



City of Westminster

A large, abstract graphic consisting of several overlapping, flowing waves in shades of pink, red, orange, yellow, and blue, framing the central text.

# FAIRER

## WESTMINSTER

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#FairerWestminster

# Welcome

# LEASEHOLDER UPDATE PRESENTATION

Emanuel House, 18 Rochester Row, London SW1P 1BS

Wednesday 11<sup>th</sup> October 2023

# Emanuel House – Leaseholder Update

## Agenda

1. Welcome and Introduction
2. Update from meeting of July 2023 regarding proposed major works with leaseholders
3. Major Works Project Plan update
4. 7:30pm – Meeting to finish

# Welcome and Introduction by Kevin Dey

Introduction to WCC/FirstPort/AtkinsRealis

Housekeeping;

- Meeting to finish at 7:30pm.
- Questions raised by those joining via Teams will be announced by Holly who will be monitoring the chat forum.
- Meeting to be recorded.
- Please keep to the agenda.
- Mutual respect.
- Questions at the end.
- We will record main questions and produce a Q&A which will be posted on the Emanuel House Website

# Timeline

Subsequent to the last meeting, all homeowners were provided with the meeting minutes and a copy of the questions and answers received from the Residents Association.

The timeline has shifted slightly and is shown below;

- Specification drafted Winter 2023
- Contract to be signed Summer 2024
- Potential works to start Autumn 2024
- During each of these stages we will be updating leaseholders, which includes today's meeting.

# Update from meeting of 25.7.2023 regarding proposed major works with leaseholders

The frequently asked Questions are on the website <https://www.westminster.gov.uk/emanuel-house-proposed-major-works-cwg13297/documents> and Answers are listed below;

## **1. Will the Council be able to ask for more money from the sale of the freehold after the major works have been completed?**

The open market value of the Council's freehold interest would not be affected by any capital works undertaken during the major works.

## **2. Will the council consider a future offer to purchase the freehold?**

Yes. A letter will be sent to all residents to explain the next steps.

## **3. When the residents were asked to consider purchasing the freehold for one pound in July 2022 did they know all that was required of them and what they would be taking on as part of the offer?**

Yes, this was all shared as part of the heads of terms which was shared with all residents along with the title plans.

## **4. Following on from the major works will the building meet new energy efficiency laws?**

All works will comply with current building regulations.

## **5. Can the residents see the planned preventative maintenance (PPM) schedule for future works required?**

Although a PPM isn't required under a lease and therefore not completed the building maintenance is reviewed and managed on an annual basis.



## **6.How will the quality of the work be guaranteed?**

Westminster City Councils contract procurement code will be followed to appoint a competent contractor who will be financially vetted to ensure confidence in their ability to service any defects post completion. Faithful and Gould will oversee the works and ensure they are carried out to the necessary required standard.

## **7.Who would be involved to choose the contractor?**

Westminster City Council and Faithful and Gould will be the main stakeholders involved however Under section 20 residents will have an opportunity to nominate contractors (subject to a prequalifying questionnaire). In addition, the Council will also provide opportunities for the residents to engage during the process via the residents association.

## **8.Why have the window works not been done previously as they were recommended to be done in the 2006 Scofield Lothian Report.**

There are no immediate health and safety issues identified from the 2006 report that would require the windows to be replaced.

## **9.What is the timescale for the works to be completed?**

The approximate timetable for the works plan is shown below:

- Specification drafted Autumn 2023
- Contract to be signed Spring 2024
- Potential works to start Summer 2024

## **10.Would compensation be paid if the work were to take longer than planned?**

The works contract may have a clause to say that compensation would be paid. However, residents would need to provide evidence that residents were out of pocket because of the delayed works for example residents having to vacate their property and having to pay for accommodation elsewhere.

**11.What are the options for the new windows?**

The window options will be shared with residents to obtain their feedback in the autumn 2023.

**12.Can residents be part of the final decisions on the windows?**

Residents can be consulted, and their views take into consideration however the final decision will be made by Westminster City Council.

**13.If VAT is payable by leaseholders on these major works, can WCC confirm that if it is able to reclaim any VAT back, this reclaim will be refunded to leaseholders in full?**

Presently, Westminster City Council can reclaim any VAT it incurs directly. However, before this can be confirmed this work would have to be considered the context of the Councils wider capital program which could affect the authority's ability to reclaim this VAT.

**14.What would the total costs of the major works be?**

Once a scope of works has been finally decided the costs will be shared with residents.

Cladding and window options will be subject to building control approval and planning approval which may affect costs. Options and costs will be presented at a resident's engagement meeting for discussion.

