

Bramley House Refurbishment Residents Meeting

1st March 2021

Project Team



James Caspell, Neighbourhood Director



Sharon Davies, Programme Delivery Lead

Lead for Internal Refurbishment and Void Refurbishment and Bramley House Refurbishment



Aubrey Vaughn-Dick, Refurbishment Project Manager

A chartered architect who will be working very hard and in partnership with residents to deliver the refurbishment works at Bramley House

Why are we meeting tonight?

- 1. Continue a co-design conversation – in more detail**
- 2. Share our current understanding of priorities**
- 3. Discuss initial refurbishment ideas, present possible improvements, and capture ideas, concerns and questions**

In following meetings, we will discuss preferred options, review feedback and develop final design proposals together.

Where are we now?

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the slide, creating a modern, layered effect. The rest of the slide is a plain white background.

**Stop Press:
Additional funding news**

Stop Press:

Additional funding news

£250k extra for

Bramley House

Open House Results

Bramley House Residents Attend Open House

The Lancaster West Neighbourhood Team held an open house event and co-design session at a newly refurbished property on Thursday, 16 January 2020. This workshop offered residents the chance to share their priorities for the refurbishment of their homes, and to review options for the windows replacement programme.

The two-bedroom flat, which had been recently stripped down and renovated as part of the wider refurbishment plans for the block, gave Bramley House residents the opportunity to give feedback on the standard of the refurbishment and the interior design features. We have used the feedback collected from this prioritisation workshop to establish the collective priorities for your block and your home. We'd like to thank all residents who took part on the day and the results can be found summarised below.

- 1 Windows
- 2 Kitchen
- 3 Bathrooms
- 4 Drainage - ground level
- 5 Electrical Rewires

- 28 x  Visitors attended
- 68 x  Feedback comments
- 21 x  Social media likes
- 17 x  Visitors voted on window samples

What went well?

This event allowed residents to give feedback on the quality of the refurbishment and an opportunity to share their priorities for the refurbishment of Bramley House. Feedback was captured through post-it notes on softboards in the kitchen, bathroom and lounge. Residents particularly liked the integrated appliances in the kitchen.

“Love the floor”

“Love the cooker”

“Place looks great - would like all flats to look like this”

What we can improve?

While support was mostly in favour of the look and finish of the refurbished flat, visitors also suggested some improvements that could be made to the specification. Two residents let us know that they would also like to see a UPVC and timber frame before making any choices regarding windows.

“Want choice of handles and kitchen cabinets”

Front Door Replacement

You Said: Improve fire safety and sense of security.

We did: Installed fire resistant front doors to homes including leaseholders, without charge.



Bramley House

Complete	40	100%
Outstanding	0	0%
	40	100%

Window Replacement Works

You Said - The window replacement programme was your No.1 priority.

We did - Investigated how older sash windows can be replaced with a modern sash window type.



Single glazed sash windows

Pros

- **Heritage look of timber**

Cons

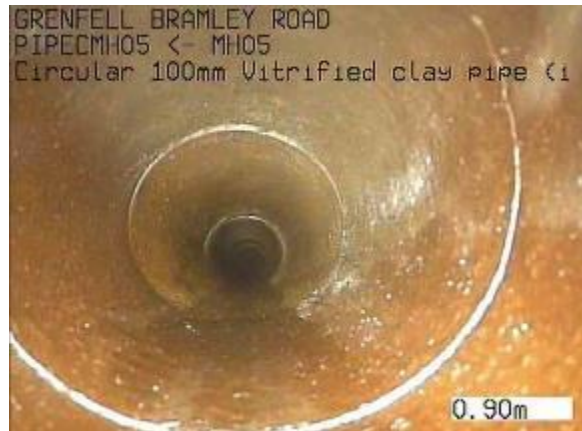
- **Cold during Winter, overheating during Summer**
- **Draughty**
- **Heavy to operate**
- **Not secure enough**
- **Unsafe for children**
- **Maintenance issues - difficult to clean**



Drainage Works

You Said - Explore the drainage maintenance issues.

We did - Undertaken CCTV Drainage & sewer investigations and obtaining quotes to undertake the work required.



Brick fabric surveys

Brought on-board a building surveyor practice to help make an assessment of costs, prior to market testing/tendering the work to contractors.



Roof surveys

Investigating upgrades and essential repairs to the block.



