

Westminster City Council
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Date: 23 February 2023

Ref: Major works Project Y100

Dear Resident

Blandford Estate major works project Y100 - Invitation to residents meeting

We are pleased to tell you that we are planning a range of works to the Blandford Estate. This is known as Major Works. Major Works are large, planned works, such as repairs or renewal to the exterior and communal parts of buildings.

We have carried out some initial inspections of your building to establish what needs to be done.

Based on these first surveys, the works proposed are:

- Brick repairs /repointing /replacement
- Repair/replace concrete coping stones
- Asphalt repairs on communal balconies,
- Concrete repairs on communal stairways,
- Renew bin store roofs,
- External redecoration works to all previously decorated surfaces.
- Tarmac repairs,
- Foot path repairs/resurfacing,
- Re-bedding/replacing paving slabs.

Contractor appointed to carry out the works

At the start of 2018, we entered into a ten-year partnering contract with two contractors to deliver major works across the City. The contractor appointed to deliver the works in and around your home is United Living.

Start and end dates of the works

The project is at the first stage of the preparatory works, and we do not have exact dates now. However, based on the current timetable, we would expect United Living to be ready to start these works in March 2024.

We will write to update you at each stage, hold meetings and publish the relevant documents on our website for your information.

Major works stages

Major works projects need a considerable amount of organising before they start. There are several stages that need to happen before the works start, including formal consultation with leaseholders via a Section 20 Notice of Estimate. We have produced a guide to major works to explain what to expect at each stage of a project, including our commitments to you and how you can help or get involved.

You can read the guide by visiting www.westminster.gov.uk/housing/major-works. If you would like a paper copy of this guide, please get in touch using the details below.

Resident's meeting and online session

We are holding a meeting to outline the works proposed, ask for your feedback, answer questions, or address any concerns you may have.

The meeting is being held on **Tuesday 7 March 6.30pm – 7.30pm at the Greenside Community Centre, 24 Lilestone Street London NW8 8ST.**

We do hope you will be able to join us and look forward to seeing you at the meeting. However, if you are unable to attend, we will be holding an online session on **Thursday 9 March 6.30pm - 7.30pm. Please use the link below to join the session.**

Join Zoom Meeting

<https://rbkc-westminster-gov-uk.zoom.us/j/89325868464>

Meeting ID: 893 2586 8464

Passcode: AJ1t0baS

Next steps

After the meeting we will send a summary of the key points raised for the benefit of those not able to attend.

If you would prefer to receive updates about these works via email, rather than post, please get in touch to ensure you are added to our email update list. Please be assured that your email will only be used for the purpose of updates about these works.

You can contact us by:

- Calling Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Marie Baker in the Resident Advocacy Team.

Emailing housing.enquiries@westminster.gov.uk, please quote reference project Y100

Yours sincerely



Resident Advocate
Growth, Planning and Housing