



Chelsea Green Re-Decoration Works 2025

Commercial Tenants

Date: Tuesday 26th November 2024

Time: 10am

Venue: Community Hall, Samuel Lewis Trust Dwellings, Ixworth Place, London SW3 3QG

Attendees: Warren Ellis – Project Manager, Wates (WE), Andrei Negara, Site Manager, Wates (AN), Kim Dwan, Resident Liaison Officer, Wates (KD), Sam Norey – Regional Manager – Special Works, Mattison Scaffolding Ltd (SN), Nick Gillmore – Health & Safety Manager, Mattison Scaffolding Ltd (NG), Alan Mortimer – Lead Planned Investment Manager (North London), Clarion (AM), Amrik Jassal, Planned Investment Manager, Clarion (AJ) Patrick McHale – Head of Commercial Asset Management, Grange (PM), Wendy Mansfield, Assistant Commercial Property Manager, Grange (WM), Ana Moutinho – Founder, Ebrik (AMo)

Commercial Tenants: Representatives from most of the commercial tenants attended.

- **Introductions** – Introductions were made as above.
- Warren Ellis shared a PowerPoint presentation of the re-decoration works to be carried out to blocks Leverstock House (Cale Street) and Maylands House (Elystan Street).
- Leverstock House will have a complete new roof installation.
- Maylands House will have a roof over-haul.
- **Scaffolding** – Will be erected to both front and rear elevations and will be erected at the same time. Works are scheduled to commence on 6th January 2025, starting at JLL, 2 Cale Street. Erection of the first level (crash deck) will require all shops to close for 2 days. All shops will not need to close at the same time. Each shop will be advised of the date that they need to close. If a shop has access to the rear as well as the front, they are permitted access to the rear of their shops, although they must be

closed to the public. Shop closures will only be on Mondays through to Thursdays. The crash deck will be installed above each shop window at the first brick line. Polythene will be applied to the first level crash deck and then a further layer of plywood will be laid, to ensure that nothing can fall below and dust is limited. Hoarding to the ground floor will be fully lit. Scaffolding has been designed so that the front and rear elevations can be struck (dismantled) separately, allowing the front elevation to be struck first.

- Works can only be undertaken Monday to Friday 8am to 5pm in accordance with the Royal Borough of Kensington and Chelsea consents.
- Scaffolding will be erected on the pavement, 45cm from the curb.
- Shops advertising banners will be affixed to the scaffolding and provided for all shops. The size will be the same for all shops and wording will be agreed with each commercial tenant prior to the scaffolding being erected.
- Shop canopies must be retracted. Signs, heaters and any protrusions must be removed. Seating and planters are to be removed/relocated to permit free access to the front of the shops.
- Works to the rear ground floor will be carried out once the scaffolding is struck. All shop fronts are demised to the tenants and are the tenant's responsibility to repair, decorate and maintain.
- E-brik - a platform that can be accessed online, will be available to all commercial tenants and will showcase the works throughout the entire re-decoration. Tenants will be able to scan the QR code (to be provided) or to log into ChelseaSuttonEstateCommercial.com (to be confirmed) and set up their own account. Details of all works, costs and answers to many questions will be provided using this platform. Tenants can also contact Wates at Flat 23 Nettleden House on the Sutton Chelsea Green Estate.
- **Q&A's**

Q: The works at Jenningsbury House have over-run, will the same happen again?

A: Most blocks on the Chelsea Estate have been completed ahead of schedule but Jenningsbury House did indeed over-run. The main problem was access to the residential parts to install windows and the delivery of windows. The blocks at Leverstock House and Maylands House only have window installations to the rear. The front elevation is Grade II listed and will have windows repaired only. Scaffolding to the front elevation will be struck first. Lessons have been learnt and Clarion are confident that the project will not over-run. In the event the project did over-run, Clarion will not recharge the tenants any additional costs associated with programme delays

Q: The roof at Maylands House is only being repaired and not replaced. Will the scaffolding be struck sooner?

