Community & Children's Services Members' Update

Allocated Member: John Fletcher Estate Name: Middlesex Street Date of Report: 07/09/2026

Date of visit	Reason for visit	Who seen	Any outcomes
Summer 2026	Multiple visits to RA meetings, RA committee members, officers, residents and social events	Community leaders, residents and officers.	Keeping up to date with issues

Issues.

Issues underway last report.	• **Electric shocks from kids' playground** Regrettably, mild static electric shocks were still being experienced on dry sunny days throughout Summer and Autumn 2024 on items of nrely-installed play equipment, despite numerous attempts to resolve with anti-static sprays and applications of sand and cork. In addition, soundproofing works to the MUGA at Middlesex Street were completed in summer 2024 but has been subject to ongoing vandalism and has since been removed. Further site meetings with designers and suppliers were held in Autumn 2024 to address the static shocks as a matter of priority. Monitoring was undertaken from summer 2025 when the play areas were back in regular use. An interim internal report was prepared by the Head of Major Works and reviewed by the Director of Housing in late 2025. Further to a 12-month monitoring period that ended in July 2026 and no new reports of static shocks at any of the playground sites, this matter can now be considered concluded. • **Canopy Entrance to Tower incomplete** The project to install a new entrance canopy over the Artizan Street entrance to Petticoat Tower was handed over to the Major Works team in the second half of 2023 from colleagues in Department of the Built Environment. The works had been commissioned several years prior as part of improvements to the public realm areas of the estate. Progress was hampered by a lengthy delay in waiting for the canopy planning consent to come through. This was finally received in May 2024. The project was subsequently allocated to the Major Works team to progress, but it initially stalled due to a lack of funding in relation to staff costs and professional fees. The contractor appointed for the Eastern Base project has possession of the site (including the podium) until Autumn/Winter 2026; therefore, there is an immediate and problematic clash in terms of CDM (Construction Design and Management) Regulations - there can only be one principal contractor on a defined site in terms of mandatory H&S requirements. It has been confirmed that the canopy works will require an application to the Building Safety Regulator (which could take 6-12 months due to a severe backlog). The application process cannot be commenced without a contractor first being appointed and further to a formal tender exercise, which is currently expected to commence in either November 2026 or January 2027 (depending on resource availability within the Procurement Team).

	• **Disabled access** The Major Works Team began by liaising with the City's Access Advisor to engage a specialist NRAC access/inclusive design consultant with expertise in historic buildings, inclusive design, and community engagement. In a effort to accelerate the design development process, it was decided to split the task into two distinct phases: the first to appoint a consultant to undertake a desktop review of the 2022 audits, carry out site visits and provide one report per estate with recommendations and budget costs; the second to appoint a multidisciplinary consultant to carry out design, specification, tendering and contract administration duties in relation to the identified works. Pick Everard was appointed for the first phase (following a mini-tender exercise) and commenced their site visits (including Dron House, York Way Estate and Windsor House) in late March 2025. The first six estate reports were issued at the end of May and the remainder at the end of July 2025. The Major Works Team then reviewed all 13 estate-based reports and costings and a summary report was presented for consideration at HMASC in November 2025. Currently a procurement exercise is underway to appoint a multidisciplinary consultant for the second phase. Once appointed, they will support delivery of an Estate Planned Maintenance programme, which will incorporate Accessibility works across the entire housing portfolio. Modifications to the Petticoat Tower entrances in particular are considered a priority. Quotations were successfully sought in October 2024, but a Gateway 2 (GW2) application to the Building Safety Regulator (BSR) and approval are needed before the works can be commenced – this was confirmed by City of London Building Control. An appropriately competent consultant has been appointed, and the application was submitted in October 2025 with the Major Works Team monitoring progress. A decision was expected in late December 2025, but the BSR requested several Extensions of Time until June 2026 (due to limited resources). The application was then rejected on the grounds of insufficient information, but has since been resubmitted in early August 2026, with the Major Works Team continuing to monitor for further response and update. • **Concrete repairs** There is a strong rationale to combine the entrance canopy installation with outstanding concrete repairs which haven't been progressed on the Middlesex Street estate for several years. The aim will be to deliver the combined package for Spring 2028 once the Eastern Base project has fully completed on site and a GW2 application has been successfully progressed with the BSR. The Major Works Team has subsequently re-launched the project with the original Architect appointed to deliver the canopy works. and the consultant team has been fully appointed, as detailed below: • Architect and Principal Designer (CDM and BR) – Rivington Street Studio • Structural Engineer – IDR Structural Engineers Ltd • Contract Administration, Quantity Surveying and Clerk of Works – Silver DCC • Mechanical & Electrical Engineer – David Miles & Partners

