

## List of Issues at Brentford Lock West – Phase 1

14 March 2019

### 1. Secure by Design (“SBD”)

- Railings in courtyard

These are now in manufacture and will be delivered ready for installation by the end of April 2019.

- Bike store doors

We are still informed that the installation date should be during the w/c 25 March.

### Landscaping and Roads

- Resin bound gravel

The Estate Manager is liaising with Cultivate London to jet wash the Courtyard as part of the overall garden works discussed below.

- Wayfinding Sign

This is being finalised between the Directors and the Estate Manager. If the Directors need help in finalising this, we have advised that they liaise with Michael Richards & Co.

### 2. Thermal Cracking

Both Northwood Glass and Glass and Glazing Federation (GGF) have confirmed that they can attend together on 14 and 15 March, to ensure that the glass is removed, replaced and the broken panes are taken to be tested. We understand that the Estate Manager has now been in touch with affected Residents to confirm appointment times.

### 3. Low Temperature Hot Water (LTHW) System Issues

There have been ongoing discussions in relation to the queries with the billing. We are liaising with Michael Richards to help them understand the issues which have been raised.

### 4. Solar Panels

The grant of final approval from the Independent Distribution Network Operator (IDNO) is expected at the end of March, which is when the statutory 12 week period ends.

Once approval is granted, the inspection of the last array will be made via a cherry picker and provided that no rectification works are needed to that array, the solar panels will be linked and the system turned on the same day. If the last array requires maintenance work, this can be isolated and the other arrays linked up separately. The sub-contractor will then return to fix any faults and will turn it on the last array at a later date.

### 5. Garden issues – Lawn on Carrick Square

Blenheims have now met with Cultivate London to review proposals for the garden area. As the grass hadn't flooded during the time the irrigation system has been turned off, it seems that the flooding issue is likely to lie with the irrigation system being left on for too long or too much water being supplied to certain areas causing those areas to flood. We will ensure Michael Richards are updated on this issue so they can also monitor.

### 6. Paving on Commerce Road

The works have now completed.

#### 7. Canopies on commercial units

Further to our email to the Directors of 1 March, we have now received a decision from the Council on this. The decision is as follows:

*“we came to the conclusion that the breach is not Expedient, they have an approval under NMA (00297/R/P3(NMA4) and 00297/R/P3(NMA5)), the approved plans looks pretty much similar to what was approved, the quality of material and the work done cannot be enforced as there is no condition in the decision notice for the material or fixings to be used.”*

As such, there is nothing further that we can do to press WPH in relation to the canopies and they will not be changed.

#### 8. Roller Shutter Replacement

The latest update we received from the contractor suggests that the gate should be on site for week commencing 25 March. The contractor has sent the following installation timetable:

- Roller shutter will be removed - Monday 25th March;
- New gate posts installed and Header - Tuesday 26th March;
- New Gate leaf's installed plus automation to commence – Wednesday 27th March;
- Cadisch Mesh will be fitted and automation continuing – Thursday 28th March; and
- Gate to be commissioned Friday 29th March.