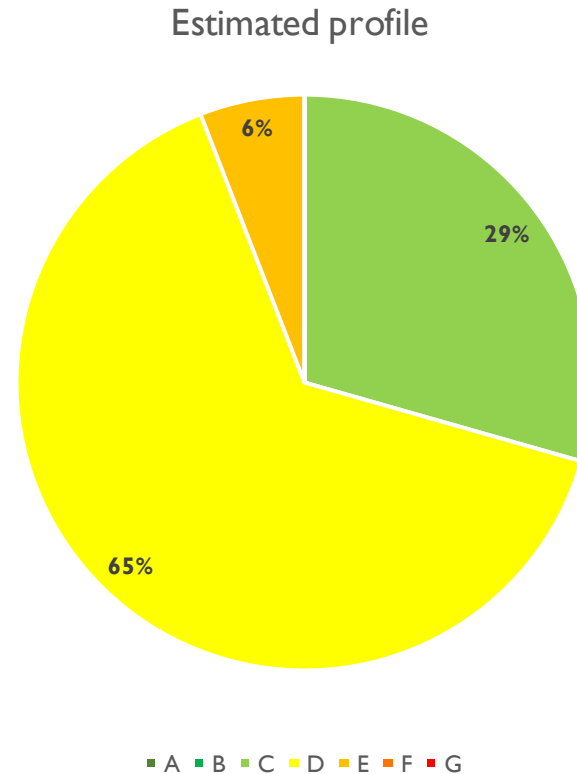
Current energy performance

We only have 37.8% of Energy Performance Certificates (EPCs) for Bramley House and most of these are D or below.

These measure how energy efficient each property is.

A higher EPC rating means the lower the fuel costs.

EPC rating	Number	%
A	0	0%
B	0	0%
C	5	11%
D	11	24%
E	1	2%
F	0	0%
G	0	0%



**What are the potential
improvements?**

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A game!

Which one do you think is a super efficient, highly insulated house with triple glazed windows?



This one!

The period features of these brand-new windows are retained even if using triple-glazing!



Improvements to windows

- ▶ Upgrade single-glazed to triple-glazed windows
- ▶ Triple-glazed windows are substantially better in terms of thermal comfort, energy savings, sound-proofing, and reducing energy bills



Improvements to windows



- Heritage look can be retained
- Timber frame finish or powder coated aluminium (or both!)
- Tilt & Turn, top hung and swing opening options
- Better thermal comfort, lower bills
- Keep noise out
- Residents can stay in their flat during installation

