



Unit 3, Baseline Studios  
Whitchurch Road  
W11 4AT

03 October 2023

Dear resident,

**Walkways roof improvement works: Scaffolding and works timetable**

As you are likely aware, Amber Construction Services Ltd is delivering roof improvement works to your building.

To enable them to carry out these works, scaffolding will go up around the outside of your building and within the atrium of the block underneath the Automatic Opening Vents (AOV's).

The images below show what it might look like from inside with the scaffolding tower up to the AOVs, and from the outside with the scaffolding going up to the roof level.

The works will be phased and will sometimes overlap. Please see the Works Phase Plan at the end of this letter to see when the works will be starting and finishing in your section of the Walkways.

**The first scaffolding will go up and works will start on the roof on Monday 9 October 2023 from 8am in Barandon Walk in the section called B1 (307-339).**

**We will write to Walkways residents in other sections to remind you that the scaffolding and works will be starting in your section.**

**Please note start dates are indicative and subject to change.**

Please be aware that as the scaffolding goes up, is altered, or dismantled, access around your home or block may be affected. If this is required, we will notify you in advance of this taking place. This is to ensure that the safety of you, your family, and friends is maintained.

The scaffolding will be alarmed once it has been completed and handed over for safe use.

Commented [CJR1]: @Bhojani, Pritam: RBKC can we explain which properties are included in this area pls (i.e. 30x-300x?)

Commented [BPR2R1]: done



0800 389 2005



lancasterwestoffice@rbkc.gov.uk



@lancasterwestneighbourhoodteam



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This work will unavoidably create some dust and noise. We will do our best to keep noise levels down and clean up each day. However, there will be some disruption and we apologise in advance for any inconvenience caused.

The scaffolding may restrict the opening of some windows for the duration of the refurbishment works. You may experience some interference with reception from your television aerial or satellite dish. If you have a satellite dish, this will be temporarily relocated onto the scaffold at the earliest convenience. If the satellite dish is not in working order, we will remove it and return it to the property once works are completed, or we can dispose of the dish if you have asked us to do so, free of charge.

We advise you to remove any plant pots, ornaments or other objects that may be fixed to walls on your balcony as we cannot accept responsibility for any damage to these whilst works are being carried out. Please also remove any items on the atrium that may be in the way of the working area e.g. bikes and prams.

Before the work begins, we would advise you to contact your contents insurance provider to inform them that work is being carried out and there will be scaffolding around your block. Many insurance companies insist on being notified or policies may become invalid.

Please do not leave your windows (and balcony door, if applicable) open for the duration of these works especially if you are not at home or at night. Please ensure pets and children do not play beneath or attempt to climb the scaffolding as this could result in serious injury.

Our access ladders will be removed from ground floor access points and secured at the end of each day, alternatively a security plate will be installed over the rungs, to maintain the safety of residents at night. As already mentioned, the scaffolding will also be alarmed.



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Also, please note that only Amber Construction Services Ltd employees and their representatives are permitted access onto the scaffold. For your own safety and for the safety of others, under no circumstances should anyone climb onto the scaffold. Any unauthorised persons accessing the scaffold should be reported to the police immediately on 101, or in an emergency please dial 999.

We thank you in advance for your co-operation. Should you have any queries or concerns regarding the scaffolding and the works then please contact a member of Amber Construction Services Ltd site team or the RLOs, Andrea on 07816 062051 and Victoria 07487 584862.

All operatives will have identity badges. Do not allow anyone into your home who does not have identification or confirmed appointments. If you are unsure, ask for their badge and call Amber Construction Service Ltd's Resident Liaison Officers as soon as possible on the above numbers for guidance, or contact Lancaster West Neighbourhood Team's Resident Liaison Manager Louka Green on 0800 389 2005 or email [Louka.green@rbkc.gov.uk](mailto:Louka.green@rbkc.gov.uk).

