

Reply to:
Marie Baker
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www.cwh.org.uk

Date: 25 July 2018

Dear

Re: V120 Lisson Green major works programme

I would like to update you in regards to the major works planned to your home.

Westminster City Council and City West Homes have finalised the appointment of a new long term contractor to deliver major works within Westminster over the next ten years. I am pleased to confirm that the contractor appointed to deliver major works at the Lisson Green estate is United Living. CityWest Homes will work closely with United Living and residents at Lisson Green to deliver this project successfully.

Below is a summary of the scope of the work, the next steps and the opportunities for you to get involved or comment on the project going forward.

What work is planned?

The scope of the work includes:

- Roofing works including repairs and cleaning to rainwater goods.
- Internal and external communal building cleaning, repairs and redecorations.
- Window repairs.
- Replacement of flooring where existing to all communal areas.
- External estate-wide repairs.
- Electrical work, installing emergency lighting.
- Fire Risk Assessment (FRA) works including fire warning systems.

Residents' meetings – August 2018

We are holding a number of residents' meetings to discuss the project. The purpose of the meeting is to provide you with information on what work is involved, how it may affect you and approximate timescales.

The CityWest Homes' project team and the team from United Living will be there to answer any questions you may have. The meetings will consist of a short presentation by United Living followed by a question and answer session.

The meetings will be held at Greenside Community Centre, 24 Lilestone Street, Lisson Green Estate London NW8 8SR on the following days and times;

Date	Time
Thursday 2 August 2018	6.30pm – 7.30pm
Thursday 9 August 2018	6.30pm – 7.30pm
Thursday 16 August 2018	12.30pm – 1.30pm

If you are unable to attend the meeting, but have any queries about the planned works, please contact our customer services team on 0800 358 3783 or alternatively email us at CustomerServices@cwh.org.uk. Please quote reference project V120.

The next steps

Following the update meetings United Living will develop detailed plans for the delivery of the major works. Once this plan is approved by CityWest Homes, we will publish the plan on our website.

Leaseholders will then be sent a Section 20 Notice of Estimate. The notice will set out the description and reasons for each aspect of the works. It will detail the project costs, and estimated individual leaseholder liabilities.

When will the works start onsite?

Please note that we anticipate starting work onsite in January 2019. Before this date, United Living will be working with CityWest Homes and residents carrying out pre start work and undertaking ballots. United Living will write to you to keep you updated on the progress of the project.

More information

Updates, including copies of any letters and latest news, are posted on the CityWest Homes' website – www.cwh.org.uk/major-works/current-projects/lisson-green-repairs-and-decorations-v120

In the meantime, if you have any questions or comments, please do not hesitate to contact me.

Yours sincerely



Marie Baker
Property Services Team