



City of Westminster

A large, colorful graphic consisting of several overlapping, wavy bands in shades of pink, red, orange, yellow, and blue, flowing from the top left towards the bottom right. The word 'FAIRER' is written in large, bold, black, sans-serif capital letters, with a small flame-like graphic element on the left side of the 'F'. Below it, the word 'WESTMINSTER' is written in smaller, red, sans-serif capital letters.

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MAJOR WORKS PRESENTATION

Emanuel House, 18 Rochester Row, London SW1P 1BS

Agenda

- 1. Welcome and Introduction**
- 2. Purpose of Meeting**
- 3. Overview of works**
- 4. Impact of works for homeowners**
- 5. Questions and Answers Session**
- 6. Next steps**



Emanuel House –Major Works Presentation

1. Welcome and Introduction by Mr Kevin Dey.

Introduction to WCC/Blenheims.

Housekeeping:

Meeting to finish at 7:30pm

Meeting to be recorded.

Please keep to the agenda

Mutual respect

Questions at the end.

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2. Purpose of Meeting

To discuss the proposed major works.

Not to discuss freehold purchase or service charge accounts.

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3. Overview of works

Brief History by Lindsey Brown of Blenheim's;

- Complaints from a number of leaseholders regarding defective windows.
- Two companies reported that the windows have reached the end of their operational lifespan and require replacement.
- Blenheim's discussed the matter with Westminster and recommended a survey of all windows is conducted.
- Kendrick Building Surveyors were appointed and attended in August 2021. They surveyed approx. 14 flats internally and completed a drone survey to the exterior of the windows.
- Kendrick Building Surveyors advised that there were many defects found with the windows and whilst they may be able to repair them it would be more cost effective to replace the windows, both of which would require a full scaffold to be erected.

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3. Overview of works Continued

- Blenheim's reported back to Westminster whom suggested that if there is a requirement to fully scaffold the building then a full condition survey of the exterior should be completed to understand if there are any other works required which can be carried out in order to make the most efficient use of the scaffolding.
- Condition Survey was completed in April 2022, which noted defects to the front and rear façade of the building. The repairs consist of identifying and repairing damaged sections of the concrete wall panels and/or replacement of missing or loose mosaic tiles and replacement of the glass balcony balustrades to the sixth floor should be undertaken to fully maximise the scaffold that will be installed. The recommendation was that these works are completed in conjunction with the window replacement works.

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3. Overview of works Continued

- The survey also made reference to a number of urgent repairs in which due to them being health and safety items were completed. The works were below the Section 20 threshold of £250.00 per flat, which is why they were scheduled without consultation. Works completed:
 - a) Glazed panels across the front and rear elevation – temp repair (Safety Film installed)
 - b) Abseil works to repair the damaged section of concrete panel, all concrete panels were inspected closely to ensure the panels were secured to the building.
 - c) Roof Works (preventative to ensure water tight)

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3. Overview of works Continued

It is recommended that the windows are replaced with new double glazed units which will meet the minimum thermal efficiency requirements under Part L of the Building Regulations.

The works will incorporate the Health and Safety works which were noted within the condition surveyor dated April 2022.

The major works will incorporate external repairs and redecorations where deemed required by the surveyor.

Once a surveyor is appointed and a specification is drafted, a copy will be issued to all leaseholders for your comments.

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4. Impact of works for homeowners

- Programme to be drawn up once contractor appointed.
- Agreed methodology shared with residents.
- Continual engagement and dedicated resident liaison officer.
- Major works service charge booklet and payment options.

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5. Next steps

Current estimated timeline:

- Surveyor to be instructed this year.
- Specification drafted Spring 2023.
- Residents consultation on specification.
- Tendering of works – Summer 2023.
- Residents consultation.
- Section 20 Notice of Estimates to be issued.
- Appointment of contractor – Autumn 2023.
- Residents consultation, meeting with contractor and resident liaison officer.
- Works to commence early 2024.

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Questions and Answers Session



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