

# **Bramley House Refurbishment Residents Meeting**

**7<sup>th</sup> June 2021**

# Project Team



**James Caspell, Neighbourhood Director**



**Sharon Davies, Head of Property Refurbishment and Decarbonisation**

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?

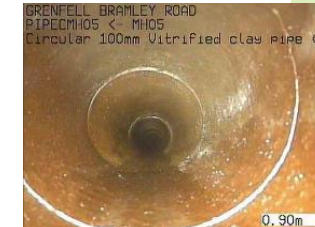
- 1. Update on surveys to Bramley House**
- 2. Share our current understanding of priorities**
- 3. Discuss initial refurbishment ideas, present possible improvements, and capture ideas, concerns and questions**

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

**Where are we now?**

# 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



# Survey Update

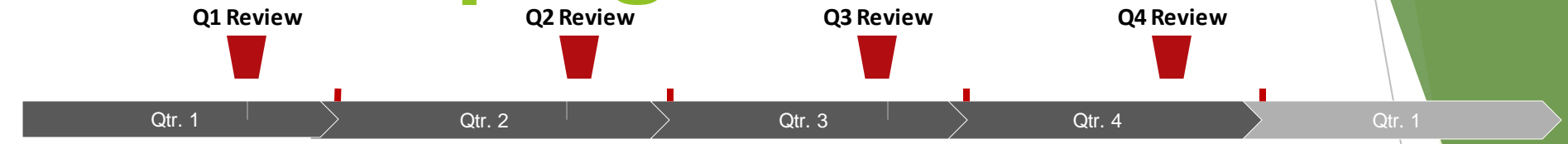
**You Said:** we want to know residents' concerns and priorities are being addressed

**We did:** the estate is undergoing many surveys, because we put health & safety first.

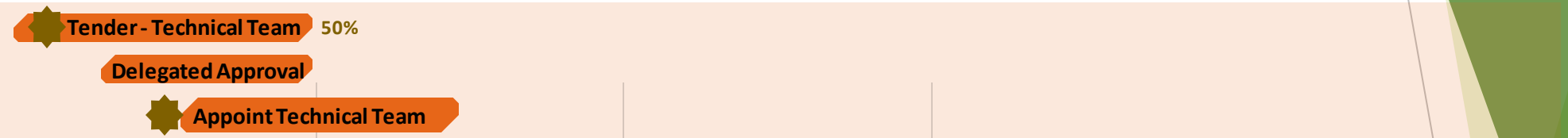
Survey	Update	Status Summary
Building Scan & Measured Survey	Survey completed on site and 3D model and 2D drawings being procured.	On-going
Concrete Repairs	Structural assessment complete and report issued and in review	Being reviewed
Schedule of Works	Inspection undertaken.	Complete
Intrusive Roof Survey	Bauder previously undertook survey and report issued	Complete
Structural Survey of Roof and building structure	HWA have been instructed	On-going
Green Roof Feasibility	Langley have been instructed	To be undertaken on 7 <sup>th</sup> June
PV Feasibility	TACE have been instructed	Survey date tbc
Below ground drainage CCTV survey	Previously undertaken and report issued.	Complete
Above ground drainage CCTV survey	To be undertaken by external works contractor once appointed	On-going

# External works programme

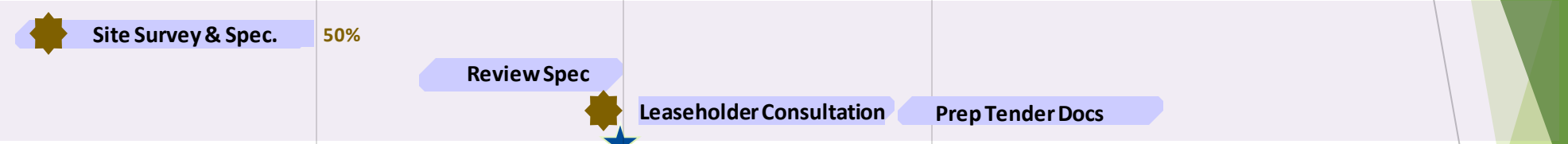
★ Milestone to be achieved



Inception



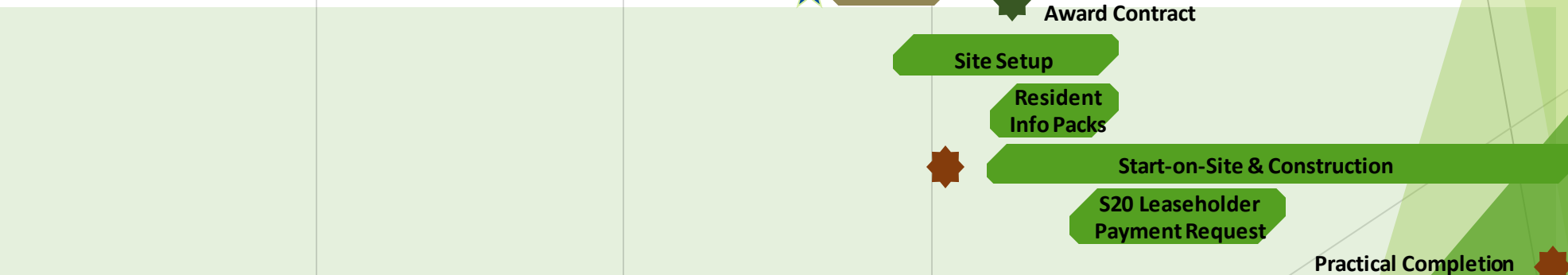
Detail Design



Tender Process



Construction



Defects



**Stop Press:  
MORE Additional funding  
news**



**Stop Press:**

**Additional funding news**

**£191k extra for**

**Bramley House**

# Window Programme Update

**You Said:** Priority No.1, undertake a windows replacement programme

**We did:** investigated a range of window types with various suppliers to meet performance, costs and planning requirements

