

Reply to:
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Dear

Wharncliffe Gardens estate major works update and invite to residents' meeting (project AA102)

We wrote to you last year to let you know about the plans for major works to your home.

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

What does the work include?

The scope of the work includes:

- Roofing repairs.
- Brickwork repairs.
- Redecoration to all internal communal areas and previously painted surfaces.
- Replacement of windows (excluding Winchelsea House and Pinner Court).
- Replacement of flooring to all communal areas.
- Replacement of communal front entrance doors.
- External estate-wide repairs.

The next steps

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

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

We expect this document to be agreed in April 2019. Once agreed, the SPP will be published on our website and a copy available at the Central Area Service Centre, Greenside Community Centre, 24 Lilestone Street, London NW8 8SR.

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 May 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.

Resident meeting – Wednesday 6 February 2019

In the meantime, we are holding a residents' meeting to give you the chance to ask questions about the planned work.

The meeting will be held at Wharncliffe Gardens Community Hall Birch Vale Court, Pollitt Drive, NW8 8JF on Wednesday 6 February 2019 between 6.30pm and 7.30pm. There will be a short presentation by United Living at 6:45pm, followed by a question and answer session.

Updates, including copies of any letters and latest news, are posted on the CityWest Homes' website – www.cwh.org.uk/AA102.

If you have any questions or comments, please do not hesitate to contact me on 0800 358 3783 or customerservices@cwh.org.uk quoting reference AA102.

Yours sincerely



Marie Baker
Property Services Team