	• Fire Engineer – BB7 Alongside the original Architect, the appointed design team will be managed by the Major Works Team through the design and procurement process and into the delivery phase. Design development is now fully advanced, with an expected target for tendering to commence in either November 2026 or January 2027, further to the Section 20 Notice of Intention being issued as part of the statutory consultation process. • **Communal fire doors being fabricated** Installation of the communal fire doors was originally expected to commence from April to June 2026, but, critically, this is also dependent upon a successful GW2 application to the BSR. An appropriately competent consultant has been appointed, and the application was submitted in October 2025. However, further to a series of Extension of time requests issued by the BSR, the application was rejected due to a) insufficient information in key areas and b) ongoing queries around the Building Safety Case for Petticoat Tower. Both have since been re-submitted to the BSR with the Major Works Team monitoring for further response and update. • **Heating project** In response to resident concerns regarding the new heating system's performance, a troubleshooting and diagnostics exercise that was undertaken throughout December 2024 and January 2025. The results were shared with MSERA via a detailed email summary on 18.02.25 (complete with results of individual visits). Approximately 30 visits were carried out with nothing to indicate a fundamental issue with the system performance. The Corporation's appointed consultant, Butler and Young Associates, were commissioned to undertake a separate technical review of the heating system performance, which has since been shared with MSERA and key stakeholders in May 2025. The report did not highlight any fundamental issues in relation to the communal heating system. The heating project achieved practical completion in early May 2026. Latest developments now relate to the implementation of a Heating Enhancement Project (funded exclusively by the Climate Action Strategy Team within the Corporation). The enhancement works include upgrading the existing insulation around pipework, installing better controls and re-balancing radiators within individual properties. It is anticipated this work will take approximately 1 day per property and will involve minimal disturbance or disruption. This contract formally commenced in mid-June 2026. The works will be taking place within 3 different areas over the next 8-9 months: • Communal plant room – August 2026 • Communal areas – July 2026 – September 2026 • Individual dwellings – July 2026 – March 2027

	The same contractor TSG Building Services has been engaged to minimise disruption. An informal resident drop-in to provide update and general information is scheduled for September 2026. • **Sprinkler project** Communal areas – Sprinkler install and boxing complete Movement of supply tank in carpark – Commenced, projected completion April 2026 Flats: Option 1 – Sprinklers, Evac System, Alarms - 21 complete Option 2 – Evac System, Alarms - 8 complete Option 3 – Alarms - 14 complete (43 out of 88 flats complete) Please note that whilst the infrastructure for the Evacuation alert system is installed unless there is 100% take up by residents it cannot be commissioned. Also, the sprinkler system cannot be commissioned until the supply tank movement is complete. AWAITING UPDATE FROM OFFICERS
New issues	**Water Pooling and Mosquitoes on the Podium** Water is currently pooling on the surface of the south-east corner of the podium. It's not clear what remedial work is needed to fix the problem or how this work will be funded. We're also concerned that, for the first time, residents are experiencing a significant mosquito problem on the estate. Some residents have even had to buy mosquito nets to use while sleeping. This has never happened here before. Mosquitoes need heat and stagnant water to breed. Although we've had hot summers in previous years, we've never had a mosquito problem on this scale. Residents are therefore concerned that water may be collecting underneath the movable paving/decking tiles on the podium, creating ideal breeding conditions. Could you please clarify: Residents need a clear plan and timescale for fixing both the water pooling and the resulting mosquito problem.

Any other matters to report.

- The Snagging Report of minor repairs and renewals is attached. This has been cut from 29 items to 7 legacy items with one new item.
- There remain some persistent questions as to whom pays for certain elements of the works and if charges to leaseholders have always been correct. This matter is the subject of ongoing investigation by the Corporation, overseen by the Executive Director of DCCS and the Director of Housing.

SNAGGING REPORT OF MINOR REPAIRS AND RENEWALS AUG 2026

I have taken the previous snagging report and deleted the items that have been completed.

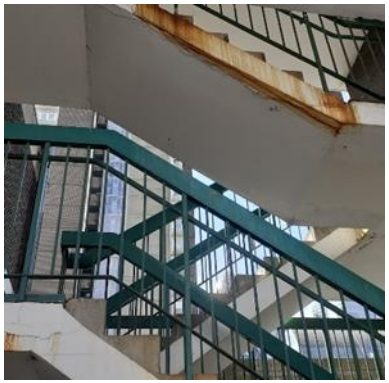
An inspection by RA committee members reports the following updates on non-completed jobs in the right-hand column, including one new item in the first row.

