



Go it Alone Factsheet

The Go-it-alone scheme is an extension to Westminster City Council's Local Management Agreement initiative. It gives residents the opportunity to take control of small scale repairs / major works schemes as long as tenants and lessees support it.

Here are some simple rules:

- At the moment only residents who live in houses or blocks which have 10 or fewer properties may qualify.
- We will issue a standard agreement which all parties must sign (this includes your contractor).
- All residents living in the block must support the scheme. We will consult all residents to test this.
- If there are any secure tenants within the property Westminster City Council may not be able to fund the tenant element of the scheme (funding will be driven by our capital and revenue major works program).
- The cost of the scheme cannot exceed the EU procurement threshold.
- All monies must be paid in advance of the scheme starting on site.
- VAT is payable if you use a contractor who is VAT registered.
- We would need to be satisfied that the residents are capable of running the scheme, and can meet all requirements, such as health and safety, and construction design and maintenance rules.
- The amount each lessee contributes will be in line with their current lease percentage.
- We will run checks on your chosen contractor to ensure they are commercially viable.
- You will need to indemnify Westminster City Council against any loss or damage which the Council may suffer as a result of the omission or failure of the residents to supervise the works..
- All works must be completed to the satisfaction of Westminster City Council.
- Residents will be responsible for any damage caused to the property and the remedial work required to rectify the damage.



- All works undertaken will need an insurance backed guarantee (or such other guarantee agreed between the parties) for a minimum period of 12 months.
- All works undertaken will comply with all Acts of Parliament which affect the works (namely, planning consent and any building regulation approval).