



Major works (scheme P160 Scottish Towers)

Q: What are the reasons for the delays?

Some early delays have been in relation to concerns around the quality of the surveys carried out, the specification writing and the quality of the tender returns.

Following the tragic events at Grenfell Tower, we are reviewing fire safety elements of the works programme to ensure we are providing the best and safest solutions, including considering the inclusion of sprinklers as part of the project.

Following the Council's commitment to retrofit sprinklers in all blocks of flats over 30 metres in height with enclosed communal areas; CityWest Homes has appointed an external consultancy to undertake a study at each block.

We expect the findings of these reports to be available to us by December 2017, after which we will consult with you on the proposals specific to your block.

Q: What is the scope of the work, is it the same as originally planned?

Overall yes. There are some changes as outlined above, with a study being undertaken on the possible inclusion of sprinklers.

Q: Who will be doing the work?

The scheme will now fall within the timescales of the new term contractor which we believe will deliver a better outcome for residents. We are in the final stages of appointing the contractor and anticipate that this will be concluded by early December 2017.

Q: Is there one term contract for major works?

There is one term contractor proposed for major works covering the North and West areas and a second term contractor proposed for the South and Central areas.

Q: When is the work due to start onsite?

We hope that this will be concluded in early December 2017. Until the contract has been awarded, CityWest Homes is prevented from engaging directly with the proposed contractor.

Although timescales are largely dependent on the outcome of the new fire safety measures, we are planning for this work to start in Autumn 2018. We do anticipate an enthusiastic start to the programme to establish confidence with ourselves, residents and Westminster City Council. We will be in contact with more specific timescales upon appointment of the contractor.

Q: Will leaseholders pay for the duplication and inefficiencies as a result of the cancelled procurement exercise for project P160?

We would not seek to recover the cost of duplicate or wasted activity arising from earlier cancelled procurements.