



Date Thursday 14 June 2024

Dear Resident,

St Jude's refurbishment update – Thursday 13 June 2024

For the past twelve months, work has been underway within the Housing and Landlord Services Team to plan for a major refurbishment of the five council housing blocks in the St Jude's area. Many of you will be aware of the promise we made to you to deliver a refurbishment programme that seeks to fix issues identified across the St Jude's estate. I'm pleased to be able to share with you that we are now able to take the next steps with this promised refurbishment programme and provide you with further, initial detail of these plans.

Over the next three to five years, we intend to carry out extensive refurbishment of Charleton House, Haviland House, John Cozens House, Langton House, and Tyndall House. The total investment is expected to be around £18 million and will be delivered in phases, to limit the amount of disruption to your daily lives, whilst trying to complete the works in the quickest possible time.

Alongside this letter, you will have received a booklet that explains the types of repairs and refurbishments we intend to deliver at your block, including roof repairs, the installation of new windows and doors, new decorations, electrical works and a range of other improvements.

More detailed plans will be shared with you as they become available, and as we confirm the final detail for each phase with our contractors.

I'm aware that for many of you these works are long overdue and I acknowledge the length of time it has taken to get to this stage. I wish to reassure you that any delay to the beginning of these works is solely down to the time it takes to agree the finances required to fund this major refurbishment and the availability of the technical skills needed to prepare and plan such a large undertaking. Now we are at the point where contractors can begin setting up on site, you will soon notice works being carried out across the estate.

Over the next few weeks, starting from Monday 17 June, you will see contractors begin to set themselves up across the five blocks as they start to carry out initial works. The opening phase of this refurbishment programme will be to complete a set of building surveys at each block. These surveys are intended to finalise a course of inspections started in October 2022 that were commissioned to assess the building safety of the blocks.

At this stage I'd like to be clear that based on what we know of the blocks, we have no

immediate concerns about the safety of the blocks in St Jude's. It is however important that we finish these inspections, so that we have as much detailed information as possible for our records to help inform the developing refurbishment programme we intend to deliver. Until this survey work is complete, we won't be able to progress with the intended repairs and new installations.

To finish these surveys quickly and to a high degree of accuracy, we will shortly reach out to around 14 residents total, to discuss the potential of carrying out this extensive survey work in their flats. Only a small number of flats are needed to complete this survey work, but each one will be carefully selected based on their size and location within the block. If your flat is selected for surveys, you will be offered the opportunity to move into temporary serviced accommodation whilst the surveys are carried out. These residents will only be moved in temporary serviced accommodation for a maximum of three months. We will reinstate and decorate all of these flats that take part in the inspections ahead of the refurbishment works beginning.

Once this survey work is complete, contractors will move into the next phase of the refurbishment programme, more details will be shared with you shortly.

I understand this is a lot of information to receive in one go and our priority throughout this programme will be to share with you the latest information available in relation to these works when available.

In the coming weeks we will put in place further briefings with you to respond to initial feedback and share further information about the surveys and refurbishment planning. We are also preparing opportunities for drop in sessions and smaller, more individual conversations with officers and contractors to keep you informed and answer questions you may have.

In the meantime, if you have any questions you wish answered please feel free to email us on stjudes@bristol.gov.uk, raise a question with your local ward councillor, or speak to your Housing Officer. All questions we receive will be added to a document published on the "Your Questions Answered" section on St Jude's Refurbishment page on our website and we will aim to provide a public response within a few days of receiving your question.

Visit the St Jude's Refurbishment webpage: www.bristol.gov.uk/stjudesrefurbishment.

Thank you in advance for your support and cooperation while the survey and refurbishment works take place.

Yours sincerely,



John Smith, Executive Director, Growth and Regeneration