



Westminster City Council  
64 Victoria Street  
London SW1V  
Tel: 0800 3583783  
Residentadvocates@westminster.gov.uk

Date: Monday 22 April 2024

**Hallfield Estate**  
**Ref: Major Works X115**

### **Update on the major works, health and safety, and coffee mornings**

The major works in Phase 3 on Hallfield Estate have now started on Winchester House and will then move onto Worcester House and Lynton House.

Axis Europe (Axis) is carrying out the works as part of a long-term partnering agreement with Westminster City Council. The work that they are doing now in these early phases, include carrying out surveys in your home to measure the windows, setting up the site office opposite Winchester House, and erecting scaffolding on the blocks.

While these works are in progress Westminster City Council is committed to providing as safe and as peaceful an environment for all in the circumstances.

### **HEALTH AND SAFETY**

We ask parents to supervise their children when they are playing in the courtyards and other communal areas for health and safety purposes.

When scaffolding is being installed and when it has been erected it can be very dangerous to residents and their children. Residents must not climb onto the scaffolding for health and safety reasons and doing so is strictly forbidden on all major works and maintenance projects.

We have currently been experiencing problems where children are throwing items from the scaffolding to the ground floor grass area and this needs to stop immediately. Please can you help us to manage this by making sure all items on balconies are removed for the duration of the works. If you see anyone is on the scaffolding or throwing items from the balcony please report to me straight away or the site office located opposite Winchester House.

Throwing items from the balcony and going out on the scaffolding or storing items on the scaffolding will be treated as a breach of your tenancy agreement or lease agreement and will result in us taking action under the terms of the agreement.



If necessary, please also report incidents to the police, particularly if you feel unsafe.

If you have contents insurance, please tell your insurer that there are major works to your home and scaffolding has been put up on the block. When you leave your home, please make sure that all windows are securely closed.

### **COFFEE MORNINGS**

Now that work has begun, we would like to offer you a regular opportunity to share your views with us, on how you think the works are progressing and raise questions you may have.

Coffee mornings will be held every Monday morning at Pickering Hall from 10 am to 11 am starting on Monday 29 April.

**Monday mornings 10am Pickering Hall (Free)**

### **SURVEYS TO YOUR HOME**

The surveying team from Axis is carrying out a range of different surveys of resident's homes. They will only visit your home when an appointment has been made or invited in by the resident.

Some people may attempt to exploit residents during major works. To help prevent this, please make sure that you ask to see contractors' identification before letting people into your home.

To arrange a survey please call either **Debbie Francis Senior Resident Liaison Officer** from Axis on **07519 583 349** or **Michelle Ralph Resident Liaison Officer** on **07359 726 348**

### **Communal Electricity Shutdown – Winchester House**

The communal Electricity will be shutdown at Winchester House on the morning 23 April for 1 hour between 8.00am and 9.00am this will affect the lifts so they will not work. Residents will still have electricity in their homes.

If you have any questions, please contact Diane Volpi, resident advocate, at [residentadvocates@westminster.gov.uk](mailto:residentadvocates@westminster.gov.uk) or via our Contact Centre on **0800 358 3783**.

Yours faithfully  
Diane Volpi  
Resident Advocate  
Housing and Commercial Partnerships



City of Westminster