

Westminster City Council
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London SW1V 6QP

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Date: 27 February 2023

Ref: Major works T156

Dear Resident,

Major Works planned for Mozart Estate (Project T156)

We wrote to you last year to introduce our plans for major works across the Mozart estate. We also held a resident meeting in September regarding the plans.

Due to rising costs across the building sector, we have had to take some additional time following our meeting, to review the planned works and our budget to ensure they are as accurate as possible. We can confirm that the proposed works will cover the following items:

- Roof repairs, including flat roof reinstatement works to Croft House.
- Glazing and window repairs to communal and individual property windows.
- External repairs including concrete, render, brickwork and repointing.
- Redecoration of all previously painted external surfaces.
- Repair and redecoration of all internal communal areas (excluding Lawes House and Parry Road street properties)
- Repairs to communal area flooring, or replacement flooring in communal areas where required (excluding Lawes House and Parry Road street properties)
- Repair or renewal of external asphalt communal walkways, where necessary to the following blocks - Banister, Bantock, Danby, Lieve, Longhurst, McFarren, Mundy, Purday, Lancefield and Wornum.
- Test and repair of all rainwater goods
- CCTV survey of underground drainage and repairs where required
- Communal and emergency lighting upgrades (excluding Lawes House and Parry Road street properties).
- Tidy up of BT cabling.
- Extension of boiler flues where required.
- Estate-wide external works including tarmac and paving repairs and vegetation removal.
- Installation of extract fans in kitchens and bathrooms (where necessary, to tenanted properties).

Additional works to note:

We had previously planned to include some fire safety works as part of these major works. Following discussion with our Fire Safety team however, they have confirmed that they will be carrying out all the necessary fire safety works at the blocks in advance of these major works starting.

We are also looking to bring forward some works to the communal windows at Naylor, Farnaby and Boyce blocks. Many of the communal windows in these blocks are frequently broken and result in ongoing repairs. We are looking to replace the openable windows at these blocks with louvered windows. This will allow continued light and ventilation into the communal areas, but as they will be fixed panels, they should require less maintenance in future. More details about these works will be sent to residents of these blocks later this year.

Next steps:

We have set up a dedicated page on our website in relation to the planned major works across the Mozart Estate. A copy of the client brief (a document outlining all the work that is planned to the blocks) has been uploaded to this page www.westminster.gov.uk/mozart-estate-refurbishment-works-phase-1-project-t156/documents

The client brief will now be passed to our Major Works contractor, Axis, to develop the planned work and confirm estimate costs. Once we have more detailed plans to share with you, we will arrange a further resident meeting.

When we met with residents in September, we advised that we were aiming to start these works in early 2024. Despite the slight delay, we will work closely with Axis to try to keep to this timescale.

Contact information:

If you have any questions or concerns about the planned work, please do not hesitate to contact us on the details below. If you do not have access to the internet and would like us to send hard copies of any of the documents to you, please get in touch.

- Call Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Vicky Simpson in the Resident Advocacy Team.
- Email residentadvocates@westminster.gov.uk, please quote project reference **'T156'**

Yours sincerely

A handwritten signature in black ink that reads 'Vicky Simpson'.

Vicky Simpson,
Resident Advocate