

Welcome to our newsletter. We are still progressing well and now getting ever closer to the completion of the project which we anticipate will be end of October beginning November.

Work Update

The tenants door programme has now been completed with the exception of a number of properties that we have been unable to get access to. If you are a tenant and you haven't had your door replaced yet, please get in contact with Ahmed so we can make an appointment, the next available appointments now will be October. In addition we require further access to sign the door off which is a mandatory requirement. This appointment takes only 2 minutes, we will be in contact to arrange the inspection.

The leaseholder's doors, for those that opted in, will be fitted later in the year, starting in October if all goes as planned. We will contact you nearer the date to make a convenient appointment.

The next step is to start laying carpets in the communal hallways, You may have seen that preparation has already commenced and the carpets have started to be laid. We anticipate that it will take 4 days per stair case with an overall programme of approximately nine weeks.

This will conclude the contracted works once final quality control checks have taken place . Please also note that we will write to all residents at this time to find out if anything remains outstanding from your side.

Gainsborough House Block 1-30

Works to this block have now been completed and the carpets will be laid in the week beginning Monday 21 August.

Gainsborough House Block 31-60

Works to this block are nearly complete with just a 10% of the windows remaining to be repaired/decorated. The scaffold is scheduled to start coming down in the week beginning Monday 21 August.

Site Team



Michael

Snr. Site Manager



Shirajul

Site Manager



Ahmed

Resident Liaison Officer

07803 509 946

Or

alternatively email:

WCCenquiries@unitedliving.co.uk

Morland House

Works are largely complete to this block now with just carpets to be laid and some additional works to the coal bunkers which we are looking to complete in October.

Maclise, Milais and Muleady House

Works to these blocks are now complete barring the carpet fitting.

Reynolds House (1-26 and 27-52)

As some residents may have noticed, we have commenced with excavations in preparation of the new electrical connections. We will start work on the new kiosks in the next couple of weeks. These will be built just outside the entrance doors, and they will house the new electrical heads which will supply the building. We have a proposed date of **28 and 29 September** for the change over where **we will require access to your home**. Please be advised that this is a mandatory appointment as we require our electrical contractor, UKPN and EDF all to be present at the same time and so we can not be flexible. We will write to you with more information closer to the time. Once the electrical works have been completed we will carry out some minor remedial decorations followed by the carpets.

Wilkie House

Works to this block are now complete barring the carpets which will be laid in the coming months

Leaks to roofs

The repairs to the roofs at Maclise House and Mulready House have now been completed and the scaffold has been dismantled. In addition a further leak was discovered to the rear of Maclise House which again was not associated with our works but scaffold was erected and the leak has now been dealt with.

Coffee Mornings



These coffee mornings have now been going on for over a month now, though attendance has been lower than expected.

These sessions are in place to offer a safe open place to ask any questions and discuss and issues you might have with both the United Living site team and Westminster City Council.

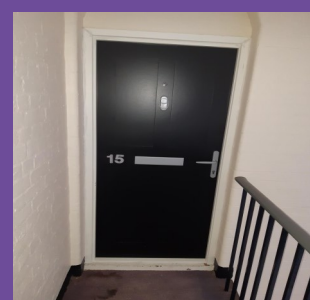
The sessions are every other every other Thursday after at 10.30am in Merta Hall, above the MEMO office. Please feel free to come along. The next session will be 31st August.

Hogarth House

Tenant's new flat entrance doors have now been completed

Remedial decoration to start 21 August 2023 and carpet installation to follow shortly after July.

There has been recent reports of no TV signal, please get in touch if you have been affected by this.



Court Yards

As we move closer to the end of the programme and before United Living leave site there will be cleaning required to the court yards. In some cases jet washing will take place to areas like Reynolds House and Gainsbrough House. All other court yards will be looked at and local cleaning take place to remove any mess created as part of the works. Unfortunately due to the age of the drainage it is ill advisable to jet wash all the areas as this could cause damage the drainage.



Loose Cables

During the removal of cables in the communal area we encountered a number of issues that has now stopped us from continuing with the removal. We are working with WCC to come up with a solution that may require reinstalling some additional trunking to the communal areas. We will advise further as soon as we know more.

Brick Cleaning

There have been some concerns and complaints from residents recently about the condition of the brick work in terms of cleaning now that's scaffold has been dismantled. We can confirm that in the original programme United Living was contracted to clean the brick work. However, it became clear very early on that the depth of cleaning required to bring the bricks to the required standard would on serve to damage them further and so a decision was made to omit the cleaning from the programme in line with the conservation officer's advice.

