



Residents
Hallfield Estate
Major Works Project X115

Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Tel : 0800 358 3783

residentadvocates@westminster.gov.uk

Date: 18 October 2024

Dear Residents

Major Works Hallfield Estate X115 – Programme update

I'm writing to give you an update on the works to your building. The scaffold is now complete on all three blocks, and whilst we wait for building safety approval for Winchester, we are progressing with works on the other two blocks.

Independent Validation of X115

Due to the scale of the programme and the high leaseholder bills, the council commissioned an independent validation and assessment of the proposed work.

We have now received this report from John Rowan and Partners (JRP). We have published the report online www.westminster.gov.uk/X115/documents and have enclosed the executive summary of that report with this letter. JRP concludes that the programme can evidence value for money and best value in the cost plan. The report concludes that the programme costs are within 3.89% of expected market costs, which is described as an acceptable margin on a programme of this size.

Additional Roof Works

The second key conclusion of the JRP report is that roof replacement should be included within the scope of the programme, given the condition and deterioration of the roof structure.

When we originally proposed the works on X115, the plans included roof repair, however, now the scaffold is up and we can do more detailed surveys, it has revealed that the roofs have deteriorated much faster than we were expecting and need to be replaced not repaired.



What will this mean for the costs to Leaseholders

These additional works will increase the overall cost of the project. We know that this news of additional costs is very disappointing and we have investigated possible ways to reduce the costs or delay the work, but there is no cost-effective way of doing this, as the JRP report confirms.

We have however, successfully submitted an application for funding to the Carbon CIL fund in relation to the sustainability benefits of the new roof and associated PV panels. This has resulted in a contribution of £450K towards these works.

The additional cost of the roof works is approximately £1.4 million, minus the £450K contribution. We will therefore issue new section 20 notices incorporating the additional roof costs at the end of October.

Major Works Working Group for Hallfield X115

Several residents have expressed an interest in forming a working group on the major works programme. This will involve meeting the project team on a regular basis to discuss the programme, progress and raise any concerns. If you would like to join the working group, please email your expression of interest to residentadvocates@westminster.gov.uk

We will look for residents who can make a regular commitment and include a couple of representatives from each block and one person from the Resident Association. Anyone not on the working group will still receive projects updates and be able to attend open meetings.

Find out more

We know that you will have questions about the contents of this letter. We are offering a drop-in session to meet the Westminster City Council project team, Axis Europe and Leasehold Services. This is to be held on

4 November 5.00pm to 7.00pm

Small Hall (opposite the library), Porchester Hall, Porchester Road, London W2 5HS

Please do not hesitate to contact me if you have any further questions. Please contact Diane Volpi on 0800 358 3783 or at residentadvocates@westminster.gov.uk

Yours sincerely

Diane Volpi
Resident Advocate

Including: JRP report executive summary