

Welcome to our June 2022 newsletter.

We hope that you had a great “Platinum Jubilee” weekend and that you were able to get involved in the celebrations.

Please see overleaf for the project update. The newsletter is intended to keep you informed of the major works progress at Wharncliffe Gardens. If you have any questions, please do not hesitate to speak to Darron, your dedicated Resident Liaison Officer as he will be more than happy to assist.

COVID-19 SAFE WORKING PRACTICES ON SITE

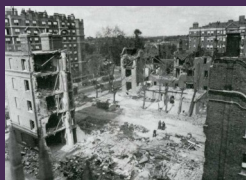
Keeping you and our teams safe during these uncertain times is our top priority. Our new systems of work will ensure we take every step possible to ensure the health and safety of every person we come into contact within the course of our daily work including staff, clients, residents, supply chain and general public.

19th Century Wharncliffe Gardens Estate

The original Wharncliffe Gardens was built in the late 19th century on the site of Edwin Landseer’s house and garden, by the Great Central Railway Chairman, Earl of Wharncliffe, in order to house the workers whose homes had been demolished when the line arrived at Marylebone station. There were 6 five-storey blocks of flats facing north and south, with the 2 eastern blocks smaller than the others in order to leave room for the existing School of Industry, for female orphans.



Each flat was designed so that sunlight entered at some part of the day. The frontage of the flats were paved, with clipped hedges and huge carriage entrances in the middle of each block for horse drawn vehicles to enter. A typical flat would have three bedrooms, a sitting room with an open fire, a kitchen and an inside lavatory, which was an innovation for “model dwellings”. Laundry could be hung out to dry at the top of the buildings. The residents were mainly in regular work with good wages and Charles Booth said it was the only model dwelling “in London in which I conceive life as bearable.”



WW11 Bomb damage 1941

Site Team



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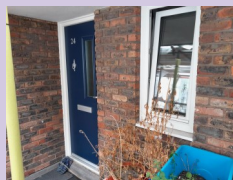
Works to date

Scaffold: Helsby scaffold is currently being erected. Please be aware that while the scaffold is being erected, altered or dismantled you may have restricted access to the opening of some windows for the duration of the works. Please remember to close all of your windows when leaving home. Scaffolding should only be accessed by United Living staff. Please ensure pets and children do not play beneath or attempt to climb the scaffold, as this could result in serious injury. The scaffold ladder is fitted with a security plate to prevent unauthorized access, and the gate is fitted with a chain and padlock.

Should you notice anyone on the scaffold outside of our working hours, please do not hesitate to call the police.

Window Surveys: Window surveys are approximately 85% complete estate wide.

Electrical Works: Electrical works to Elmton Court are ongoing. We will be in touch soon, to book the electrical in-flat works appointments with you.



External Works: The external works surveys are ongoing. High level repairs and decorations have started to soffits and fascias at Elmton and Hucknall Courts enabling guttering works to commence once the surveys are complete.

Front Entrance Door and Communal Redecoration Colour Choice Form

As part of the planned major works at Wharncliffe Gardens, United Living will be replacing tenant front entrance doors (including those leaseholders that have opted in) and redecorating the communal areas of your block.

We have previously written to you with a colour choice ballot form, in order that you can choose your colour option.

If you haven't returned this, please do so, in the pre-paid envelope provided. Don't miss out!

Balcony walkway flooring works: Pots and Planters

We thought that now would be a good time to request that all pots, planters and personal items are removed from the balcony walkways in readiness for the flooring works.

The existing asphalt will be repaired and overlaid with a new Bauder system that will prolong the walkway life cycle. The new system is a quick drying material that takes up to 3 hours to dry.

We are aware that the work may cause some inconvenience to residents, therefore for this reason we will manage the works by overlaying the Bauder product in sections. By doing this, we will minimize the disruption to residents.

Thank you for your continued cooperation while the major works are carried out at Wharncliffe Gardens.