#### Subscribe to your newsletter



Stay up to date with all the latest refurbishment news for your block. Subscribe to Lancaster West News, a regular newsletter for residents. Scan the QR code below. Remember to give the name of your block to enable you to receive block-level news.

Thank you for your understanding.

Yours sincerely,

Sharon Miller  
Senior Project Manager (Net Zero)

Commented [LRR3]: @Bhojani, Pritam: RBKC Can we add Amber RLOs details here??

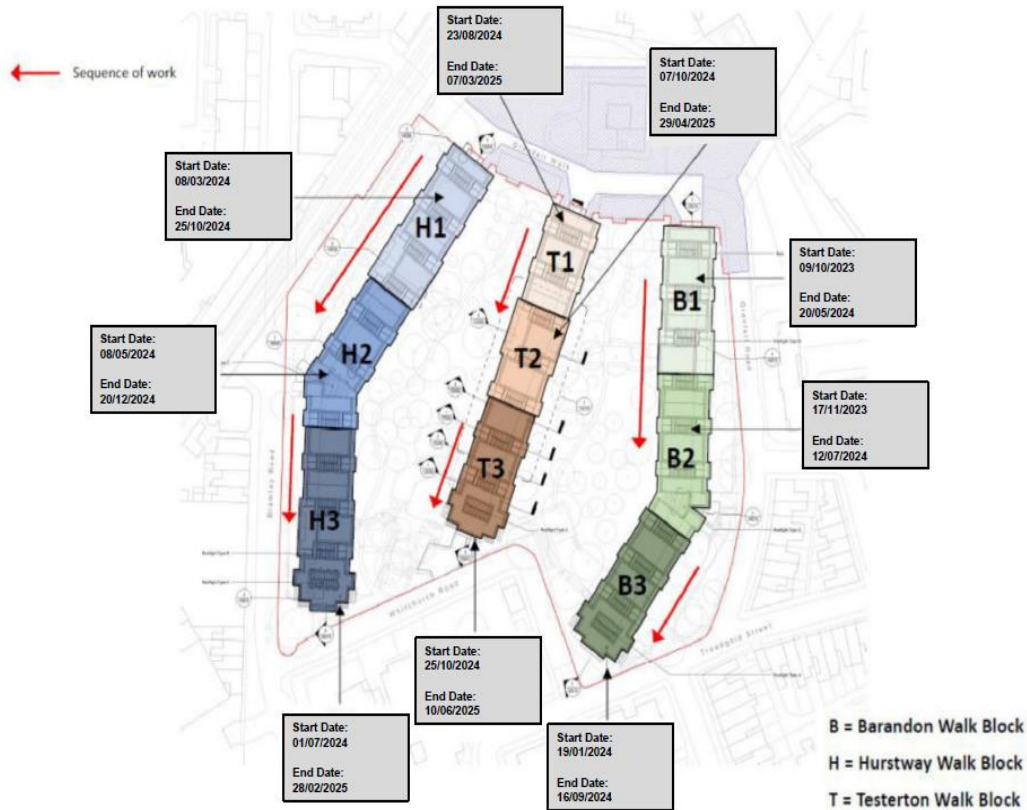
Commented [BPR4R3]: Added above

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## Work Phases Plan

## Lancaster West Estate - Roof Project



### Start and end dates as shown on diagram

- Barandon Walk B1: 09/10/2023 - 20/05/2024
- Barandon Walk B2: 17/11/2023 - 12/07/2024
- Barandon Walk B3: 19/01/2024 - 16/09/2024
- Hurstway Walk H1: 08/03/2024 - 25/10/2024
- Hurstway Walk H2: 08/05/2024 - 20/12/2024
- Hurstway Walk H3: 01/07/2024 - 28/02/2025
- Testerton Walk T1: 23/08/2024 - 07/03/2025
- Testerton Walk T2: 07/10/2024 - 29/04/2025
- Testerton Walk T3: 25/10/2024 - 10/06/2025