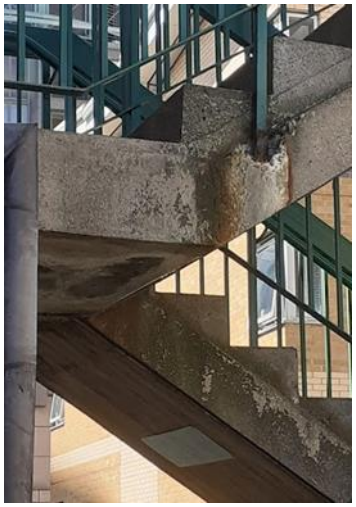
There were 29 items. There are now 7 legacy items with one additional item.

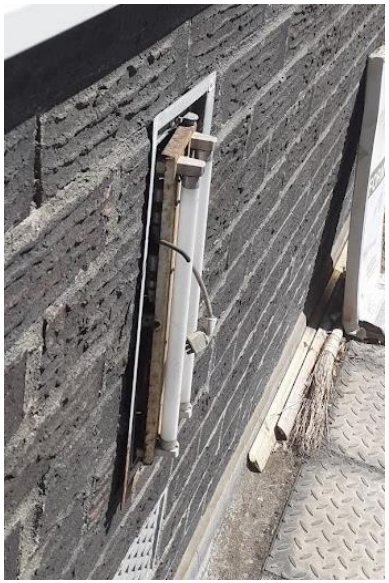
UPDATED TABLE AUGUST 2026

ADDITIONAL ITEM					The state of the walls in lift lobby 4
Item 6 Wooden beading and putty to glazing repair (Entrance 3) badly applied and not painted to match door. This was a Wates repair job.		Property Services Can an order be raised for Chigwell to complete the repair properly?	Requested repair be raised on the 01/09/25 Progress: Doesn't look like it has been raised. ES to follow up 14/10/25	Repair now requested – target completion date 06/02/26	Putty around door-Not yet painted

Item 10 Graffiti on wall near 85 Middlesex Street		Estate Services Arrange contractor to remove OR Estate Staff to paint over in white.	Estate team to paint this wall. Expected to be completed by 22/10/25	Completed 27/10/25 – re-painted with white paint by onsite staff member.	Graffiti on wall by Yellow Rose
Item 19 Stains on exterior walls. Example shown is Harrow place, but applies to all walls outside flats on the 4th floor. Caused when holes were made to install the pipework for the new heating system	 	TSG Heating Project Will TSG be addressing this as part of scheduled project works? Check with Clerk of Works Martin Oscar.	Will raise with Clerk of Works for further investigation.	As per site visit on 01/09/2025 These areas have now been power washed and scrubbed with a cleaning solution by TSG Martin Oscar Action closed out.	Marks on walls-There are still several areas where white marks are still visible.

					
Item 22 Damage to fire stopping adjacent trunking. 4th floor near Lift No.2.		Property Services Please raise an order for repair.	Repair requested on the 01/09/25.	Chigwell attended, awaiting survey/quote as engineer noted more firestopping damage to trunking on existing areas. The requirement for additional fire stopping is being reviewed with Head of Health and Fire safety	Holes on floor due to trunking not yet filled in. One by lift 2. One by lift 3
Item 24 Damaged concrete and rust from corroding railings on Middlesex Street sub-stairwell.		Property Services Arrange PSO Inspection to identify repairs required Major Works When is the next phase of concrete repairs due?	MSE Canopy Installation and Concrete Repairs project scheduled for delivery in 2027. Consultant team in the process of being appointed. PM Rafael Cardenas of the Major Works Team is the lead. First design team meeting scheduled for 13/11/25 with full consultant team in attendance.		Due next year

Item 27 Redundant light fittings at various locations around Petticoat Square (almost all on private balconies). Can these be made safe and any redundant holes covered with a blanking plate where needed.		Estate Services Create a list of locations. Explore options for fixing a blanking plate where required.	Repair requested on the 01/09/25.	List to be completed fully, and send to property services or to obtain a quote from electrical contractor. Guardian contractor's onsite week starting Monday 12th, I will ask advice regarding blanking plates & quote. This is **not a repair** – this is historic unfinished project work.	
		Property Services Arrange for an electrician to attend and remove any redundant/damaged wiring and remaining light fittings.			Old light fitting still there (By 459) The one in the photo that has a loose wire. - Still Showing-Are blank plates still going to be fitted

					
Item 29 Holes in concrete walls around Petticoat Square where former pedestrian gates were removed.		Estate Services Estate Supervisor to explore options for how these could be addressed.	Yes. MSE Canopy Installation and Concrete Repairs project scheduled for delivery in 2027. Consultant team in the process of being appointed. PM Rafael Cardenas of the Major Works Team is the lead. First design team meeting scheduled for 13/11/25 with full consultant team in attendance.		
		Major Works Will these be addressed as part of the next round of concrete repairs?			Due next year