



Paddington Externals

Westminster City Hall
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Amoy Ing
Property Services Team

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Ref: T160

Dear Resident,

Paddington Green major works update (project T160)

We would like to thank you for your patience while we plan the major works to your home.

Proposed scope of the work

The scope of work varies from block to block however the work covers the following key elements:

Balcony repair and replacement works	Roof repairs or replacement depending on block
Asphalt repairs to communal walkways	Window repairs
External repairs and decoration	Internal communal area repairs and redecoration
Emergency lighting and electrical work	

What is taking place in advance of the major works

As part of the design of the project, Axis Europe will be carrying out a number of surveys, starting on Monday 22 July 2019 and taking one month to complete. These will take place in the communal areas and the external of the blocks. Access to your home will not be required during this time. The surveys will take place Monday to Friday, between the hours of 8am and 5pm. Operatives will carry ID badges when in and around your block and will be wearing branded uniform and identification.

Details of the surveys

1: Aerial photographic condition surveys: are being carried out by a contractor called Upshot, starting on Monday 22 July and finishing Friday 26 July 2019. The purpose is to assess the condition of the blocks in greater detail to help plan the works.

2: Precautionary inspections of communal areas for asbestos: are being carried out by a contractor called Tersus, starting on Monday 22 July and finishing by Tuesday 20 August.



Residents are not at risk and there is no reason for concern. The contractor may take samples from communal areas of the building and will wear protective equipment, such as overalls and a face mask, when doing so, however this will not visibly affect decorations and will be carried out in line with the strict Health and Safety Executive (HSE) guidelines. You can find out more about asbestos on our website at: westminster.gov.uk/yourhousing/asbestos

If Axis identify any asbestos materials, we will tell you and remove or enclose any that could become a risk.

Dates for your buildings inspections are listed below:

Campbell House:	22 July	Churchfield House:	23 July
Crompton House:	24 and 25 July	Edward House:	02 August
Cuthbert House:	26 and 29 July	Devonshire House:	30 July to 01 August
Fleming Court:	5 and 6 August	Gilbert Sheldon:	7 to 9 August
Hall Place:	12 and 13 August	Hethpool House:	14 and 15 August
Philip Court:	16 and 19 August		

3. Fire Risk Assessment surveys (FRA) to the communal areas: are being carried out by a contractor called Carrington, starting on Monday 29 July and finishing by Tuesday 13 August. These are precautionary and will help to identify, assess and remove any potential fire hazards before works begin on the blocks.

4. Drainage surveys and jet washing to the inside of the drains: starting on **29 July and finishing by 7 August**. This will be done on a block by block basis and Axis Europe will provide a schedule closer to the time. This will help to locate and clear any existing or potential blockages.

More information:

We will be writing to all residents shortly with more information on the progress; next steps and details of the next residents' meeting.

If you have any queries about the planned works, please contact Westminster City Council (Housing) on 0800 358 3783. Please ask to speak to Amoy Ing in the Property Services Team. Alternatively, you can email us at housing.enquiries@westminster.gov.uk. Please quote reference: **project T160**.

You can also get the latest information regarding this project on our website at www.westminster.gov.uk/yourhousing/T160

Yours sincerely

Amoy Ing

Communications co-ordinator, Property Services Team