



Westminster City Hall
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Tel : 0800 358 3783

Date: 16 June 2022

Ref: T169

Dear Residents,

Lilestone Estate (project T169) - Invitation to residents meeting

We are pleased to tell you that we are planning a range of works to Eastlake House, Stanfield House and Tadema 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:

- Roof repairs.
- Window replacement.
- Installation of new extractor fans.
- Internal and external repairs and redecoration.
- Tarmac repairs and resurfacing to car park area.
- Repair raised brick planters.

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 United Living.



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 United Living to be ready to start these works around Autumn 2023.

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

Community Benefit Fund

You may be aware that the council's development partner on the Luton Street project, Linkcity, has contributed funding to improve homes close to the site. This funding is known as the Community Benefit Fund.

The fund will improve some blocks in the neighbourhood, including Eastlake House, Stanfield House and Tadema House. In 2014, we asked residents to tell us about the works they would like to be carried out. The improvement identified for Eastlake House, Stanfield House and Tadema House is the installation of new double glazed windows, and the funding will go towards some of the cost of installing the new windows. This will be carried out alongside the major works programme.

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. 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.

Consultation Meeting

Monday 04 July at 6:30pm

Derry Hall
Penfold Street
Westminster
NW8 8HJ



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, please quote reference '**project T169**'.

Yours sincerely

Shah Alam
Resident Advocate