

List of Issues at Brentford Lock West – Phase 1

28 November 2018

1. Secure by Design (“SBD”)

- Railings in courtyard

We have been communicating with the new SBD officer, Chris Morton, who has now confirmed to us that if the height of the railings is extended as per the attached drawing, that will be sufficient to gain SBD accreditation. There is therefore no longer a need for the anti-climb additions which were previously suggested by the former SBD officer. The Hounslow planning officer has indicated that this lengthening of the railings would also be approved by planning, so we have taken the decision to proceed to install the higher railings without waiting to first make a formal planning application. This should make the process much quicker. We have informed WPH of this and await their confirmation that the new railings are on order.

The SBD officer has also confirmed that once the bike store doors and the railings are installed, he will do a final inspection so that the accreditation can then be given.

- Bike store doors

As you are aware from the previous Update, Blenheims have instructed a new SBD approved contractor to supply and install the doors. The order has been placed, and delivery and installation will be around 2 weeks from now.

2. Landscaping and Roads

- Replacement of trees

This is now completed.

- Resin bound gravel

We have been unable to obtain the exact order specification from WPH for the original resin bound gravel which was installed in the Courtyard, to be able to compare it with the more recently installed gravel. WPH have confirmed as follows:

“The aggregates used in the original surfacing in 2015, were a blend of Rhinegold, Autumn Gold and Golden Quartz. The materials used in this last patch of works are exactly the same and in the same percentages.

However, all these aggregates are naturally sourced, dredged from river beds or mined from quarries. They are not manufactured and therefore, not uniform.

In three years there will have, no doubt, been a number of colour and size variations, albeit slight. This colour difference is quite marked when the aggregates are freshly used, whereas the original would have been subject to considerable weathering and UV degradation and is likely to have bleached some of its colour.

Over time, the new material will fade in similar vein, but this is not a precise science.”

We will continue to push for proof of the material used, but if it is proven to be the same specification we are satisfied that what they state above is correct. It is therefore our view that it would be unable to request that WPH replace the entire area of resin bound gravel in the Courtyard.

- Road Names and Signage

Temporary signage has now been installed. Permanent signage will be installed by the end of this month.

One of the BLW1 Directors has raised the question as to whether a “Private Estate” sign could be erected on the Estate, with a map of the Estate which would assist delivery and taxi drivers. We are looking into this and will agree location and design with the directors.

- Tree Pits between Phase 1 and Phase 2

These have now been replaced.

- Electricity Charging Point on Boaters Avenue

WPH are instructed to re-instate the Electric Car Charging point and ensure it is connected up to the Phase 1 distribution board. The “disabled” marking on this bay is in accordance with the Planning Permission and was purposefully marked in this way to give any disabled person provision of a car charging point. Removal of this marking will scorch the tarmac and it will appear darker, but in response to our conversation with the BLW1 directors, we have agreed to burn off the marking and another bay nearby will be marked as disabled instead.

3. Work to balconies

The decking to 43 Halyards’ terrace has now completed and scaffolding has been removed.

4. Contractor Compound

This has now been removed.

5. Thermal Cracking

The order for replacement glass has been placed with Northwood Glass, and affected Residents will be contacted to confirm appointment dates and times, for both Northwood and someone from the Glass & Glazing Federation (GGF) to attend to replace and inspect the glass.

Once we have the results of the testing by GGF, we will confirm the next steps to Residents.

6. Low Temperature Hot Water (LTHW) System Issues

Our Project Director is meeting with the Commissioning Engineer on 30 November to discuss his initial views, however the engineer has requested further information to enable a full response to be given. Following the full review, we will confirm whether any further action needs to be taken.

7. Solar Panels

The Phase 2 Contractor’s specialist is finalising their formal report in relation to the solar panel system, and that is expected by 30 November. Initial findings are that we have one damaged panel that will need replacing and there is a short circuit on one of the arrays. Upon receipt of the report, an order will be placed for the works to proceed and a rebate will be calculated and issued accordingly.

8. Subsidence / Downward Setting of ground’s surface under bricked path, adjacent to Durham Wharf Drive and opposite Narrowboat

WPH intend to carry out this work at the same time as the survey work and man hole creation, required to an Isolating Valve in Durham Wharf Drive.

9. Doors to Carrick Square unfinished

Blenheims are arranging for the doors to be repaired by the same contractor who are now supplying the bike store doors. We will also carry out an inspection of all internal doors, and instruct any remedial works which are required.

10. Garden issues – Lawn on Carrick Square

Blenheims are carrying out monitoring of the lawn and irrigation system to try to establish if there is a problem with the system. This will be monitored over the coming months, and we will report back to Residents on the findings.

11. Paving on Commerce Road

It has been noted that certain of the paving slabs on the Commerce Road pavement have been damaged by an excessive number of vehicles parking on the pavement. We intend to inspect these more carefully and we will consider replacing those slabs which are most badly damaged. We are also speaking to Blenheims about ensuring that a stricter parking regime is enforced on the Estate generally, to try to avoid such damage where possible going forward.

12. Canopies on commercial units

We are currently investigating with the Council what the position is on this, as we are aware that Residents have submitted complaints via the link which we circulated, but no response has yet been received.

13. Roller Shutter

We have received various correspondence in relation to the noise from the roller shutter. We have made the decision to replace this with a quieter security gate. This is in the process of being ordered. We will advise on lead time for this once an order is placed, but we hope to achieve an installation by Spring 2019.