

Emanuel House Major Works Meeting and questions from the meeting

27 February 2023

18:00 – 19:30

City Hall, Victoria Street

Webpage: [Emanuel House Proposed Major Works \(cwg13297\) | Westminster City Council](#)

Attendees

- Councillor Boothroyd, Phil Owen (WCC), Kevin Dey (WCC), Lindsey Brown (Blenheims), Malcolm McMichael (Project Manager), Holly Igglesden (WCC),
- 23 in person leaseholders
- 4 on zoom

Questions

1. Could secondary glazing be put into those flats that require it?

This is possible but would not negate the issue of the windows needing to be replaced.

2. Can windows be replaced from the inside rather than using scaffolding?

This is likely to require inspection of every window from inside of each of the properties. We will make contact with each leaseholder for dates to enable this. The consultant and Health & Safety will also be asked for their view on the need for scaffolding.

3. Where are the condition surveys?

The condition surveys are available on the Webpage. Any costs stated are estimates and have not come from a tender for the works.

4. What are the major works that need doing urgently and what ones can be done at another date?

If scaffolding is erected then all works requiring scaffolding will be done at this time as this is the most cost-effective way of scheduling the maintenance of the building. However, the high priority works are the windows replacement and render repairs.

5. Where are the plans of the building?

Schematic plans are available. If you would like a copy of the plans of the whole building please email the Emanuel House inbox (emanuelhouseproject@westminster.gov.uk) and we can provide them by request. They are very large files.

6. Can WCC set up a regular meeting with the 4 main topics to be covered: 1) major works, 2) freehold purchase, 3) service charges and 4) energy bills.

Westminster City Council have undertaken to organise quarterly meetings that we are happy to host at City Hall. The next meeting will be held around May. In the meantime, conversations are ongoing with the Residents' Association and the Freehold Purchasing Committee to keep them updated. Blenheim's meet a representative of the Residents Association every fortnight at Emanuel House to carry out a property inspection and to discuss any matters relating to the building. They also hold a residents drop-in surgery on the same day for any leaseholders who may wish to meet to discuss any matters relating to the Emanuel House. This will all be clarified in writing by Blenheim's this week.

7. Should WCC be sharing all documents and information with all leaseholders or just the contacts for the resident's association?

Westminster City Council engage with the Residents Association as a body acting on behalf of leaseholders and recognised as such. This does not stop the Council sharing important information more widely especially when it is of interest to all leaseholders.

8. Do Barratt have an interest in purchasing the land?

WCC own the freehold of Emanuel House, details of this have been shared with all leaseholders in full in July 2022 along with the Heads of Terms offer for residents to purchase the freehold. Barratt originally developed the site adjoining Emanuel House, their interest has since been sold.

9. Can the Cabinet Member change the sale of the freehold deadline date?

The Cabinet Member has decision making powers which includes the sale or not of this Council freehold interest. As with most Cabinet Member decisions, this is taken under advice. There has been little or no progress towards a sale of the freehold interest to the Freehold Purchase Committee in the last 7 months with none of the advised milestones achieved.

10. Why has it taken so long to sort out the service charges?

Blenheim's confirmed that the 2021 accounts could not be sorted until 2020 had been sorted out. This has now been undertaken. The accounts for 2022 have not been concluded yet as they are done in retrospect. Blenheim's are not expecting to see a huge deficit.

11. Will all leaseholders be charged for window works if their windows do not need repairing.

All leaseholders will be charged in accordance with their lease terms.

Actions

Action	Owner	Update
Building plans to be provided to any leaseholders who request them via the Emanuel House inbox email address	Leaseholders	
All outstanding questions of the Council have been answered in the Corporate Property/Emanuel House inboxes or from answerphone messages. Therefore if you feel you have a question outstanding please contact us.	Leaseholders	
Webpage link at the top of this note	WCC	
The next meeting will be scheduled for approximately 3 months time – May 2023.	WCC	
Reference was made in the meeting to statements contained within a Scofield Lothian report by some leaseholders present. The Council does not hold this report therefore we request a copy to be able to comment further.	Residents Association	
For the virtual meeting to be held on TEAMS in future as it is more compatible with WCC systems and will help improve sound quality	WCC	