



HOUSE OF LORDS SERVICES COMMITTEE

AGENDA ITEM 9

Estates Works Update

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Purpose

1. This paper provides a summary of the proposed building works, repairs, and projects in the House of Lords parts of the Parliamentary Estate. A wide variety of works and projects have started or are continuing. This paper does not set out every item undertaken or completed but provides the Committee with an overview of the more significant projects and repairs.

Action for the Committee

2. The Committee is invited to note the estate works programme update.

The Cast Iron Roofs West Front North Roof (Peers' Tower to St. Stephens Hall)

3. Phased removal of the scaffolding will begin in late 2021 into 2022 at weekends for several months. The St. Stephen's Hall external stone condition survey and emergency repairs project is expected to retain the scaffold covering the last three or four West Front window bays on all floors. Communications will go out to members once timetables have been finalised and will confirm when access to Peers' Car Park will be impacted.

Summer Boiler House Chillers Replacement Project (under Mechanical, Electrical, Public Health & Fabric Safety Programme - MEPFS)

4. The project to replace the four main Summer Boiler House chiller units started in May and is due to complete in March 2022. The chillers provide cooling for both Houses' Chambers and Committee Rooms; server and broadcasting equipment rooms; catering fridge and cold rooms; the Building Management System; and cooling to Air Handling Units delivering ventilation across the palace.
5. To ensure continuity of critical cooling services to the Palace during the chiller replacement works, the project has installed two temporary chillers on State Officer's Court's East side. The temporary chillers will only be switched on as a back-up if the main Palace chillers fail and to provide resilience during the phased replacement of the existing chillers.

The noise level emitted by the temporary chillers was calculated to be 61 dB (Decibels) at 10 metres, which is equivalent to a busy street. The chillers sit inside an acoustically designed enclosure that will reduce their operating noise to the level of a conversation.

6. The programme of works has been extended from the original programme, commissioning, and handover of the four replacement chillers will now take place in early March 2022. Currently one chiller installation has been completed, with a further two installations to occur in December, with the final installation in the new year.

Restoration and Renewal Surveys

7. The R&R visual surveys programme took place on the 5, 11 and 12 November, The surveys focused on room studies, door studies, services risers, lighting levels and masonry strength.
8. Offices featured in the surveys include those of occupied by: The Leader of the House; the Leader of the Opposition; the Convener of the Crossbench Peers' office; the Lord Speaker's staff; eleven other members; the Prince Consort's Room; and five other government offices on the Principal floor.
9. Other locations encompassed by the surveys included: staff offices; external courtyards circulation areas; the Lords' Chamber; Moses Room; Prince's Chamber; Royal Gallery; Peers' Lobby; the River Room; and Committee Room 4.
10. Intrusive asbestos surveys are being scheduled for the Christmas recess and will affect two members' offices, two staff offices, a section of the West Front corridor on the Principal Floor and two other locations. Those impacted will be directly notified of the required access.

Chapel of St Mary Undercroft Investigative Excavation Works

11. Excavation works started in the lightwell adjacent to the Chapel on 5 September, however, the first trial pit exposed foundation footings, which prevented further digging.
12. The excavation's footprint had to be enlarged to allow the digging to continue and upon reaching 2.7 metres more foundation footings were revealed. The project team are presently assessing options to develop excavations in the area.

East Terrace Stone Repairs

13. The Lords' Terrace lower gantry scaffold protection deck build was completed in the Conference recess. The full height Churchill Corridor Tower scaffold build began in the November recess and is continuing at night after the House rises, into December. The intrusive stone investigations programme will then commence and is forecast to continue through until early spring. The Terrace will remain open during the works.

St. Stephen's Hall and St. Stephen's Flats Ceiling Stone Repairs

14. The St. Stephen's Hall and St. Stephen's Flats vaulted stone ceiling remediation works began on the 16 October and are confidently forecast to finish in February 2022.

Westminster Hall New Lighting Project

15. The lighting in Westminster Hall will be replaced and the design scheme is well under way. The current chandeliers will be superseded by strategically placed down lighting. Architectural lighting will illuminate the roof, angels, Norman arches, kingly statues, and roof lantern. Event lighting, suitable for television, speeches, banquets, exhibitions and Emergency lighting are to be incorporated within the design.
16. To inform the final design stages, a trial lighting system will be installed in parts of the Hall in December to enable testing and surveys. A lighting trial demonstration to stakeholders is planned for 4 - 7 January 2022. Westminster Hall will be accessible during the trial lighting installation works however, phased exclusion zones will be required under the mobile elevating work platform operating at high level to ensure the safety of members, staff and visitors passing through the Hall. Engagement sessions have also started with Historic England and will be followed by the application for listed building consent, once the trials have concluded and all feedback has been received and reviewed.

Millbank House Flood Works and IT Infrastructure

17. Survey works have been completed in the basement area for both the flood alleviation works and IT Infrastructure, and the final designs for the IT infrastructure (RIBA Stage 4) have been submitted to stakeholders and reviewed. Enabling works commenced on 1 June in the basement area and continued over the summer and conference recess periods. Construction begins on 29 November with a) cutting and bursting of the slab in the IT infrastructure, and b) the excavation of flood attenuation tanks in Little College Street behind Millbank House.
18. The precedent used to facilitate the refurbishment of 5 Great College Street is being followed to ensure that occupants of Millbank House are kept fully apprised of the flood protection and IT infrastructure works proceeding in the basement and the noise nuisance they will generate. Stakeholder groups are now developed for both the members and House staff who occupy the building. Communication will be frequent. Periods of particularly noisy work will be notified in advance in order that occupants can vary their work patterns if possible. Red-amber-green notices will be sent by email and posted in lifts and on noticeboards to signal anticipated noisy periods and to give information on other types of disruption occupants may experience.
19. The Millbank House Café is impacted by the basement works and a Café Pod has been provided on the ground floor of Millbank House adjacent to the Courtyard.
20. The contingency scheme for a Dispersed IT Infrastructure has been delivered which has mitigated the risk of decanting the IT Infrastructure from 7 Millbank prior to the lease expiry in December.

Lift Refurbishment Millbank House

21. The Millbank House Reception lift refurbishment phase one was completed in the Conference recess and the lift returned to service. New lift pulleys will be installed during phase two over the Christmas recess.

22. The lift was handed over in early November following a thorough insurance examination – the delay was attributed to replacing a newly installed regenerative drive unit which had unexpectedly failed.

Harcourt Roof and Moses Room

23. Survey works are being undertaken over the Christmas Recess in preparation for upgrade works in the Moses Room. There will also be refurbishment and repair to Moses Room roof because of previous leaks, and to prevent any further damage to members' offices in Harcourt Corridor.

Flagpole Installation Millbank House

24. Installation of a new flagpole on Millbank House will start and finish in January 2022.

Black Rod's Garden Out Gate

25. A vehicle collided with the Black Rod's Garden out gate on the 27th October. The wrought iron gates suffered extensive damage and resulted in the gate being withdrawn from use. The original gates were removed to facilitate repair works and temporary gates have been fitted. These gates are currently being automated and commissioned; it is expected to have them back in operation at the beginning of December.

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