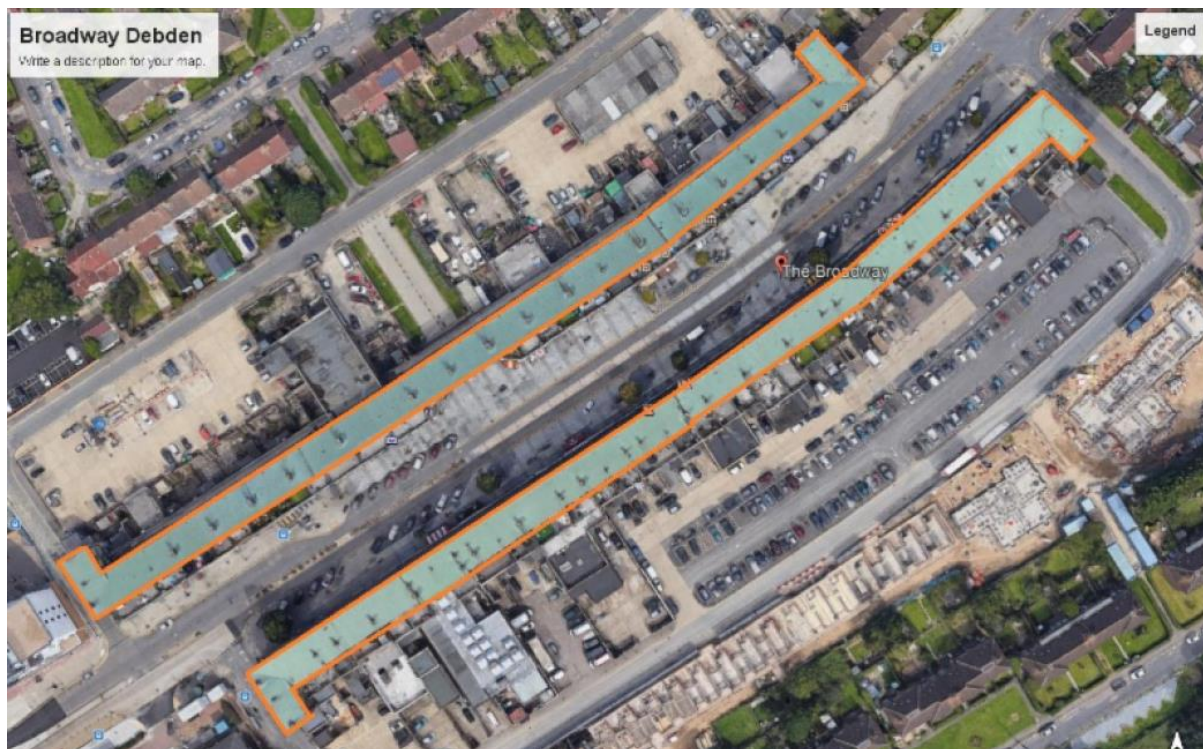


The Broadway – Major Works FAQs – July 22

1. Which blocks are included in the works?

11A-77A, Loughton, Essex, IG10 3SX

12A-82A, Loughton, Essex, IG10 3SX



 - Blocks in scope

2. What's included in the proposed works?

At present the high-level scope of works includes the following:

- Roof replacements
- Window and balcony door replacements
- Front Entrance Door replacements
- Balcony and walkway repairs
- Concrete and brickwork repairs
- Bin store upgrades
- Redecoration of previously painted areas
- New flooring to communal staircores
- Compliance works (fire and electrical)
- Works to reduce anti-social behaviour

3. How have the Council decided which works to undertake?

The Council's asset management database highlighted several building fabric components nearing the end of their life cycle at the Broadway. The Council subsequently appointed chartered construction consultants Baily Garner to undertake further surveys and review its condition in detail.

The preliminary list of works provided by Baily Garner are required to be undertaken to ensure The Broadway remains compliant and free from water ingress.

4. When will the works start and how long will they last?

Works are not anticipated to start on site until 2023, a firm construction programme will be shared once the works have been tendered later this year. It is anticipated the works will last approximately 48 weeks.

5. I'm a residential Leaseholder will the works be rechargeable?

Yes, under the Section 20 Act of the Landlord and Tenant Act 1985 (As amended by the Commonhold and Leasehold Reform Act 2002) the Council will recharge Leaseholders a portion of the total cost in accordance with their lease obligations. We anticipate writing to all Leaseholders in early August when we release the Section 20 'Notice of Intent'.

More information on the Section 20 process will be provided when we release the 'Notice of Intent'.

In the meantime, general Section 20 queries can be written into Mayowa Akinmade:
makinmade@eppingforestdc.gov.uk

6. I'm a commercial Leaseholder will the works be rechargeable?

If you are a commercial leaseholder some of the works will be rechargeable in accordance with your Service Charge Agreement.

We are in the process of reviewing lease obligations and will be in touch with further details in due course.

In the meantime, should you have any queries please contact Kevin Milligan:

Email: kmilligan@eppingforestdc.gov.uk

7. Who do I contact with general queries?

Please feel free to contact our Resident Liaison Officer Leanne Turner. Leanne will be here to assist with day-to-day queries for the duration of the project. Details below:

Telephone: 0756 339 8846

Email: leturner@eppingforestdc.gov.uk

Alternatively, feel free to write your queries into majorworkbroadway@eppingforestdc.gov.uk where one of the project team will respond to you.

8. I'm a resident how do I get involved in the works?

With your assistance we would love to set up a **Tenant and Residents Association** at the Broadway as well as a dedicated **focus group** and some **block champions** to help with the project delivery itself.

If this is something you would like to be involved with, please contact:

Getinvolved@eppingforestdc.gov.uk

9. When's the next meeting?

The next meeting will be held via zoom w/c 29th August 2022. We will write to you closer to the time with specific details.