

Update on Wellington Mills Heating and Hot Water replacement

Planning Application: 77 Objections were submitted to the planners including an objection from the 20th Century Society. We are still waiting for the planning decision. A planning application is expected in relation to the electrical works.

Wellington Mills Management Committee:

Have had a meeting with councillors Kind and Brathwaite and the estate's concerns were listened to and subsequently forwarded to Lambeth council. (Minutes of the meeting are available on request to the Estate office.)

We are currently in the process of arranging a follow up meeting with the councillors and Lambeth council to ensure residents' worries are addressed.

We have commissioned a mechanical and electrical consultant to comment on the tender and proposals from T Brown Group, they will also advise on other options for heating and hot water to the dwellings with the pros and cons. The report will be sent to Lambeth Council and Management Committee will request its recommendations are carried out. This has been issued as draft and commented on by the Major Works Group; the final report is due soon and will be made available to residents at the office.

Lambeth Newsletters:

Lambeth's contractor T Brown Group have posted newsletters. The February 2018 newsletter states that *"site containers are due to be installed on site shortly. We have agreed with the estate office and WMMC where best to place these"*

T Brown Group cannot proceed with the site set up until they have WMMC' approval, this approval is part of the Management Agreement Wellington Mills Housing Coop has with Lambeth council. We expect the points raised in the mechanical and electrical report mentioned above to be answered prior to giving approval.

External Electrics: Lateral Mains & Communal Lighting works S20 notices have recently been received by properties not previously included in the proposed works. The entire estate is now included in the electrical works which we are led to believe is the replacement of the electrical mains and the external lighting, we await details of the design from Lambeth.

Roofs, Windows and cladding replacement:

Lambeth have provided no firm time frame for these elements of works and we continue to request confirmation.

15 March 2018