



All Residents
Glarus Court
Stalbridge Street,
London,
NW1 6TG

Westminster City Hall
64 Victoria Street
London SW1E 6QP

housing.enquiries@westminster.gov.uk
Tel : 0800 358 3783

Date: 22 May 2024

Ref: AF106

Dear Resident

Major Works at Glarus Court - External, Internal decorations and Sprinkler Installation (project AF106) - Invitation to residents meeting

We are pleased to inform you about our upcoming project for Glarus Court, which is known as Major Works. These are planned works such as repairs or renovations to the inside and outside and communal parts of the buildings.

What works are you proposing?

- External repairs include masonry repairs, wash down of all soffits and fascias, cleaning of facades including the grills, render and concrete repairs, localised cleaning of pre-finished render where stained and renewing all sash windows, replacing broken ironmongery, rubber seals and blown glazed units where required.
- Internal works include decoration and repairs, replacement of carpets on all storeys, all corridors and communal areas adhering to the same colour scheme.
- To install a new retrofitted in-flat sprinkler system to all 20 sheltered housing units and communal areas apart from the loft and service cupboards. A survey confirmed that there is adequate space high level to install a sprinkler pipework system concealed in decorative boxing around the perimeter of each dwelling.

Who is doing the work?

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 is **United Living**.

When will the works start?

The project is at the first stage of the preparatory works, and we do not have exact dates. we would expect United Living to be ready to start these works in summer 2025.

We will write to update you at each stage, hold meetings and publish the relevant documents on our website for your information.



Find out more

Major works projects need a considerable amount of organising before they start. There are several stages that need to happen before the works start, including formal consultation with leaseholders via a Section 20 Notice of Estimate. We have produced a guide to major works to explain what to expect at each stage of a project, including our commitments to you and how you can help or get involved.

You can read the guide by visiting www.westminster.gov.uk/housing/major-works. If you would like a paper copy of this guide, please get in touch using the details below.

Residents meeting

We are holding a resident meeting to discuss the works proposed, ask for your feedback, answer questions, or address any concerns you may have.

Date: Thursday 30 May 2024

Time: 2:30 to 4:00 PM

Location: Glours Court (Communal lounge)

We do hope you will be able to join us and look forward to seeing you at the meeting. However, if you are unable to attend and have any queries about the works, please contact us on the details at the bottom of this letter.

Next steps

After the meeting we will send a summary of the key points raised for the benefit of those not able to attend.

If you would prefer to receive updates about these works via email, rather than post, please get in touch to ensure you are added to our email update list. Please be assured that your email will only be used for the purpose of updates about these works.

You can contact us by:

- Calling Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Fatima Bibi in the Resident Advocacy Team.
- Emailing housing.enquiries@westminster.gov.uk, please quote reference '**project AF106**'.

Yours sincerely

Fatima Bibi
Resident Advocate