



Westminster City Hall  
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London SW1E 6QP

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Tel : 0800 358 3783

Date: 23 May 2022

**Ref: X115**

Dear Resident,

**Hallfield Estate Phase 3 Refurbishment Works (Project X115) - Invitation to residents meeting**

We are pleased to tell you that we are planning a range of works to Lynton House, Winchester House and Worcester House. This is known as Major Works. Major Works are large, planned works, such as repairs or renewal to the outside and communal parts of buildings.

**What works are you proposing?**

We have carried out some initial inspections of your building to establish what needs to be done. Based on these inspections, the works proposed include:

- Internal and external repairs and redecorations to the building fabric.
- Window replacements.
- Environmental improvements, where required.
- Flat entrance doorsets to tenanted properties (with an opt-in basis for leaseholders).
- Communal and emergency lighting.

**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 in and around your home is Axis Europe.

Some residents may recall that we had previously written to say that Axis Europe would no longer be one of Westminster's partnering contractors. We are pleased to say that they withdrew their termination notice and will now continue to deliver major works projects for the council.



Axis Europe have a proven record of successfully delivering major works in Westminster, they have a good understanding of the council and residents in Westminster, and a strong commitment to community and employment opportunities for residents. If you have any questions or concerns about this, please get in touch.

### **When will the works start?**

The project is at the first stage of the preparatory works, and we do not have exact dates now. However, based on the current timetable, we would expect Axis Europe to be ready to start these works in Spring 2023.

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](http://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 meeting to outline the works proposed, ask for your feedback, answer questions, or address any concerns you may have.

### **Details of the meeting**

**Location:** Pickering Hall, Cleveland Gardens, Westminster W2 6DE

**Date:** Wednesday 08 June 2022

**Time:** 6:30pm to 8pm

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 get in using 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 Shah Alam in the Resident Advocacy Team.
- Emailing [housing.enquiries@westminster.gov.uk](mailto:housing.enquiries@westminster.gov.uk), please quote reference '**project X155**'.

Yours sincerely

Shah Alam  
Resident Advocate