

## **Briefing on adaptations and health & safety matters on the West Hendon estate – requested at the Housing Committee on the 20<sup>th</sup> October 2016**

### **1. Background**

- 1.1 At the meeting of 20<sup>th</sup> October 2016 the Housing Committee requested an update on adaptations on the West Hendon estate, both in terms of those completed and those due to be completed. Members also requested an update on health and safety matters on the estate.

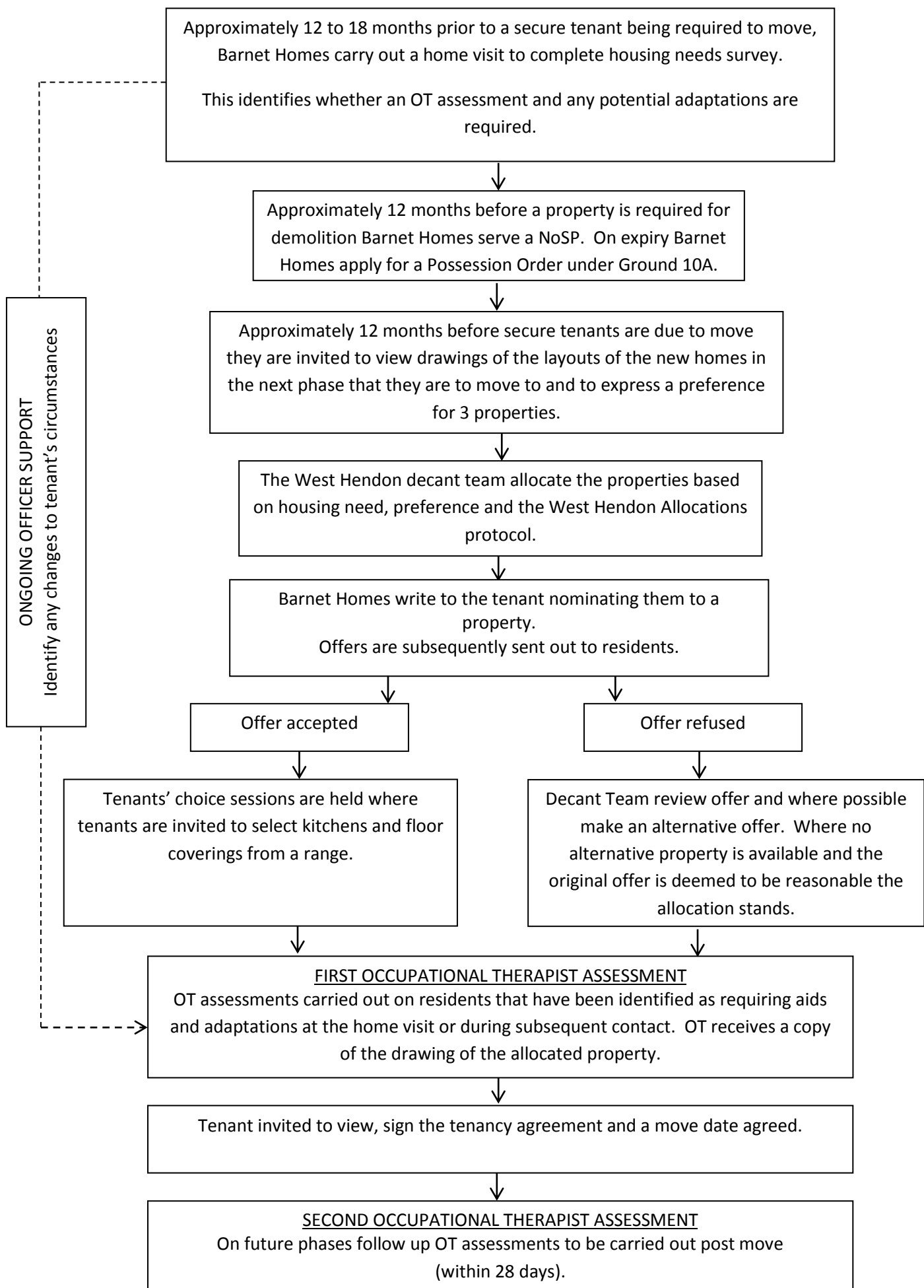
### **2. Communication**

- 2.1 One of the key issues for residents has been making contact with relevant partners to discuss housing issues or ask questions. The opening of an Interim Community Centre and Regeneration Office within Gadwall House in November 2016 has significantly improved this situation. The space provides an accessible drop-in centre for residents to discuss their issues with the development partners – including additional adaptations. It is hoped that this informal assistance will provide an additional route for residents to disclose any additional requirements.

