullens Buildings, Penton Place, SE17
- 52-226 (evens) Amelia Street, SE17

Package 2:
- 56-182 (evens) Crampton Street, SE17
- 1-96 Iliffe Street, SE17
- 1-48 Peacock Street, SE17

Works to both packages included:
Repairs/renewals of windows and doors.
- Repairs to roof coverings
- Redecoration of all previously decorated external and communal areas
- Repairs to damaged brickwork, stonework and concrete
- Removal of asbestos where necessary
- Remedial works to Landlords electrical installation
- Works to incoming mains services
- Renewal of individual heating systems to tenanted dwellings
- Renewal of kitchens to tenanted dwellings
- Renewal of bathrooms to tenanted dwellings
- Renewal of existing electrical installations to tenanted dwellings

The information collected when a recent stock condition survey was carried out to the blocks indicated that the following elements may need addressing:

- Windows repair/replacement
- Bathroom components
- HHSRS works in kitchens (Generally WDS does not include kitchen replacement. However where kitchens fail the HHSRS we will undertake minor kitchen works. This is mainly centered around the location of the cooker and if there is worktop either side).
- Rewiring in tenanted dwellings.

Fire risk assessment works will include:

- New certified FD30S Self closing doors to all dwellings
- LD2 fire detection within the dwellings
- Directional signage & Fire Action notices
- Push bars to doors on roof exits
- General fire stopping

We have three partnering contractors in place and we are proposing to use A&E Elkins to carry out the works to Pullens Estate.

A&E Elkins will carry out condition surveys to the blocks in order to draw up a full scope of works and provide a cost to carry out the works. Works previously carried out under the 2007/2008 contracts will be taken into consideration in order to confirm the extent of the works.

We anticipate issuing an order to A&E Elkins to commence the surveys in January 2014 and estimate that works should commence in September 2014.

The major works team implement a putting residents first consultation process which will commence in February 2014. Our first meeting will be a drop-in session for leaseholders, following this we will hold a drop-in session for all residents. Further meetings will be held through the process to ensure residents are fully informed and that resident’s comments and views are fully considered. A residents project team will be formed, this is a group of
resident representatives that meets during the contract with Council officers and the contractor to ensure the smooth running of the contract

We look forward to meeting you in the new year.

Cheryl Phillips
Project Manager
Major Works team

2nd December 2013