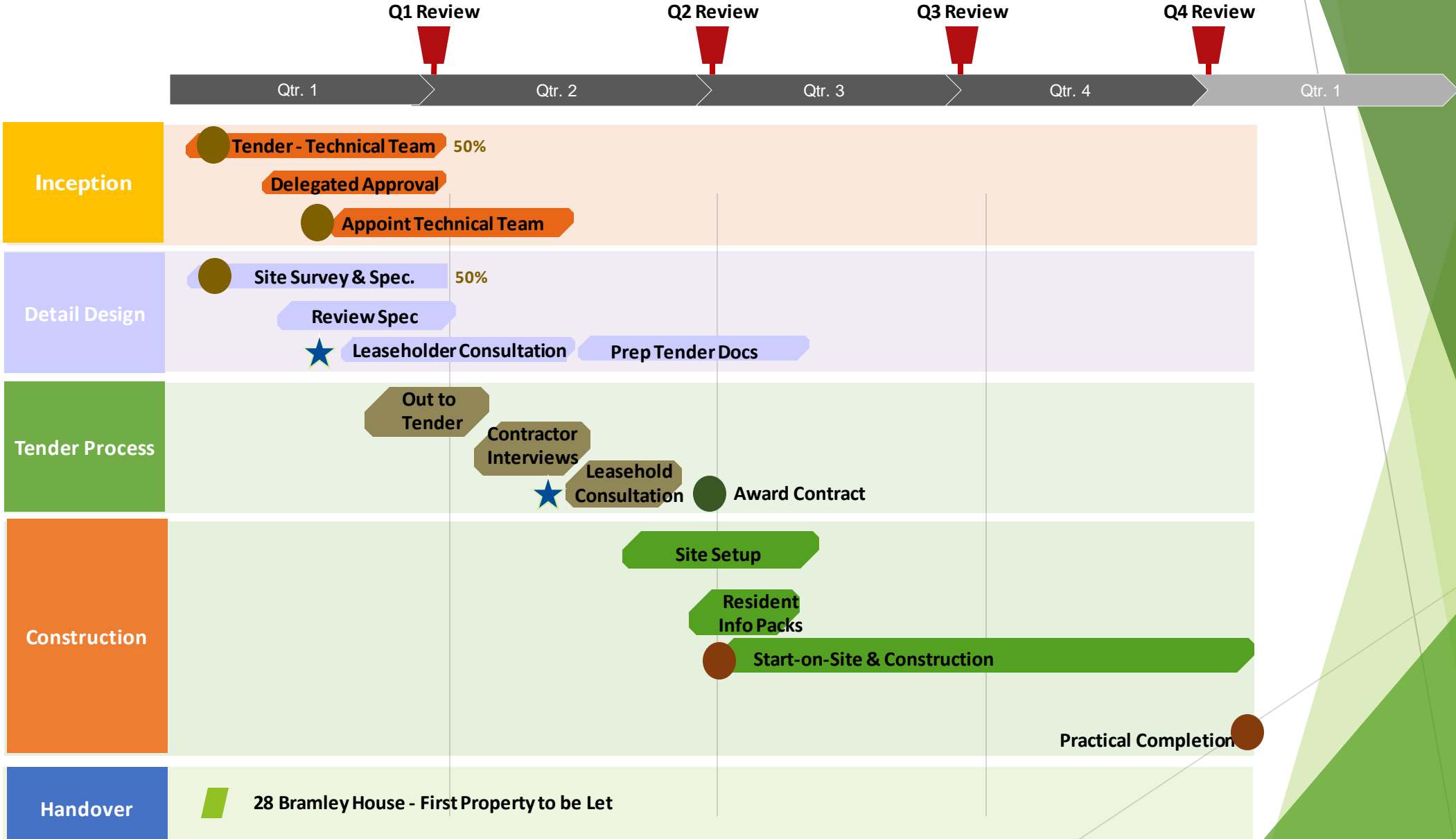


External works consists of:

- **Windows** – Replace with new sash-type
- **Roof Survey** – Renew decking throughout
- **Brick fabric** – Repoint joints where required
- **Drainage** – Repair as necessary

External works programme

 current time drop line
 Milestone to be achieved



Internal works consists of:

1. New kitchen and bathroom for those who have not had them
2. Smart thermostats to save energy and bills
3. New internal doors, that improve fire safety and energy performance



Next Steps

- **1st refurbished property to be let via LLP - No.28**
- **2nd Resident Engagement Meeting – windows options, survey outcomes and internal refurbishment programme**
- **Internal works - will complete void works and let empty homes via Local Lettings Plan in first instance, and then broaden offer to in situ properties**

