



Westminster City Council
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London SW1V 6QP

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Date: Tuesday 4 July 2023

Ref: Major Works AE105

Dear Resident,

RE. Planned major works to Blackstone House

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

Proposed works

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

- **Roofing renewal works. The works include stripping of the existing roof system at Blackstone House, renewing with a new flat roof system and reinstalling lighting protection.**

Contractor appointed to carry out the works

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 United Living.

Start and end dates of the works

The project is at the first stage of the preparatory works, and we don't have exact dates now. However, based on the current timetable, we would expect United Living to be ready commencing the work **in January 2024**. The date may be subject to change depending on the weather conditions. We will confirm the date closer to the time.

We will write to update you at each stage, hold meetings and publish the relevant documents on our website for your information.

Major works stages

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. 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. The meeting will be held on:

Wednesday 19 July 2023 at Churchill Gardens Community Centre, SW1V 3AL.

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.

Get in touch

If you have any questions regarding the works, please contact the Resident Advocacy Team by:

- Calling Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Phuong Doan in the Resident Advocacy Team.
- Emailing residentadvocates@westminster.gov.uk, please quote reference **'Project AE105'**.

Yours sincerely

Phuong Doan
Resident Advocate
Growth, Planning and Housing