



City of Westminster

Westminster City Council
64 Victoria Street
London SW1V 6QP

Housing Enquiries
Tel: 0800 3583783

Date: 09 October 2024

Ref: S162

Dear Resident,

Fisherton Estate – Major Works Update & Client Brief Approved (project S162)

We wrote to you on 18 October 2022 and provided an FAQ regarding the planned works for Capland House, Dickens House, Gibbon House, Huxley House, Landseer House, Lilestone House and Selina House.

We are pleased to inform you that the council has now reviewed and approved the Client Brief for your building. The client brief outlines the full scope of works, these works include the following:

- Repairs to the private balconies (all blocks).
- Roof repairs (all blocks).
- Internal communal and external repairs and redecoration (all blocks).
- Works to bin stores (all blocks).
- Relocation of extractor fans (where necessary).
- Renewal of individual property timber framed windows (all blocks excluding Selina House).
- Timber repairs (all blocks)
- Communal intake cupboards to be made watertight (Capland, Landseer and Lilestone House).

You can view the Client Brief and the full scope of works on the project's webpage:
<https://www.westminster.gov.uk/s162-fisherton-estate-window-replacement-redecorations-repairs-s162/documents>

The next steps

We have now passed the project to our major works contractor, United Living, to work on the detailed plan to deliver the works. This document is called the Project Execution Plan (PEP). We will share this plan and the next steps with you once we have reviewed the contractor's plan. We expect this to be in December.



Once the Project Execution Plan has been approved and signed off, we will issue a pre-commencement order to the contractor. This gives the contractor permission to move forward with the final design details of the project and this is called the Service Provider Proposal (SPP).

We will write to you again once the PEP and SPP has been approved by the Commissioning Team. The letter will also include an invitation to meet with the contractor, United Living. During this meeting, you will be given the opportunity to ask questions, share your concerns and learn more about the project.

Information for leaseholders

Once the Council has approved the PEP, the Leasehold Operation Team will issue the Section 20 Notice of Estimates.

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.

More information

If you have any questions or concerns around the planned works, please email me at residentadvocates@westminster.gov.uk quoting '**S162 Fisherton Estate**' in the subject line.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shah Alam'.

Shah Alam
Resident Advocate