



Westminster City Hall
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Property Services Communications Team

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Date 2 August 2019

Ref: X253

Dear

Brunel estate ventilation and fire safety work (project X253)

Thank you for your patience while we worked with our contractor, Axis Europe, to finalise the plans for the ventilation and fire safety work at the Brunel estate.

Axis Europe has now completed the detailed planning for the project and Westminster City Council has agreed their Service Providers Proposal (SPP). Work is now planned to start in October 2019 once the formal leaseholder consultation has been completed.

What does the work include?

In summary, the work includes:

- Replacing the communal extract fans, silencers, local ductwork, dampers and controls in the plantroom on the roof.
- Cleaning all ventilation ductwork (communal and in-flat).
- In-flat works to include replacement of grilles, control damper and fire dampers.
- Electrical works associated with the vents.
- Emergency lighting upgrades within the plantroom.
- Fire stopping works (communal areas only).
- Replacements of tenants' flat entrance doors with an opt-in for leaseholders at Keyham, Mickleton, Riverford and Sunderland Houses.

Section 20 Notice of Estimate

Please find enclosed your Section 20 Notice of Estimate.

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 details the project costs and your estimated liability. You have 37 days to make observations. Please follow the instructions on the notice to make your observations.

Residents' meeting – 20 August 2019

We are holding a residents' meeting to give you the chance to ask questions about the planned work.

The meeting will be held at Brunel Youth Club*, Buckshead House, Brunel Estate, W2 5UA on 20 August 2019 between 6.30pm and 8.00pm.

There will be a short presentation by Axis Europe at 6:45pm, followed by a question and answer session. The presentation will cover the work being done, the timetable for starting the work and details of Axis' team.

More information

A copy of Axis' plans has been uploaded to our website and available to view:
www.westminster.gov.uk/yourhousing/x253.

Please note, not all appendices are published online. However, you can view a hard copy of all documents at Axis' Westminster office at 'The Roundhouse' on the Hallfield Estate, W2 6DZ (near the corner of Gloucester Terrace and Bishops Bridge Road). The office is open Monday to Friday 8:00AM to 5:00PM.

If you have any questions, please contact me on 0800 358 3783 or dtownsend@westminster.gov.uk, quoting reference X253, and I will be happy to help.

Yours sincerely

Daren Townsend
Property Services Communications Team

Brunel Youth Club, Buckshead House

*From the road entrance to the estate on Great Western Road, turn left and walk up about 100m past the lift entrance to Devonport House, past the garages under Culham House, and then when you reach Buckshead House, walk on past the lift entrance and the youth club is around the corner.