Proposed Cleaning, Maintenance & Redecoration

Specification for Lancaster West Walkway blocks (1st Draft)

Cleaning Specification for Communal areas

Areas Cleaning Cycle

Floor areas cleaning 2 x week

Floor areas brushing/tidy up Daily

Bin shutes & enclosures 2 x week

Tiles at ground level 1 x fortnight

Doors and entrances 1 x fortnight

Windows in common parts 1 x 6 months

Notes:

Definition of acceptable cleaning to be agreed (defined by) residents to ensure quality control.

As a guideline, current “deep cleaning” of floor areas is the basic standard to be maintained.

Regular inspection by independent contractor & resident from block to inspect and sign-off.

RBKC to update contract with TMO (or succcessor organisation) to oblige them to keep up cleaning standards and complete repair work within agreed timeframes. Request RBKC apply a transparent system of penalties to TMO if work is not completed on time and to a professional standard.

Cyclical Maintenance & Redecoration

Areas M&D Cycle

Interior Walls 1 x 5 years

Doors & Entrances 1 x 5 years

Exterior Paths and Railings 1 x 5 years

Handrails on stairs and landings 1 x 5 years

Refurbishment works within Flats

Current Offering;

Internal cleaning

Kitchens upgrade

Bathroom replacement

Heating/Hot water future system(s)

Plumbing

Re-wiring

Points raised in Reham’s letter;

1. Define cleaning & refurbishment

2. Tenants able to choose contractor?

3. Investigation of asbestos; process?

4. Toilet replacement

5. Repairs to holes around pipes (pest proofing)

6. Boiler replacement? Empty flats causing air-locks.

7. Kitchen units, sinks, vinyl flooring replacement.

8. Repainting of internal walls, ceilings and doors/Making good.

What is timeline for these works?