

Welcome to your November newsletter. Autumn is already upon us, and what a beautiful time of year. It is said that “Autumn holds more gold in its pocket than any other season of the year”.

This month we will provide an update on the completion date for the project and let you know about the upcoming weekly and monthly drop-in events we have planned.

This autumn and winter, Westminster has a variety of free community and cultural activities for residents to enjoy; all will take place in warm and safe locations around the city. Visit the [Westminster.gov.uk](https://www.westminster.gov.uk) to find out what’s happening near you.

COVID-19 SAFE WORKING PRACTICES ON SITE

Keeping you and our teams safe during these uncertain times is our top priority. Our new systems of work will ensure we take every step possible to ensure the health and safety of every person we come into contact within the course of our daily work including staff, clients, residents, supply chain and general public.

Major Works Update

The project completion date is expected to be April 2023. We would like to apologise for the delay and reassure you that we are all working hard to ensure the next six months run to programme.

We have arranged a residents meeting and are introducing weekly and monthly drop-in sessions. Please find the details below.

Residents Meetings Block by Block – Monday 21st November 2022

Please join us to talk about the major works and ask questions to the Westminster Council and United Living project teams.

MERTA Hall, Reynolds House, Millbank Estate

Block/ Time: Morland House 9.30am

Block/ Time: Mulready House 10.30am

Block/ Time: Maclise House 11.30pm

Block/ Time: Millais House 12.30pm

Block/ Time: Reynolds House 1.30pm

Block/ Time: Gainsborough House 2.30pm

Block/ Time: Wilkie House 3.30pm

Block/ Time: Hogarth House 4pm

Weekly Drop-in Sessions—every Tuesday 11am to midday MERTA Hall

Monthly Coffee Mornings—last Thursday of the month 10am to 11.30am MERTA Hall.

Site Team



Michael

Site Manager



Shirajul

Site Manager



Ahmed

Resident Liaison Officer

07803 509 946

Or

0800 023 1722

Work Update

Morland House:

Final internal decorations and new flooring to the communal areas will be completed once the front entrance doors are fitted.

- Intercom system renewal is to commence from the 24th October 2022.
- Front entrance door surveys to commence.

Maclise House:

Final internal decorations and new flooring to the communal areas will be completed once the front entrance doors are fitted.

- One flat remains outstanding for the lateral mains connection. This has been passed over to Westminster City Council (WCC) as these are delaying further works. WCC advised UL to proceed with change over. Awaiting EDF date.

Mulready House:

Final internal decorations and new flooring to the communal areas will be completed once the front entrance doors are fitted.

- 1 –10 lateral mains changeover completed:5th September 2022.
- 11 - 23 lateral mains changeover booked 17th November 2022.
- New intercom system to commence once changeover is complete.
- FED surveys are being carried out.

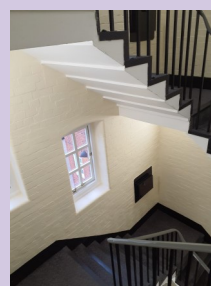
Millais House:

Final internal decorations and new flooring to the communal areas will be completed once the front entrance doors are fitted.

- One flat remains outstanding for the lateral mains connection. This has been passed over to WCC as delaying further works. WCC has advised to proceed with the change over booked 11th November 2022.

Reynolds House:

- Window repairs are 99% complete to block 1-26. 2 x towers will need to be erected in order to carry out the remaining window repairs.
- Flats 1-52 have now got new lateral mains installed, application and designs for new heads for 3 x staircases have been approved.
- Staircase 1 -13 lateral mains changeover booked 7th November 2022.
- 95% percent of Reynolds 1-26 scaffolding has been dismantled.
- FED surveys are being carried out.



Work Update

Continuation

Hogarth House:

Two flats remain outstanding for lateral mains connection. WCC advised to proceed with the changeover.

- Staircase 1 – 17 changeover completed.
- Staircase 18 – 34 changeover booked 9th November 2022.
- New Intercom system to commence once changeover is complete.
- Front entrance door surveys are being carried out.
- Window repairs have started.
- Brick repairs have started.
- Roof repairs have started.

Gainsborough House:

- Roof repair, window repair and brick repair surveys have been carried out. Awaiting planning approval.
- Scaffolding is 100% complete to block 31 -60. Works are on hold due to ant-social behaviour.
- Staircase 31 -45 communal decorations completed.
- All surveys have been completed to block 31-60.
- Lenval's repairs schedule survey to be reviewed and submitted to planning.

Wilkie House:

- Scaffold construction is 100% complete.
- Staircase 27 – 41 lateral mains containment and new emergency lighting installation is 100% complete.
- Lateral mains in flats connection have started for block 27-41.
- Lateral mains containment and new emergency lighting installation is 40% for block 11 – 26.
- Communal decorations have started for block 27- 41.
- External decorations are complete.

