



City of Westminster

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Leaseholders  
Major Repairs T153N

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Date: 10 October 2024

**Ref: T153N**

Dear Leaseholders

**Re: Revised Section 20 notice of estimate – Provision for possible roof renewal**

We have been reviewing the progress being made with the major works project known as T153N. In earlier phases of works we have noticed that a higher number than expected roofs have needed extensive work or a full replacement.

As we proceed toward phases 5 and 6 of the works, we are sending all leaseholders in these phases a revised Section 20 Notice of Estimate to allow for more extensive repairs or a full replacement of the roof serving your flat.

These revised section 20s are likely to be with you by mid to late October when our leasehold team have processed the necessary paperwork. The notices will also tell you how to raise any queries about the works.

I would like to reassure you that we will not decide to carry out a full replacement, or extensive repairs without first carrying out a detailed survey.

We realise that a potential increase in costs could cause some leaseholders anxiety. If you have any concerns about the costs please contact Diane Volpi Resident Advocate or Lessee Services on the telephone number above.

I have also attached some Frequently Asked Questions which I hope you find helpful.

Yours sincerely

**Diane Volpi**  
Resident Advocate



## **Frequently asked Questions**

1/ Why are just being informed about these roof works now.

Answer: The scaffold is erected, and inspection was completed, found many roofs cost more than in the original S20.

2/ Will a survey of the results be available for leaseholders to view should they want to see a copy.

Answer: Yes, the documents will be available through drop-in session arranged by RA.

3/ Why are the costs so high.

Answer: The cost different is because it was costed 3 years ago, roofs have further deteriorated, more roofs are added to be renewed.

4/ Will leaseholders be given extra time to repay these costs in a revised payment plan.

Answer: Leasehold Op's have a few repayment plans available for Leaseholders.

5/ If more extensive works or a full replacement of the roof is needed, how long will the scaffolding be up where I live?

Answer: Axis will provide detail programme as all roofs can't be renewed at the same time, but programme will be shared with Leaseholders.