

Resident Advocacy team
Westminster City Council
64 Victoria Street
London
SW1E 6QP

Your Reference: AC109 – Millbank Estate – FRA
Remedial Works

Date: 20 December 2023

Dear resident,

AC109 – Millbank Estate – FRA Remedial Works (AC109) – Major works meeting

Landseer House, Lawrence House, Leighton House, Rossetti House, Ruskin House, Stubbs House and Turner House.

I am writing to invite you to participate in the upcoming major works meeting for Millbank residents. During the meeting we will outline the proposed works, listen to your feedback, answer questions, and address any concerns you may have. I have attached a copy of the question-and-answer sheet which is based on observations following the planning application. I would encourage you to read the document prior to the meeting,

The meeting is scheduled for **Monday, 22 January 2024, at Grosvenor Hall, Vincent St, London SW1P 4HB**. If needed, you can reach me at 07971026660.

We hope you can join us and look forward to seeing you at the meeting. In case you are unable to attend but have queries about the works, please reach out using the details at the bottom of this letter.

You can contact us by:

- Calling Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Phuong Doan in the Resident Advocacy Team.
- Email on residentadvocates@westminster.gov.uk please quote reference number **AB103**.

Yours Sincerely



Phuong Doan
Resident Advocate
Housing and Commercial Partnership

These questions have been collated by Colleen following the planning application.
Q&A – Millbank Estate

Q1. Please provide drawings and full information on the planning permission sought.

A copy of the completed Listed planning application can be found within the link below. A copy of the project brief has also been attached for review.

Stubbs -

<https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=S2Q47ERPJDB00&activeTab=summary>

Turner –

<https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=S3PM4ORPLGY00&activeTab=summary>

Leighton –

<https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=S43TVKRPHBA00&activeTab=summary>

Rossetti –

<https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=S3R0QURPFYY00&activeTab=summary>

Landseer –

<https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=S3UQ33RPGMV00&activeTab=summary>

At the time of issuing this Q&A, Lawrence & Ruskin Houses have not been validated and therefore will not be found of WCC's planning Portal.

Please be aware that the Planning Application is expected to undergo a review process that typically takes 6-8 weeks for approval by the Conservation Officer.

Q2. Why does the front door need to be replaced? Please can you advise me if this means the door to my individual flat is to be replaced, or just the communal door?

All tenants will receive upgraded entrance doors for their flats as part of the scheme.

Leaseholders will have the option to choose whether to opt in out from the entrance doors (FED). The new doors will be 30-minute fire-rated and compliant with current Fire Safety regulations.

The cost for providing a new FED is expected not to exceed £4,000.00. The contractor, United Living, will submit their SPP (Service Provider's Proposal) to WCC by the end of January 2024. This document will include costs, allowing for a more accurate confirmation of the replacement cost for the FEDs.

Q4. Who are carrying out the works?

At the start of 2018, we entered a ten-year partnering contract with two contractors to deliver major works across the City. The contractor appointed to deliver the works in and around your home is United Living.

Works are anticipated to commence in June 2024. Completion should be achieved by March 2024. Once United Living have submitted their cost proposal, these dates should be confirmed.

Q3. Is it just the communal front door at ground level that needs work at communal expense? If so, it would be good to know why the current one is deemed sub-standard and what the reasons are for the other work mentioned.

As part of the scheme, all the communal doors will be upgraded so that they offer the correct level of protection in the event of a fire. United Living have recently been provided with a copy of the Fire Strategy and this is in the process of being reviewed. Once the review has been completed, we will be able to confirm what fire rating the communal doors will be.

Q5. You say in your email that they are applying, but the actual application says that the application is by Westminster City Council.

A Listed Building consent application has been made for the seven blocks where works are required. These include:

Landseer, Lawrence, Leighton, Rossetti, Ruskin, Stubbs and Turner House.

Q6. When leaseholders will be notified of the installation of new fire doors

A meeting will be held in the coming weeks, where those who will be involved in the works will be present. An RLO (Resident Liaison Officer) will be present during the meeting as will as within the scheme itself. The RLO will be your point of contact whilst the works are undertaken.

Q7. Will the lighting in the porch entrances to 1 Turner House be upgraded?

Yes, the lighting will be upgraded. The lighting will be activated on a dawn 'til dusk sensor, which will result in the lighting being activated only when required, i.e. it is dark outside.

Q8. Can you confirm which door(s) this refers to? Is it the ground floor external door to the common staircase or the individual flat doors?

The communal and front entrance door (FED) will be upgraded. No works to the street entrance door is currently proposed.

In addition to the above the store doors, intake cupboard doors and small service doors will also be upgraded. Images have been attached for review.

Q9. And are you planning to change the look of the doors you propose to change?

Where front entrance doors and communal doors are to be upgraded the appearance will change slightly. Images of the front entrance doors that have been fitted to previous phases have been included (three photos all black doors), along with United Living's proposals for review.

Q.11 Reference has been made to the provision of five new lobby areas within the Listed Building Consent application. Can I have further clarity on these works.

The provision of new fire lobbies has evolved from the communal landings being excessive in length. By introducing lobby areas these are reduced, ensuring that in the event of an incident the fire could be contained, and the new lobby area would aid evacuation from the building.

As noted above with Q3 above, the Fire Strategy is currently under review which should endorse the above.

Q. Are any works planned to the sash windows?

The current position of the communal windows within Ruskin House have been positioned at below 1100mm from the finished floor level.

Under current Fire Safety regulations, a distance in excess of 1100mm should be provided below a window. We are currently unsure whether the existing glazing within the sash windows can be upgraded to be 60-minute fire rated and therefore the solution may be to include a secondary glazing system, which would still allow the top sash to be opened. Upon review of the Fire Strategy this will be confirmed.

Compiled by: Colleen Thomas, Senior PM (Westminster City Council)
Dated: 24 November 2024