



City of Westminster

Westminster City Hall
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Ref: T156 Phase1

Dear resident

Internal and external refurbishment works planned for the Mozart Estate (Project T156 Phase 1) - Invitation to residents meeting

We are pleased to tell you that we are planning a range of major refurbishment works to 19 blocks on the Mozart estate. This phase covers all blocks on the southern half of the estate, with an additional two blocks located in the northern half (Lancefield Court and Wornum House). Major Works are large, planned works, such as repairs or renewal to the outside and communal parts of buildings.

What works are you proposing?

We have carried out some initial inspections of your building to establish what needs to be done. Based on these inspections, the works proposed include:

- Roof repairs, including flat roof renewal to Croft House.
- Glazing and window repairs to all communal and individual property windows.
- Internal and external repairs and redecoration.
- Repairs to communal area flooring, or replacement flooring in communal areas where required.
- Repair or renewal of external asphalt communal walkways, where necessary
- CCTV survey of underground drainage and repairs where required
- Communal and emergency lighting upgrades.
- Fire safety works, including new fire doors
- Estate-wide external works including tarmac and paving repairs and vegetation removal.
- Installation of extract fans in kitchens and bathrooms (where necessary, to tenanted properties).



Residents meeting

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

This meeting will take place on **Wednesday 14 September 2022, 6.30pm - 7.30pm at St Jude's Community Hall, 71 Ilbert Street, London, W10 4QH.**

We do hope you will be able to join us and look forward to seeing you at the meeting.

How do I find out more if I cannot attend?

If you are unable to attend and have any queries about the works, please get in touch using the details at the bottom of this letter. 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.

Next steps

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.

As the project is at the first stage of the preparatory works, we do not have an exact start date now, however based on the current timetable, we are aiming to start these works in Winter 2023. We will write to update you at each stage, hold meetings and publish the relevant documents on our website for your information.

Contact us

- Call Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Sophia Amedume in the Resident Advocacy Team.
- Email residentadvocates@westminster.gov.uk, please quote reference '**project T156**'

Yours sincerely

Sophia Amedume

Sophia Amedume, Resident Advocate