

## PALACE ROAD ESTATE

I carried out a 'walk around' on the Palace Road Estate on 4<sup>th</sup> June 2018, for the purpose of ascertaining the level and extent of the External Major works required on the estate. The address list is attached as Appendix A.

The Estate was built by the Greater London Council in the early 1970s, is bounded to the north by Coburg Crescent, which meets Palace Road either side of a gate that blocks Palace Road. A section of the estate is to the south of Palace Road, on Bushell Close. Accommodation includes flats and maisonettes, mainly along Palace Road and Bushell Close, and terraced houses along Coburg Crescent.

The Estate comprises of 89 houses and 231 flats, 88 of which are leaseholders. The flats blocks are of varying layouts, styles and storeys.<sup>1</sup>

The following items will require replacement;

- It is assumed that the flat roofs will need total replacement, with upgrading of the thermal efficiency.
- Window replacement will be required, including Patio/balcony doors



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<sup>1</sup> Of which is either owned by Lambeth Council, or for which they are the freeholder  
Palace Road Estate 4<sup>th</sup> June 2018

- All front entrance doors to tenanted flats will require upgrading to Fire check doors and doorsets



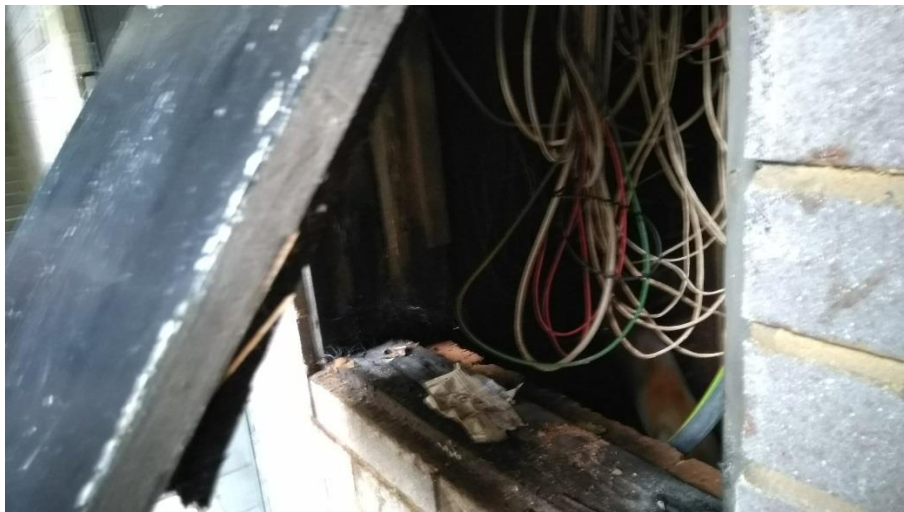
- All balconies require significant repairs, including timber replacement and replacement or alternative glazing.



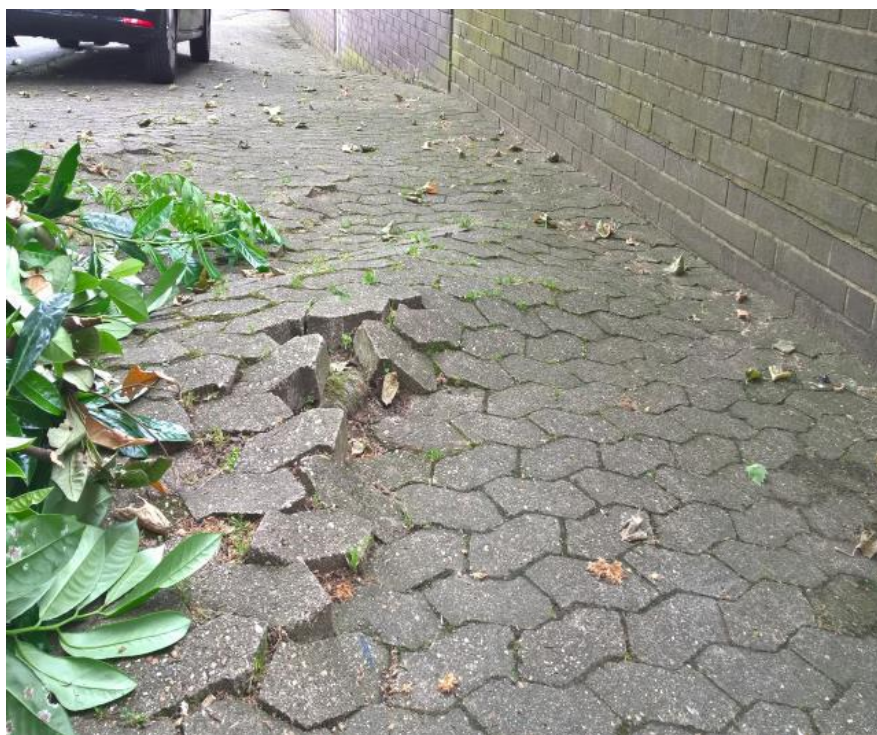
- There is timber cladding between and above windows which is in poor condition



- The internal areas are mainly brick faced, however there are FRA related works in respect of replacing the plywood ducting panels



- In addition to the above works, the grounds would benefit from upgrading, the footpaths are in very poor condition, as are areas of retaining walls to some of the landscaping. I would suggest an additional £400,000 be allocated for this purpose.



In addition to the general works required, the Senior Structural Engineer has identified a number of issues which also need to be addressed whilst the scaffolding is in situ. See separate report.



There are a large amount of concrete repairs required to the balcony walkway edges that need to be carried out utilising the scaffolding for Major Works, estimated costs of which would be in the region of a further £1,500,000. A **total budget requirement would be in the region of £10,500,000** for the external and structural works.

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