Grenfell Tower Regeneration Project



1st August 2012

Upcoming Events
Feedback from Residents Concerns
Contact Details

Feedback from Residents

A number of residents have come to us recently asking that we provide feedback on issues raised and we have listed these below;

- **Q)** Why is there to be an upgrade of Grenfell Tower and not the rest of Lancaster West Estate?
- **A)** Through a review of the condition and investment needs of the entire housing stock (10,000 properties across the Royal Borough of Kensington & Chelsea) we established that Grenfell Tower has the highest need for investment on the Lancaster West Estate.

The proposed improvements mean the heating and hot water system within Grenfell Tower would reduce the level of heat loss from the supply to the finger blocks as the heating system will operate at lower temperatures.

- It is recognised that there are other investment needs both across the remaining housing stock and the Lancaster West Estate. KCTMO and RBKC are working together to identify ways which we can improve the Housing Stock.
- **Q)** Residents are concerned about the condition of the estate and RBKC and KCTMO's intention for wider improvements.
- A) We have limited resources available to us than those required to address the investment needs of the entire housing stock and have to adopt an approach of highest priority first.

- **Q)** Will the noise level from the nursery affect our homes?
- **A)** The relocated nursery will not generate additional noise and the proposals seek to improve sound insulation for flats.
- **Q)** We are concerned that residents of Grenfell Tower and Verity Close will suffer disturbance from the building works.
- A) As with all construction work noise will be generated and the contractor intends to take measures to minimise this, for example carrying out noisy work during working hours. Additionally, RBKC and KCTMO wish to minimise any disturbance and will work closely with residents to address their concerns.
- **Q)** Are leaseholders concerns being taken into consideration?
- **A)** We have engaged with a number of leaseholders on an individual basis and we have additionally offered to meet with the leaseholders collectively to explain the proposals that have been developed so far.

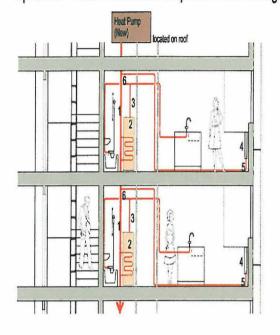
We would like to remind you of the consultation dates which are open to all residents from Grenfell Tower and the Estate. These are listed on the back page.

- Q) Will security on the estate be improved?
- **A)** We have been working with the EMB and the estate management team to identify areas where security could be improved.

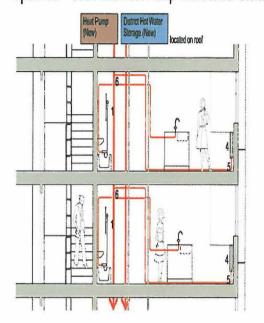
The proposals for Grenfell Tower and its immediate surroundings also include for additional CCTV and improved lighting to areas of concern to residents.



Option B1 - Gas Fired Heat Pump with Local Storage



Option B2 - Gas Fired Heat Pump with Central Storage



Heating / Hot Water Systems

The two opyions that residents prefer are shown to the left. These both include a new central heating system located on the roof that not only serves all flats but also provides individal control of the heating via a thermostatic control unit mounted on the wall within your flat.

The two options differ in the arrangement for hot water. Option B1 allows for a new hot water cylinder within each flat and Option B2 allows for a centralised hot water cylinder on the roof.

Option B2 allows for the existing boiler and tank in your flat to be removed leaving storage space for

Pivot

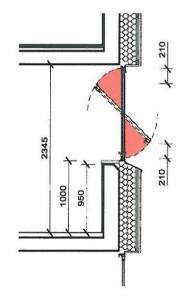
U-Value = 1.7 W/m2K Water tightness 600 Pascals Air Permeability 600 Pascals Wind Resistance 2400 Pascals

OPERATION

The top part of the windows are top hung and these provide excellent ventilation.

The pivot window (bottom part) may be opened to the ventilation position of 15^h by operating the handle and pushing the sash forward until the pivot restrictor engages. To rotate the window further, the restrictor must be released.

In the fully rotated position the restrictoer is again automatically engaged, allowing safe cleaning of the exterior surfaces of the sash. This allows easy and safe cleaning in a high-rise situation. Option of concealed window locking at 125mm.



Windows

A significant number of residents want opening windows that they can clean themselves so we provided various options that would meet these requirements.

Through our consultation meetings residents expressed a preference for the centre pivot window system with window restrictors shown to the left.

This option not only allows safe cleaning from within your flat but also provides the maximum amount of ventilation whilst in the restricted position.



Cladding Systems

Various cladding options have been shown to residents with the composite Zinc cladding system being favoured by the majority.

Not only would this system provide many benefits for Grenfell Tower but it would also lend itself to the surrounding environment.

Shown on the right is an example of a typical Zinc system in use for other buildings.

Whilst feedback from residents is clear on their preferred system the colour scheme is still to be chosen.

You should now be aware of our evening meetings and drop-in sessions held every Thursday for you to cast your vote and opinion.

The technical information shown on the right is intended to give you an overview of the composite Zinc cladding system.

Zinc Cladding system and its advantages

This system would be used to over clad the existing external facade building materials of Grenfell Tower whilst also providing improved sound and thermal insulation.

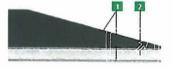
More detailed information to that shown within this newsletter is available.

Should you wish to discuss this or any of the proposals please contact Paul Dunkerton as shown overleaf.



Advantages

VMZ Composite is a system made up of two sheets of zinc and a high density mineral-rich core combining the qualities of zinc with the rigidity and flatness of composite. This combination offers unique architectural possibilities for facades on new or renovated buildings.



1 0.5 mm zinc sheets

polyethylene core FR (Fire Retardancy)

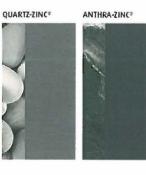
Technical data Exclusive large dimensions in zinc

Maximum width	1000 mm ³
Standard length	2000 mm - 3000 mm - 4000 mm
Length on request	Up to 6000 mm

* 1250 mm on request solely in QUARTZ-BNC in 0.7 mm thickness

Characteristics of panels

Surface aspects	Preweathered QUARTZ-ZINC [®] and ANTHRA-ZINC [®]
Thickness of zinc	0.5 mm
Inner layer	mineral-rich polyethylene (FR)®
Overall thickness	4 mm
Moment of inertia	0.39 cm³/m
Density of composite	12 kg/m²
Expansion coefficient	2.2 mm per 100°C





Upcoming Events

All residents of Lancaster West Estate are invited to a presentation of the Grenfell Tower Regeneration Project proposals

On

- Thursday 9th August, 6.30pm 8.00pm
- Saturday 11th August, 9.00am 12.00noon

At Resource Centre, opposite Testerton Walk, Lancaster West Estate

Thursday Drop-in sessions at Grenfell Tower reception meeting room

- Thursday 2nd August
- Thursday 9th August
- Thursday 16th August
- Thursday 23rd August

Time: 9.30am - 5.00pm

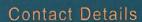
Evening Consultation sessions at the EMB Meeting Room

- Thursday 2nd August
- Thursday 16th August
- Thursday 23rd August

Time: 6.30pm - 7.30pm

We welcome your input to the proposals and encourage you to come along to these sessions where you may view them.

This is an ideal opportunity for you to meet with the project team, discuss the proposals, put forward your suggestions and to get a better understanding of the project.



If you would like to discuss any part of this newsletter or the Grenfell Tower Regeneration Project please contact;

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