



Bickenhall
Mansions
Bickenhall Street
London
W1U 6BX

Date 8th November 2022
FAO Bickenhall Mansions
Ref EK/171059

Dear Residents

Bickenhall Mansions – Overall Update for Internal Refurbishment Project

Further to the newsletter issued during the summer 2022, we write to provide residents and leaseholders with an update on the internal refurbishment works across Bickenhall Mansions.

As you will be aware there continues to remain industry wide challenges with regards to delivery of materials, skilled labour etc however, as a project team we have attempted to mitigate any delays caused by this as far as practically possible. As a result, the vast majority of the works will be completed within the anticipated timescales set out and communicated at the start of the project for the overall internal refurbishment (December 2022). We are also still forecasting that the final costs will be within the budget previously set out and communicated.

We can confirm that the status of each block is as follows:-

Block 2 – Works to complete by end of January 2023;

Block 3 - Works complete;

Block 4 - Works to complete by end of January 2023;

Block 5 - Works complete;

Block 6 - Works to complete by end of December 2022;

Block 7 - Works complete.

Block 8 - Works to complete by end of December 2022

We will soon begin works to the main reception area in block 4 which we recognise will be disruptive for all whilst they are ongoing. Your Building Manager will write in due course to outline temporary arrangements.



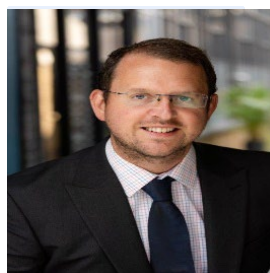
With regards to the blocks that have been identified as complete, it is worth noting that there are some minor making good works that are required to be completed following installation of the AOV units in Blocks 3 and 5. Once complete these blocks, plus Block 7 will be within their rectification period (a duration of 12 months) in which any defects directly related to the works that appear during this period will be rectified by the contractor. Following completion of the 12 month rectification period for each block, a final inspection will be carried out to ensure that all elements and finishes are in good order. This process will be followed by all blocks that form part of this programme and a full snagging inspection will take place prior to handover. Operation and maintenance plans thereafter will ensure that the new finishes and installations are best maintained.

As per the previously issued newsletter, there is a plan in place to upgrade the electrical intake works during 2024 however, in the meantime, there are works currently ongoing to provide temporary connections that will provide the required communal power until the point in which the permanent installation is carried out.

We appreciate that the works up to this point will have been disruptive and it is always a challenge working in occupied communal areas so we thank you for your patience in this regard. Bickenhall Mansions will benefit from enhanced aesthetic communal areas, upgraded fire and health and safety standards, improved accessibility, new intercom system and new fibre insulation which will future proofing the building.

If you have any queries with regard to the completed blocks or any snagging items that you wish to identify, please do not hesitate to be in contact.

Yours faithfully



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