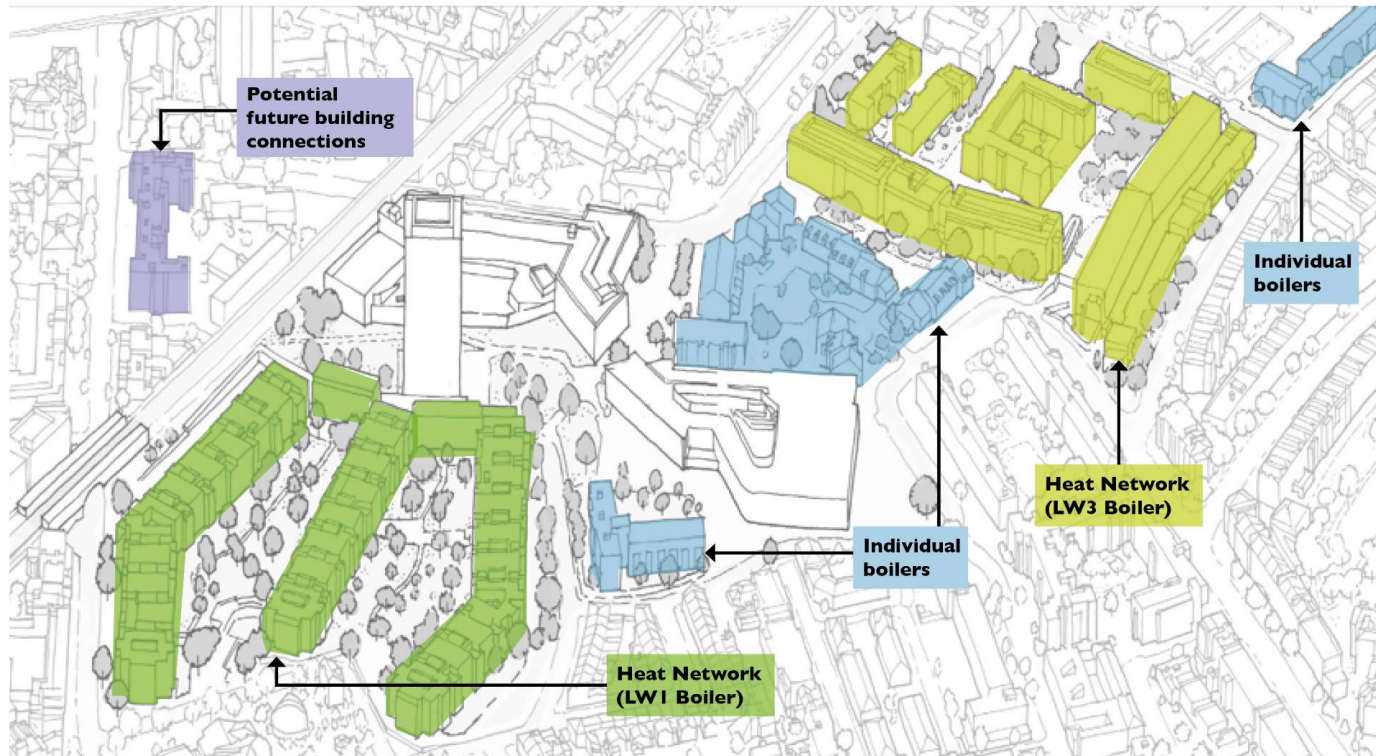
Longer term...

Bringing net zero heating and hot water to **Bramley House**

Renewable Heat Network

Bringing Net Zero Heating & Hot Water to Bramley House

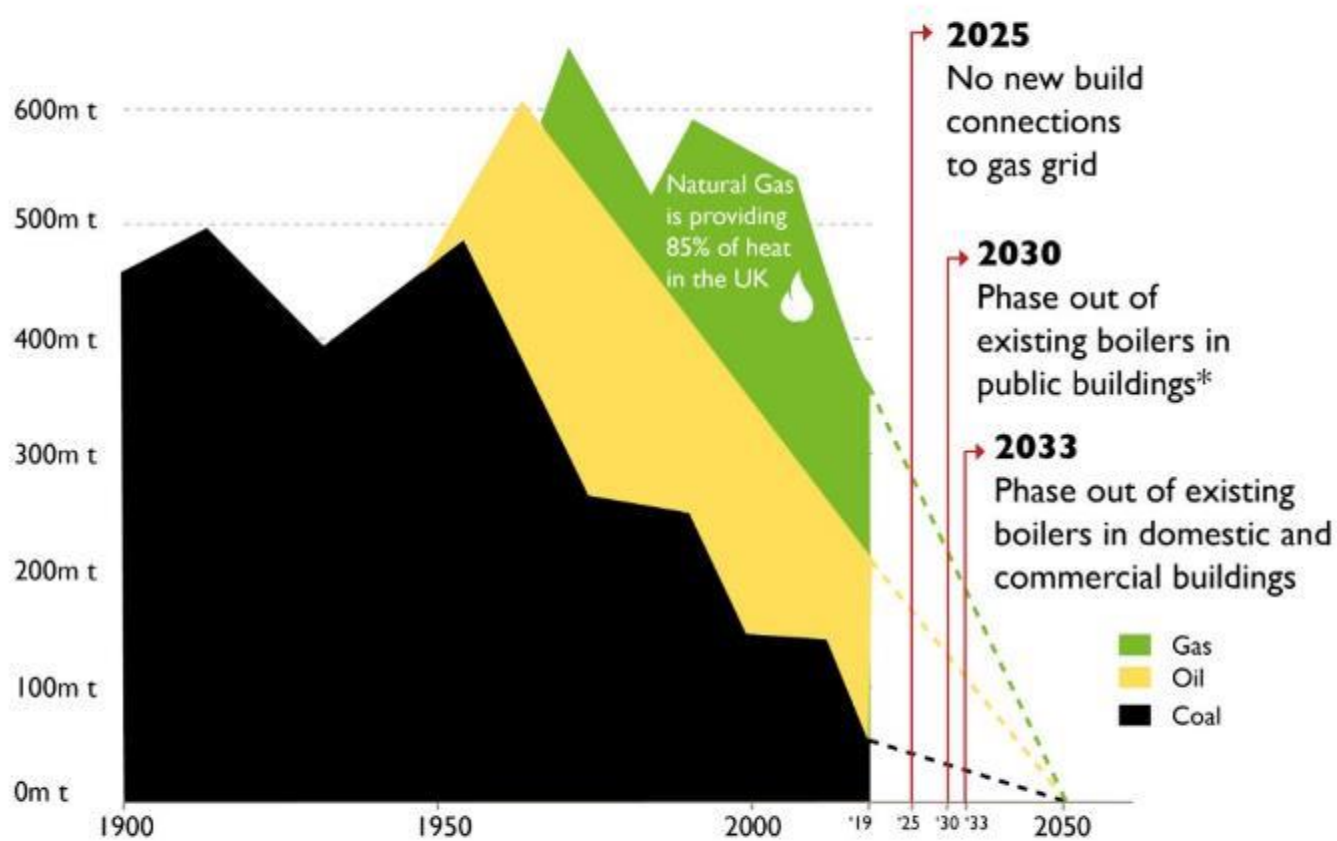
Gas is the main heat energy source at Bramley today, it is carbon intensive and is to be phased out in the UK



