



Wharncliffe Gardens estate
Major works project (AA102)

Westminster City Hall
64 Victoria Street
London SW1E 6QP

Marie Baker
Property Services Communications Team

Tel: 0800 358 3783
mbaker@westminster.gov.uk

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Dear resident

Wharncliffe Gardens estate major works update (project AA102)

We wrote to you earlier this year to let you know about plans for major works on Wharncliffe Gardens estate.

Our contractor, United Living, has now reviewed the work required and drafted a Project Execution Plan (PEP). The PEP outlines their initial plans for delivering the project based on the work identified by CityWest Homes.

What does the work include?

In summary, the work includes:

- Roofing repairs
- Brickwork repairs
- Redecorations to internal communal areas and all previously painted surfaces
- Window replacement (excluding Winchelsea House and Pinner Court)
- Replacement of flooring to all communal areas
- Replacement of Communal front entrance doors
- External estate wide repairs
- Fire Risk Assessment (FRA)

The next steps

United Living will now finalise the detailed planning for the project and produce a Service Provider Proposal (SPP) for Westminster Housing to review and agree.



The SPP is the detailed plan of how the work will be done including, the costs and the timetable for completing the work.

We expect this document to be agreed in May. Once agreed, the SPP will be published on our website.

Drop in sessions – 24 April 2019

In the meantime, we are holding a drop-in session to give you the chance to ask questions about the planned work. You will also be able to view the window designs and provide feedback.

The drop-in session will be held at Wharncliffe Gardens Community Hall, Birch Vale Court, Pollitt Drive, NW8 8JF on Wednesday 24 April between 6.30pm and 7.30pm.

I am a leaseholder, when will I get my Section 20 Notice of Estimate?

At this stage we plan to send the Section 20 Notice of Estimates in June 2019.

The notice will set out the description and reasons for each aspect of the work. It will detail the project costs and estimated individual leaseholder liabilities. Leaseholders will have 37 days to make observations.

After this we will write to all residents to confirm the date for the works to start.

More information

Updates, including copies of any letters and latest news, are posted on the Westminster website – www.westminster.gov.uk/yourhousing/aa102

In the meantime, if you have any questions or comments, please do not hesitate to contact me on 0800 358 3783 or mbaker@westminster.gov.uk quoting reference AA102.

Yours sincerely

Marie Baker
Communications Co-ordinator
Property Services Communications team