



City of Westminster

York Mansions
Chiltern Street
London
W1W 5UL

Westminster City Hall,
64 Victoria Street,
London SW1E 6QP

For any further assistance, please contact:
Repa Khan-Resident Advocate

Email: rkhan@westminster.gov.uk

Tel: 0800 358 3783

Date: 29 January 2024

Dear Resident

Major Works project AB107

We wrote to you in November 2022 to inform you about major works project AB107 for York Mansions. The Client Brief (please find this attached) clarified the two aspects of the project:

- Replacement of tenant front entrance fire doors (with option given to leaseholder's to 'opt-in').
- Renewal of asphalt covering to the rear access balconies.

We published the Service Provider's Proposal (SPP) by United Living and commenced the process giving residents choice of design and colour of the new fire doors to be installed.

However, due to a change in Fire Safety regulations, Building Control have advised that the material asphalt no longer meets regulatory requirements and therefore this cannot be used to resurface the balconies.

The Service Provider, United Living, has been trying to source an alternative material to asphalt that is Fire Safety compliant and is approved by Building Control.

They have reported that they are currently unable to source an alternative material at the present time.

In light of this event, the project had been put on hold to search for a new material that is Fire Safety compliant.

In the meantime, we have moved the replacement of front entrance fire doors part of the project to another major works project Y142S. Residents will be contacted with further details about this when the project is due to commence.

These changes to the project will no doubt raise questions and concerns. I would like to invite you all to a meeting to further discuss the reasoning behind our decisions and to answer any questions on:

Date: Tuesday 13 February 2024

Time: 6:00pm to 7:00pm.

Location: Greenside Community Centre, 24 Lilestone Street, London NW8 8SR.

If you are unable to attend the meeting at the Greenside Community Centre, you can join virtually via MS Teams, the details for this are:

Meeting ID: 323 185 192 33

Passcode: LdZsyy

Should you have any queries, then please email me at rkhan@westminster.gov.uk

For any other housing related issues or to seek urgent assistance with a repair, you can contact us **0800 358 3783** or email housing.enquiries@westminster.gov.uk and access online services at <https://www.westminster.gov.uk/housing/>

Yours sincerely,

Repa Khan
Resident Advocate
Housing and Commercial Partnerships