

Westminster City Hall
64 Victoria Street
London SW1E 6QP

housing.enquiries@westminster.gov.uk
Tel : 0800 358 3783

Date: 23 August 2022

Ref: AA108

Dear Resident,

Scott Ellis Gardens and Bronwen Court (Project AA108):

Thank you to all those who attended the Major Works meeting on 17 August at Greenside Community Centre on the Lisson Green Estate NW8. These Frequently Asked Questions have been developed from the discussions in the meeting.

If you have any queries, you can contact us by:

- Calling Westminster City Council Housing on **0800 358 3783** (freephone) - ask to speak to Isobel Williams in the Resident Advocacy Team.
- Emailing housing.enquiries@westminster.gov.uk, please quote reference '**project AA108**'.

Find out more

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.

Yours sincerely



Isobel Williams
Resident Advocate

Frequently Asked Questions (FAQs):

Q. When are the works due to start?

We estimate that these works will start in Spring of 2023.

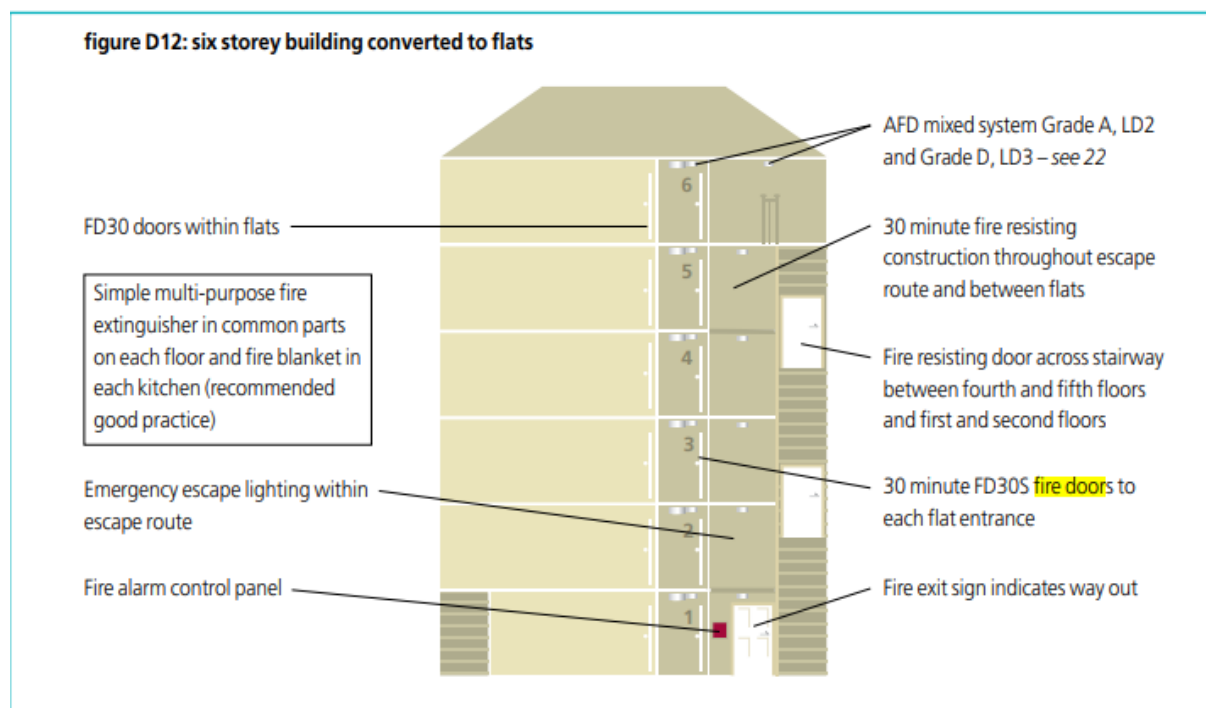
Q. Will all fire doors in both Scott Ellis Gardens and Bronwen Court be replaced?

Both the communal and front entrance doors will be assessed to find out whether they need replacing.

Q. How necessary are these works?

They are a legal requirement as identified in the Fire Risk Assessment and following the advice given in LACORS - HOUSING FIRE SAFETY Guidance on fire safety provisions for certain types of existing housing. We are doing these works to meeting our legal responsibilities regarding fire safety. The scope of works has been developed from a Fire Risk Assessment that was carried out your home.

The Fire Alarm system is crucial to enable residents to be warned of a fire in another part of the building and to enable you to evacuate to a place of safety. I believe this extract from this guidance is the most relevant illustration of how this system should look.



Q. Will works done be in keeping with the building?

Yes, they will be as the building is in a conservationist area.

Q. What is a service door?

A service door is another word for intake cupboard door.

Q. Will sprinklers be fitted?

No, these costs are considered to be prohibitive, and these works would be more invasive leaving visible brightly coloured pipework.

Q. Will heat detectors be fitted within all flats?

Yes, to meet fire standards.

Q. Will the detectors in the communal areas be wireless?

Yes, they are interlinked systems and can run off communal appliances such as lights.

Q. How long do detectors take to fit within flats?

These will be fitted by an electrician and should take no more than an hour to fit.

Q. Where will the communal detectors be fitted in your home?

These will be fitted in the entrance lobby The system designer will choose from two methods:

Heat Detectors react to the change in temperature caused by fire. Once the temperature rises **above 135 degrees F (57 C) or 194 degrees F (90 C)**, the heat detector will send a signal to an alarm panel and trigger an alarm.

Alternatively, the system designer may stipulate what is known as “Rate of Rise Heat Detectors”:

Heat detectors work on a similar principle used by smoke detectors, by **tracking the temperature instead of smoke**. Heat detectors generally detect the heat that comes as a result of combustion. The devices trigger an alarm when they sense a rapid rise in temperature or when a certain temperature is reached.

Q. Where will in flat detectors be fitted?

These will be fitted in all rooms other than the bedroom and will be centrally located within your hallway.

Q. What is the minimum specification requirement for the detectors?

Minimum specification requirement for communal areas is a Grade A LD2 system with smoke detectors extending into flat entrances. Detectors will alert one property at a time as opposed to all at the same time.

LD2 fire alarm systems require **detectors to be installed in circulation areas that form part of the escape routes, and in certain rooms or areas that present a high risk of fire to occupants.**

Q. When will there be an idea of the costs leaseholders will have to pay?

We will have a better idea of these once the subcontractor has carried out their surveys as this will allow for our contractor United Living to put together a cost plan.

Q. What is meant by ‘carrying out internal decorations’?

This means that the contractor will make good any surfaces as opposed to a full redecoration of the communal areas.

Q. Will furnishings removed in the communal areas be put back this time?

Yes, if they are not deemed to be a fire hazard.