**15.Will the under-floor heating system also be looked at?**

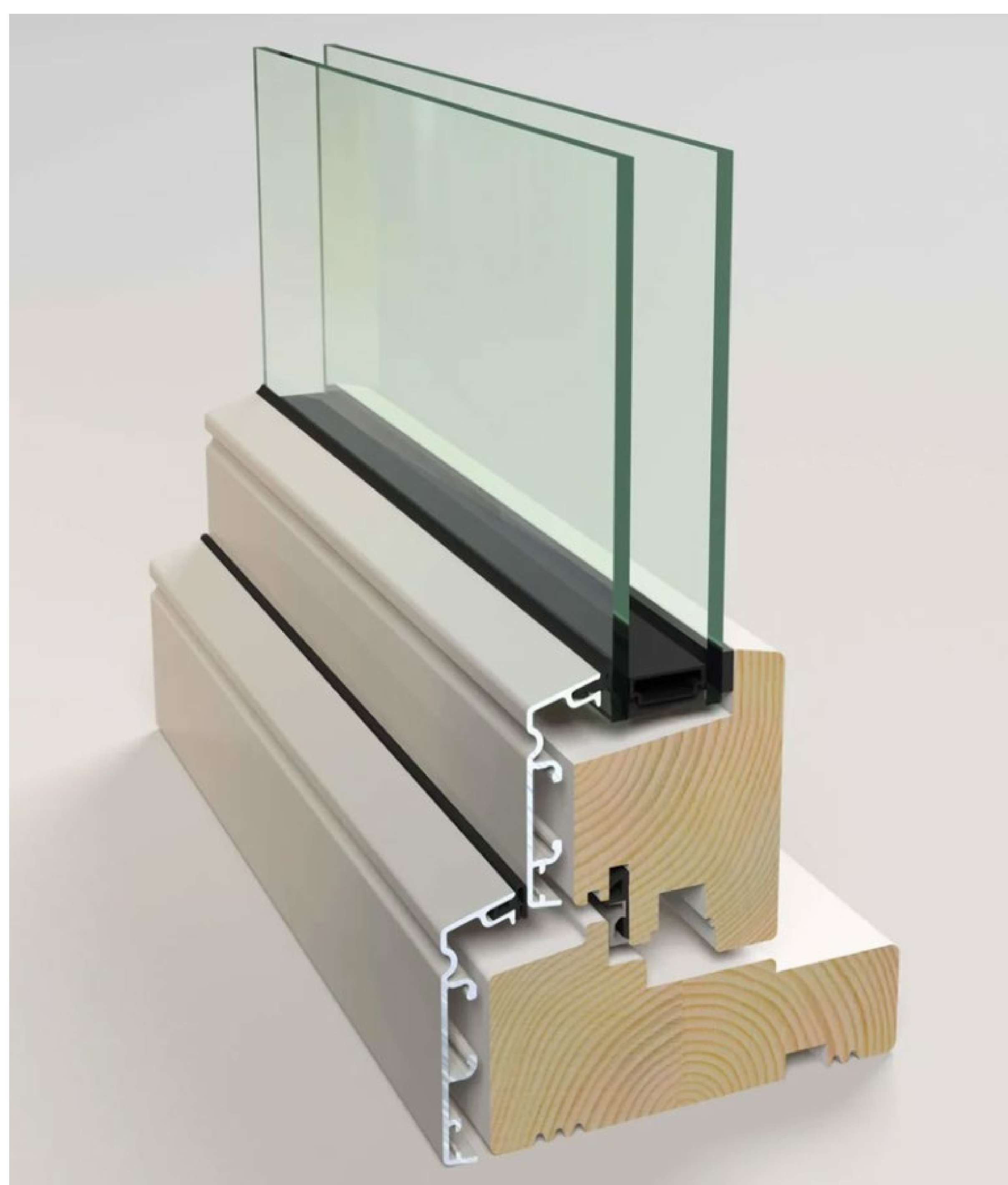
Yes, this will be reviewed as part of the major works.

A follow up meeting will be scheduled for October



# Emanuel House – Major Works

- Acoustic testing
- Solar heating
- Building façade
- Insulation
- Underfloor heating
- RAAC
- Window options



Composite  
Windows



Aluminium  
Windows

# Communication

**We would like to keep communication open with all homeowners on the proposed works, and therefore we have many different ways for you to contact us to discuss as noted below;**

- Emailing WCC on [emanuelhouseproject@Westminster.gov.uk](mailto:emanuelhouseproject@Westminster.gov.uk)
- Phoning 07739317727
- Post by hand to Billy and/or Jennie, alternatively you can post via the postal box for flat 6 Emanuel House.
- Post to FirstPort office – FAO , Marlborough House, Wigmore Place, Luton LU2 9EX
- Emailing the managing agent Jennie Roos [Jennie.Roos@blenheims.co.uk](mailto:Jennie.Roos@blenheims.co.uk)
- Visiting the Website <https://www.westminster.gov.uk/emanuel-house-proposed-major-works-cwg13297/documents>
- The Website will be updated with FAQ's.
- For those of whom who are not online, Jennie Roos or Billy can assist in showing you the Website at Emanuel House.
- We will also be holding regular residents meetings which you will be notified of once arranged.



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