

## **Re: Benhill Estate External Works.**

The next phase (**Phase 3**) of external works at Benhill Estate is due to start on week commencing 23rd January 2012 with the erection of scaffolding. The blocks included in this phase are **Hazelwood House, Chesterton House and Denewood House**.

The work will be carried out by Lakehouse Contracts Ltd, using a new team. The work will include the replacement of windows and external cladding, insulation measures, gutters and fascias, work to private balconies, concrete repairs and decorations, as well as work to the landlord's electrical installation.

Residents in these blocks will be visited by the Resident Liaison Officer from Lakehouse before the work starts on their block, to explain in detail what the work involves and when it is likely that access to their flat will be needed. Firm appointments for access will be made as the project progresses. A detailed programme will be available for Residents in Phase 3 as the work starts.

Residents who live in Hazelwood House, Chesterton House and Denewood House are invited to attend a drop-in session being held between 16:00 and 20:00 on 19<sup>th</sup> January 2012, in the Small Hall at the Salvation Army Centre. They will be able to find out more about the work and meet the Contractor.

Leasehold Consultation for **Phase 4** of the external works, comprising of **Glenrose House, 1 – 17 Newlyn House and 1-18 Stancliffe House** is expected to commence in Mid March 2012 with an anticipated start for the works on these blocks at the beginning of May 2012.

I have asked if money can be made available for Phase 5 of the external works for the remaining blocks (Woodville House and Homedale House) and I am hoping to hear during the next few months. I will let residents know what will happen when I receive an answer about funding.

I will be holding further drop-in sessions at the start of phases 4 and 5 of the project before the work on those phases' starts.

If you have queries about the work, please contact Customer Care at Sutton Housing Partnership on 0800 195 5552 (or 020 8915 2000 from a mobile)