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Date 18 November 2019

**Ref: S159**

Dear

**Millbank estate major works – project S159**

Thank you for your patience while we worked with our contractor, United Living, to finalise the plans for the ventilation and fire safety work at Gainsborough, Hogarth, Maclise, Millais, Morland, Mulready, Reynolds, Wilkie Houses.

United Living has now completed the detailed planning for the project and Westminster City Council has agreed their Service Providers Proposal (SPP).

**What does the work include?**

In summary, the work includes:

- Brickwork repairs
- Window repairs and redecoration
- Replace flat entrance doors
- Repair communal doors
- Timber repairs
- Metalwork repairs
- External decorations
- Communal decorations and flooring
- Roof repairs
- Repair and clean rainwater goods below ground drainage systems
- FRA works



## **Section 20 Notice of Estimate**

Please find enclosed your Section 20 Notice of Estimate.

We can confirm that the estimated liability in this notice is the most accurate and up to date and reflects the full extent of work that is currently proposed.

The notice sets out the description and reasons for each aspect of the work. It details the project costs and your estimated liability. You have 37 days to make observations. Please follow the instructions on the notice to make your observations. Westminster City Council will have up to 21 days to respond to observations.

### **When is the work due to start?**

Work is now planned to start in January 2020 once the formal leaseholder consultation has been completed.

I will write to you in the next few weeks to invite you to a residents meeting where you will be able to meet the project teams from Westminster City Council and United Living. At the meeting we will go through the scope of works and programme and there will be an opportunity for you to ask any questions.

### **More information**

A copy of United Livings' plans has been uploaded to our website and available to view: [www.westminster.gov.uk/yourhousing/S159](http://www.westminster.gov.uk/yourhousing/S159).

Please note, not all appendices are published online. However, you can view a hard copy of all documents at South Area Service Centre, 137 Lupus Street, London, SW1V 3HE. The office is open Monday to Friday 9am to 5pm.

If you have any questions, please contact me on 0800 358 3783 or [ljenkins1@westminster.gov.uk](mailto:ljenkins1@westminster.gov.uk), quoting reference S159, and I will be happy to help.

Yours sincerely

Lindsay Jenkins  
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