



# London Borough of Hounslow

## **Rooftop Developments – Frequently asked questions**

### **What works are proposed?**

The works consist of the construction of an additional floor above the existing flat roof to provide new affordable accommodation for the local authority. Floor plans of the new accommodation are generally similar to those in the existing upper storey homes. All works are in accordance with design standards published by the Greater London Authority (GLA), and are designed to match and complement the existing appearance of the blocks. New electrical (gas if already provided) and water services feed the new accommodation from ground levels.

The new homes are built from structural lightweight metal frames and “cassettes” for floors, external and inner walls, ceiling or structural roof with light weight pitched roof structures, tile effect roof coverings, and brick slip wall finishes. Soffit, fascia and external rainwater goods and new windows in aluminium or UPVC to match the rest of the block. Staircases are extended from the existing communal stairways to provide access to the new homes.

### **Why are Hounslow undertaking the works?**

As you will be aware there have been ongoing problems with the current roof and a number of repairs have been carried out. The roof has now come to the end of its life and requires replacement. Where existing flat roofs require replacing, the opportunity to provide new homes above existing flat roofs with a new pitched roof has been explored and, subject to successful planning, is a good use of the existing assets to both increase the number of homes available to rent, but also to provide a long-term solution to issues with flat roofs.

### **How will the works be funded?**

The London Borough of Hounslow have a commitment to increasing the number of new affordable homes provided in the borough and have been successful in attracting external funding from the GLA to assist in new build projects. This external funding from the GLA will result in no charge to leaseholders for this roofing element.

### **How will the planning application be assessed?**

Projects must go through a statutory planning process which determines the appropriateness of development in the local area, proposed appearance of the blocks following the new rooftop developments, and assessment of the impact of new homes on parking, amenity, refuse collections etc. Only if all the requirements are satisfactorily met will planning consent be given.

### **What is the impact on those living in the blocks/area?**

The construction of the new homes uses offsite panels which reduces the construction time on site, and enables works to be completed safely whilst residents remain in occupation.

All properties are inspected prior to works commencing, and any damaged caused to existing buildings and surrounding areas is made good at the contractor's expense.

Like normal building operations there will be some noise and disturbance whilst works are undertaken, and this will be regularly monitored by the site team, our consultants and the Hounslow Project Managers.



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A construction method statement and health and safety plan is required prior to works commencing. This will establish on site issues such as site compound positions, management of deliveries, site parking, emergency contact numbers etc.

## **What benefits will it bring to the residents?**

A long-term solution to historic issues of leaks to flat roof coverings and constructions.

There are also opportunities to enhance the existing landscaping around the blocks, improve the parking and refuse collection arrangements, and upgrade the communal areas to the existing blocks.

## **What is the impact for leaseholders and the consultation required?**

If planning consent is given and the new works proceed, the Council will not charge leaseholders for the works. There may be some changes required to the current leases. We are currently checking leases that may be affected. If any changes are required, we will be in touch with leaseholders directly on a one to one basis.

## **How will the work be procured?**

The works will be competitively tendered by the Council in line with procurement rules to contractors experienced in undertaking similar projects. Contractors are requested to provide both a price and a quality submission, detailing how the works are to be undertaken and managed and which is scored to ensure that the correct balance of price and quality form the basis of the award of the works.

## **How will the works be managed on site?**

Prior to works commencing the contractor must meet statutory health and safety requirements and provide a detailed plan of how the works are to be programmed, managed and controlled on site in a safe and appropriate manner on an occupied residential estate. A pre-works meeting/drop-in will be held with residents to introduce the contractors team and to explain the programme etc. All site staff must carry ID, and access will not be required to your homes other than to undertake schedules of condition prior to works commencing and upon completion. The project is overseen by Pellings LLP (our consultants) and our in-house Project Manager, Sukhi Randhawa.

## **How will residents be engaged moving forward?**

Residents will be invited to drop in sessions to explain the proposals and further meetings as and when required. The formal consultation period will run from Friday 29<sup>th</sup> September until Friday 27<sup>th</sup> October 2017. Further information is available on the Council's website at [www.hounslow.gov.uk/rooftopdevelopments](http://www.hounslow.gov.uk/rooftopdevelopments).