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Property Services Communications Team

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Date: 21 April 2021

Ref: W103 Major Works

Re. Birch House – Major works update affecting your property (project W103)

Major works are scheduled to take place to the whole of the Avenue Gardens estate under project W103, which will include full roof renewal across all the blocks as well as external repairs, window repairs, communal area repairs and fire safety works. As advised in our last communication in November 2020, we have unfortunately experienced delays starting these works due to Covid-19 and subsequently our contractor Axis' decision to terminate their long-term partnership with us. It remains our intention to use our other major works contractor, United Living, to carry out the main W103 project works later this year however the formal arrangements for this are taking longer than we expected back in November.

Urgent works required:

We are conscious however that there are sections of the roof at Birch House that are in urgent need of renewal and any further delays to this work will become very costly in ongoing patch repairs. We have therefore taken the decision to bring forward the roof renewal works at Birch House as a priority, ahead of the full W103 project works taking place.

Whilst Axis are no longer starting new large-scale projects for us, we have reached agreement with them to pick up the urgent roof works at Birch House. As the roof works will require full scaffolding to the block, we will also have Axis pick up all scaffold dependant repairs that are required at the same time. This will ensure repairs are carried out in the most cost-efficient manner.

Next steps:

Leaseholders will be sent a new Section 20 notice of estimate for the roof renewal and external repair works in the next 2 weeks. This estimate will supersede the Section 20 notice previously issued for major works contract W103 in January 2020.

Following conclusion of the 35 day consultation period, we will arrange for Axis to start works as soon as possible at the block. A further letter will be sent prior to the works



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starting and inviting all residents to a meeting with the contractor and site team. Depending on Covid restrictions at that time, this meeting may be held virtually.

A question and answer sheet has been included with this letter, however if you have any questions or concerns that are not covered here, please do not hesitate to contact us. You can email us at housing.enquiries@westminster.gov.uk and mark your email for the attention of the property services communications team. Alternatively, you can call us on 0800 358 3783 and ask to speak to member of the property services communications team.

Yours sincerely

A handwritten signature in black ink that reads "Vicky Simpson".

Vicky Simpson
Property Services Communications Team
Growth, Planning and Housing