

Major refurbishment works



Stevenage Borough Council is embarking on a programme of major refurbishment work to its blocks of flats (not including the tower blocks). The type of work included will vary from block to block, and will be dependent on a detailed survey of each block.

The type of work may include:

- Roofs
- Windows
- Communal doors
- Structural repairs and alterations
- Internal and external redecoration to communal areas
- Communal floor coverings
- Communal and emergency lighting
- External works including walls, fencing and paving
- Fire safety equipment
- Rewiring to communal areas including new landlord supply and lighting
- Door entry systems
- Block signage

Please note this list is not exhaustive, it is just an example of some of the main elements that may be included. All aspects of the block, building and communal areas will be reviewed and potentially form part of this contract.

This work will not include maintenance and repair of your own ('demised') premises, which will normally be the interior parts of your flat. Your lease should have a definition of what is included within your demised premises and what is, therefore, your responsibility.

We expect it to take around a year from now for us to procure building contractors and carry out the necessary planning, with works starting in 2018. We believe the whole town-wide programme of work will be carried out over five years. We will let you have a programme showing which year each block will have work done, once all the work is planned.

As a leaseholder you will be aware that under the terms of your lease, you are required to contribute towards the costs of this work. You may also be aware that there is stringent legislation in place which states how we must consult with you before carrying out such work. This process is known as 'Section 20' consultation.

You will hear from us again soon with a further update and the first stage of the Section 20 process.