A: No, the window repairs are what will determine when the scaffolding will be struck. Once the scaffolding has been erected, the windows, stonework, leadwork

and brickwork will be surveyed fully. Works will be undertaken, and should the project run ahead of schedule, the scaffolding will be struck prior to the anticipated project date.

Q: Why will it take a year, scaffolding does not take that long to erect?

A: Scaffolding will take approximately 2-3 months to erect. It will take 4 - 6 weeks to dismantle. A survey of each block will then be undertaken in full, to determine the requirements for the window repairs, stonework, lead work, repairs and pointing to brickwork etc. One year is projected. The E-brik platform will provide monthly updates on progress.

Q: Can tenants decorate the hoarding around the stone pillars between shops?

A: Wates will liaise with the Royal Borough of Kensington and Chelsea to determine whether there are any limitations in place, as the hoarding around pillars is on the highway. Grange have concerns that the Estate may appear unsightly and would prefer continuity with the hoarding remaining white. This also may be a requirement of the Royal Borough of Kensington & Chelsea.

Q: Advertising Banners, what is the size?

A: Measurements have not been obtained at present but will be provided as soon as possible. Banners will be large enough to cover from beam to beam of the shop frontage.

Q: The cost in the PowerPoint Presentation for Maylands House was £2.36 million – how much do we have to pay and when?

A: The figures are provided by Clarion to show the cost of the entire project and to be as transparent as possible. Commercial tenants will contribute 1/5th of the roof costs. Clarion will pay for the remaining 4/5ths. The commercial tenants will not contribute towards the replacement of the flat windows. The recovery of costs will be spread over 5 instalments. The first of which will be payable with the March quarters rent. Cale Street tenants will pay more than Elystan Street tenants due to the roof replacement works.

Q: What will the security be like?

A: All ladder access is to the rear elevation only and from the first floor only. Heras fencing will surround the scaffolding and so it will be very difficult to climb. The scaffolding will be beamed and suspended from above making it difficult to climb down.

Q: We have air conditioning units to the rear, can these still be accessible so that they can be serviced?

A: Yes this has been taken into consideration and all A/C units will be accessible.

Q: Will our skylights be covered, and will we have limited light?

A: Skylights will be covered, and this will cause limited natural light but this is unavoidable.

Q: Some shops have massage treatment rooms to the ground floor levels that workmen will be able to see in to. Will rooms be insulated to protect against added noise and what can be done to protect privacy?

A: Clarion cannot provide sound insulation. There will be increased footfall to the rear and so Clarion will have a look at each individual shop, when the scaffolding has been erected. Tenants are permitted to block windows. Works to the ground floor will not be carried out until after the scaffolding is struck.

Q: Will the shop fronts be cleaned after the scaffolding has been struck?

A: Yes the entire building will be washed down as part of the works, and then cleaned as part of the scaffold dismantling. Also, when working on the scaffold, Wates will clean the area down at the end of the day and will ensure this is managed as part of the Site manager end of day checks

Q: Are we able to retain our free-standing signs to the pavement?

A: Signs must not reduce the width of the pavement passageway. Permission for signage lies with the Royal Borough of Kensington and Chelsea.

Q: Some restaurants have outdoor seating on the pavement, will this be affected?

A: Seating will be possible between the hoarding pillars; it will be slightly restricted but will still be possible. The road will not be affected.

Q: Will parking be affected?

A: A parking suspension will be in place for a short period of time. Whilst the scaffolding is being erected only one lorry, for a couple of weeks will be in the road and this will be moved to different sections of the road, so as not to block one particular shop front. All other vehicles will be parked to the rear and materials stored there.

Actions:

Clarion – will provide a letter shortly, to each tenant stating the two dates their shops are expected to close.

Grange – Will send costs to tenants as soon as possible and log in details for the E-Brik platform.

The PowerPoint Presentation will be sent to all commercial tenants.