



Residents
Winchester House
Hallfield Estate Phase 3

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Date: 19 November 2024

Dear Residents

Hallfield Estate X115 – Update letter on restarting work to Winchester House

We are pleased to tell you that we have now received sign off by the Health and Safety Executive (HSE) for works to restart at Winchester House. We have planned a start date for Monday 25 November.

It will be from this date that you can expect to see Axis' contractors back on the scaffolding and in communal areas.

Axis will start with less intrusive works such as Netting on Scaffolding, Fitting of the Hoists and Doff Cleaning.

Reminder on the reason for the delay to starting work at Winchester House

Following the introduction of The Building Safety Act (BSA22) all work to buildings over seven storeys or 18 metres, need approval from the Health and Safety Executive (HSE) before any work can begin. Previously local authorities, like Westminster Council, were responsible for fire safety during the major works process, but now under the new legislation, buildings that fit the criteria of 'High Risk Buildings' need approval from the HSE.

This requirement applied to Winchester House but not Lynton and Worcester Houses where work has continued.

We are very grateful for your understanding and patience as we worked through this process.



Updated timescale and costs

I would like to reassure the leaseholders at Winchester House that any additional costs related to the scaffolding being up longer than originally anticipated will not be recharged.

We have been in discussions with our contractors, Axis, to check if the completion date for the works will have been affected by the wait for the HSE sign off. I am pleased to confirm that Axis believe they should be able to keep to the original planned completion date of summer 2025.

Coffee Mornings, Evening Drop In and Resident Working Group

The coffee mornings (free) are still taking place and the next one is scheduled for *Monday 25 November* 11am at Pickering Hall. We have been running these sessions every two weeks but attendance is very low and we will review this to make sure that you have opportunities to speak to us that suit you better.

The next evening drop in will be on 4 December *5pm to 7pm* at Pickering Hall. Please note that these drop ins are for residents that live or own property in Lynton, Winchester and Worcester Houses **only**. The staff that support these sessions will not be able to respond to questions about future phases of work. We expect to be able to start consultation on phase 4 of the major works shortly.

A working group is forming to give us feedback on how the current phase 3 works are progressing. This group is open to all residents in Lynton, Winchester and Worcester Houses and meets monthly in the evening. If you are interested, please let me know using the contact details below.

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