### **3.0 Property Adaptations**

- 2.1 There has been 16 adaptations completed on the West Hendon Estate. The completed adaptations were carried out on phase 3a (blocks G1 and G2 - Gadwall, Bullfinch and Perryfield Way) of the development. The proposed number of properties requiring adaptations in blocks F2 and F4 (the next phase to be built), Phase 3b, is currently 21.
- 2.2 Barratt Metropolitan LLP (BMLLP) were made aware that a small number of residents within Phase 3a required additional adaptations to their new homes. The development partners visited the residents concerned and completed the additional adaptations that were required.
- 2.3 Following Compulsory Purchase Order 1, 'lessons learnt' exercises were undertaken with the West Hendon Partnership Board and internally between the development partners. As a result of these exercises it has been agreed that the occupational therapist (OT) process will be bolstered with a second assessment. This will take place within 28 days of the residents moving in to their new property. This will ensure that any additional adaptations required since the original OT assessment or which relate to the new dwelling can be dealt with in a timely manner.
- 2.4 The process diagram below indicates the assessment procedure for secure tenants and highlights the key points at which adaptations are considered. This process is still to be discussed with the West Hendon Partnership Board, so it may be subject to further enhancements in the future.

## West Hendon Secure Tenants Process Diagram



### **3 Health & Safety Issues**

- 3.1 The regeneration of estates is a challenging undertaking. Developers have to work in and around existing buildings with many properties still occupied. The level of construction involves large scale construction equipment and deliveries of materials, as well as the logistics of decanting residents from one block to another. Whilst there will inevitably be some noise, dust and disruption to residents, development partners are required to minimise these impacts.
- 3.2 Robust Health and Safety practices are required by the Council of their West Hendon development partners, Barratt Metropolitan LLP (BMLLP). BMLLP are required to ensure that all construction practices are undertaken in a safe and controlled manner.
- 3.3 BMLLP have put in place a number of measures to control dust and air pollution and mitigate potential risks. During the demolition of 1-32 Tyrrel Way, 1-76 Franklin House and 11-98 Marriotts Close all asbestos material was dealt with in strict accordance the HSE Managing and Working with Asbestos Approved Code of Practice and Guidance for the Control of Asbestos (2012). To minimise air pollution during demolition a dust buster was used to dampen, suppress and retain dust so that it didn't cause harm to residents. "Clean air" certificates were also issued by the demolition company. On the limited occasions on which dust did blow on to locally parked cars, BMLLP offered a voucher for free car washing.
- 3.4 Barratt's Project Manager at West Hendon, has recently won NHBC's commended award for health and safety and the NHBC Pride in the job Seal of Excellence award. The scheme is also independently assessed by the Considerate Constructors scheme. At the most recent assessment the independent assessor scored the site 9 out of 10 for safety (exceptional).
- 3.5 Health and Safety is regularly discussed at monthly West Hendon Partnership Board meetings. As a result of a recent discussion, two Partnership Board members have been invited to meet with Barratt's Health and Safety Manager to discuss and analyse policies and procedures.
- 3.6 BMLLP have established the Construction Working Group to enable the public to meet with the site team on a monthly basis and discuss construction related issues. The minutes of these meetings are published on the West Hendon website (<http://west-hendon.co.uk/>). Additionally, a monthly construction newsletter is sent to all residents with details of up and coming work. This information can also usually be found in the quarterly regeneration newsletter.
- 3.7 The development partners are committed to improving the quality of life of residents. Given West Hendon's proximity to the A5 and the pollution that generates, Barratt Metropolitan LLP (BMLLP) have incorporated sophisticated air circulation systems within their property designs of the new homes to ensure residents benefit from improved air quality.