



Residents
Hallfield Phase 3

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Date: 22 August 2024

Dear Residents

Hallfield Estate X115 – Update Letter, Delays to Winchester House

We are writing with an update on the major works programme X115. There are some additional changes to the programme which we need to make residents aware of.

Delays to Starting work at Winchester House

The scaffold on Winchester House is now complete, however Axis Europe will be delayed in starting work on this building. Following the introduction of The Building Safety Act (BSA22) all work to buildings over seven storeys or 18 metres, need approval from the Health and Safety Executive (HSE) before any work can begin. Previously local authorities, like Westminster Council, were responsible for fire safety during the major works process, but now under the legislation, buildings that fit the criteria of 'High Risk Buildings' need approval from the HSE. This applies to Winchester House, it does not apply to Lynton and Worcester Houses.

Updated timescale and costs

We plan to leave the scaffolding in position while we wait for approval from the HSE. We know that this will be an inconvenience for residents, and we would like to apologise for this. The timescales for approval for work to High Risk Buildings are significantly longer than the previous building control route. We cannot say with certainty when approval will be granted. But based on information that we have been given; we now expect works to start in November 2024.



When we originally planned for these works, timelines for HSE approval were significantly shorter than they are now. The HSE are experiencing severe delays across the country due to the very large number of buildings which fall into the High Risk Building category and are requiring works.

I would like to reassure the leaseholders at Winchester House that any additional costs related to the scaffolding being up longer than originally anticipated will not be recharged.

Due to the delays at Winchester House, we have started works on Worcester and Lynton, bringing forward the programme on these buildings. Scaffolding is now completed on Worcester House and has started being erected on Lynton House. The Doff cleaning started on Worcester House 12 August

More information about The Building Safety Act can be found below, but we are also happy to answer any questions you may have about this. The Royal Institute of Chartered Surveyors has a Frequently Asked Questions
www.rics.org/news-insights/building-safety-act-faqs

Coffee Mornings and Evening Drop In

The coffee mornings are still taking place and the next one is scheduled for Monday 2 September 11.00 at Pickering Hall

The first evening drop in will be on the 4 September 5.00 -7.00pm at Pickering Hall.

Please do not hesitate to contact me if you have any further questions, please contact Diane Volpi on 0800 358 3783 or at residentadvocates@westminster.gov.uk

Yours sincerely

Diane Volpi
Resident Advocate



City of Westminster