- Renewal and replacement is required of the two heat networks, which today supply 80% of LancWest heating
- We are investigating use of renewable heat from sewers
- The Notting Dale Heat Network will expand in the next phase, to include other council properties
- Bramley House and other homes with individual boilers may be able to join the scheme

Gas is being phased out

The Sixth Budget – the UK's Path to Net Zero. Committee on Climate Change. Dec 2020

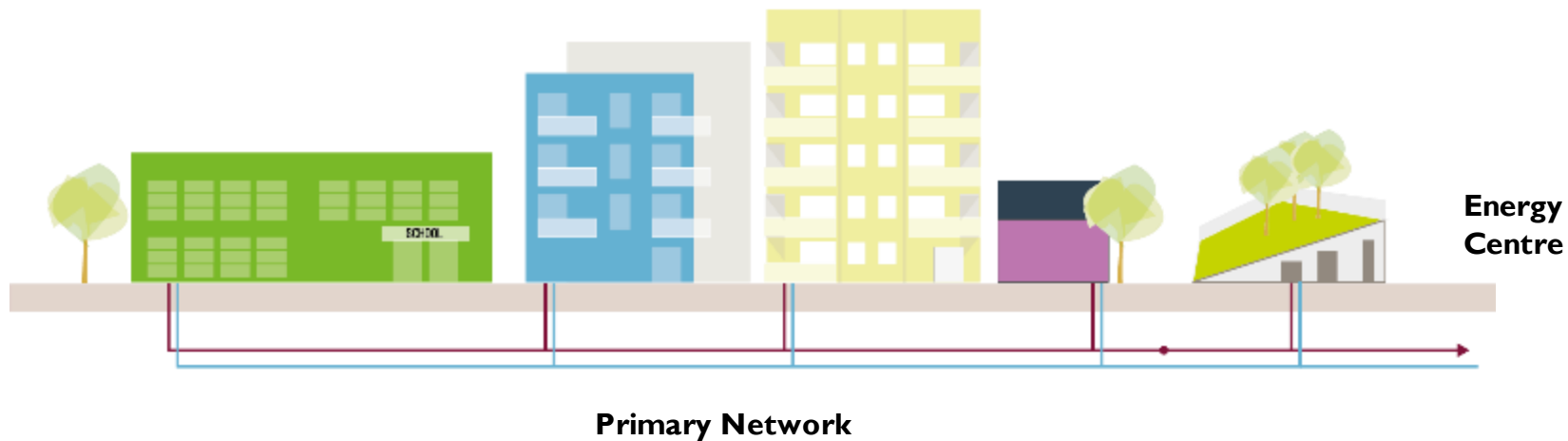


Data Source: Global Carbon Budget 2020, UK profile

*Phase out does not apply to areas designated for heat network or hydrogen zones

What is a heat network?

It is a system that supplies heat to several buildings via pipes connected to a local energy source



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Thank you for joining us!

Any final questions, thoughts or ideas?

Your feedback is important for us to co-design the refurbishment of your homes.

If you'd like to follow anything up, contact:
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