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Property Services Communications
Team

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Date: 22 July 2019

Ref: V120/B

Dear

Lisson Green Major works (project V120/B)

Thank you for your patience while we worked with our contractor, United Living, to finalise the plans for the major works to your home.

United Living has now completed the detailed planning for the project and Westminster has agreed their Service Providers Proposal. This is available to view on the Westminster website:- www.westminster.gov.uk/yourhousing/v120.

What does the work include?

The scope of the work includes:

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

I am a leaseholder, when will I get my Section 20 Notice of Estimate?

Enclosed with this letter is the Section 20 Notice of Estimates.

You will have recently received your service charges, which included an estimate for the leaseholder costs with respect to the proposed major works at the Lisson Green estate (project V120/B).



You will see that there has been an increase in your liability from this notice. This is because the information that was used for the half yearly estimates was based on the original budget figures and did not take into account the item below:

- Changes to the scope of works to include several items that were not included in the Client brief. These items include asphalt repairs to the walkways, below ground drainage repairs, Insulation to roof space(s) and Fire Safety works.
- Further significant cost increases are attributable to window repairs and asbestos removal costs.

We can confirm that the estimated liability in this notice is the most accurate and up to date and reflects the full extent of work that is currently proposed.

The notice sets out the description and reasons for each aspect of the work. It will detail the project costs and estimated individual leaseholder liabilities. Leaseholders have 37 days to make observations.

Resident meetings – **Wednesday 7 August and Tuesday 3 September 2019**

We are holding a residents' meeting so you can ask questions about the planned works.

The meetings will be held at Greenside Community Centre, 24 Lilestone Street, London NW8 8SR on Wednesday 7 August and Tuesday 3 September 2019 between 6.30pm - 7.30pm. There will be a short presentation by United Living at 6:45pm, followed by a question and answer session.

The next steps

Before work begins onsite, United Living will arrange an event to introduce the project team, provide you with a programme of works and answer any questions you may have.

More information

Updates, including copies of any letters and latest news, are posted on the Westminster website at www.westminster.gov.uk/yourhousing/v120

In the meantime, if you have any questions or comments, please do not hesitate to contact me on 0800 358 3783 or housing.enquiries@westminster.gov.uk quoting reference V120/B.

Yours sincerely

Marie Baker
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