Practice	Dated	Double Glazed	Triple Glazed	Aluminium	Comp o-site	Timber	UPV C	U-Value	G-Value	Total Fee
The Green Building Store Ltd	22/01/21	○	£33,166	○	○	£33,166	○	0.85Wm <sup>-2</sup> K <sup>-1</sup>	○	£33,166
NICA Design Ltd	15.02.21	£13,178	£14,306	○	○	£14,306	○	1.4Wm <sup>-2</sup> K <sup>-1</sup>	1.12Wm <sup>-2</sup> K <sup>-1</sup>	£14,306
Sovereign Group Ltd	21/7/20	30,774	○	23,460	○	30,774	8,851	○		£104,130
Symphony Windows	23/10/20	20,025	○	19,287	○	20,025	12,977	○		○



# 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



# 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



# Window Replacement Works



# No.1 Bramley House - Show Flat

- ▶ We have started works at 1 Bramley House showflat with the update specification following your feedback.
- ▶ Once complete residents will be invited to come and look at the triple glazed sash windows and the rest of the property.
- ▶ We expect this to be complete this to be complete late summer.
- ▶ Once we have completed the void properties in Bramley – currently 5 properties are empty we will be offering residents the internal refurbishment programme.

## 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	28 x	👤 Visitors attended
2 Kitchen	68 x	💬 Feedback comments
3 Bathrooms	21 x	👍 Social media likes
4 Drainage – ground level	17 x	🗳️ Visitors voted on window samples
5 Electrical Rewires		

### 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”



# Internal Refurbishment Programme

► Tenants will be offered the choice brochure for their homes and respite options were required.

► 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

Your Home.  
Your Choice.

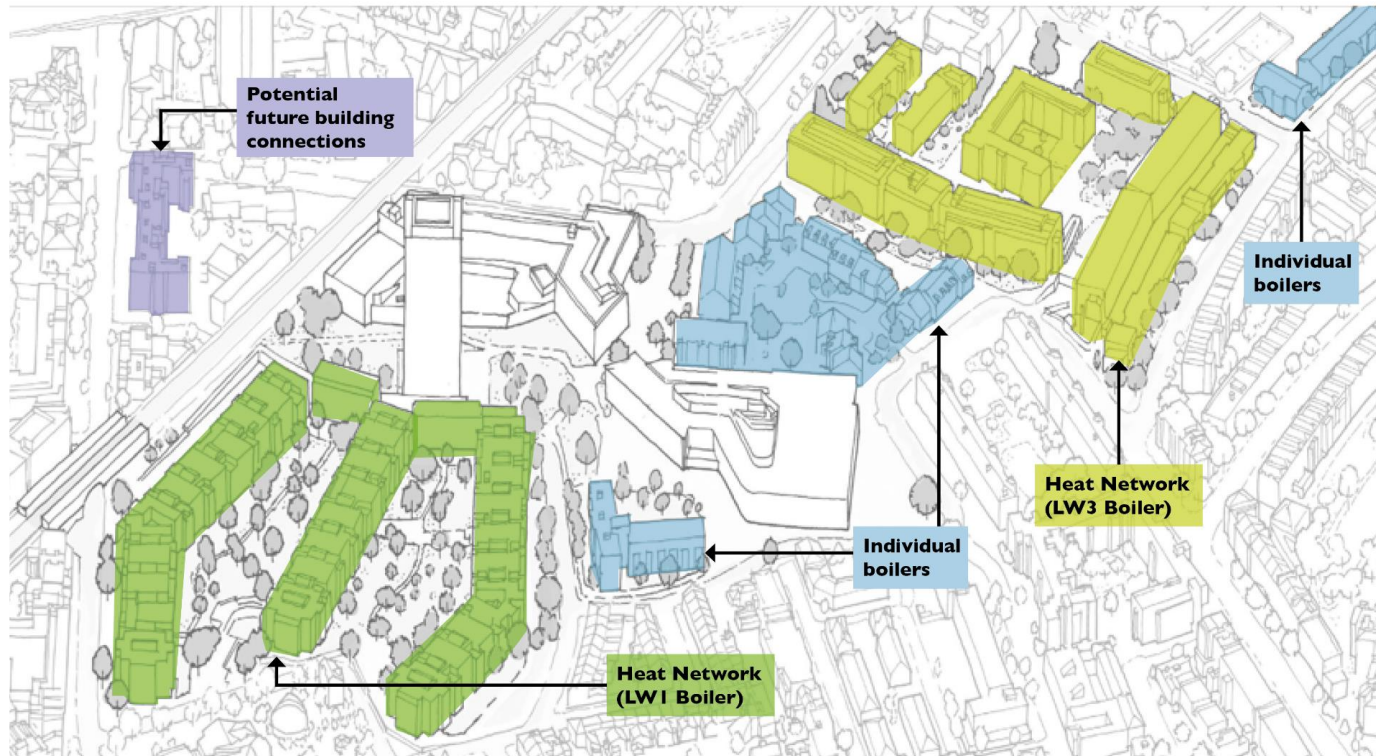




# Notting Dale Heat Network

## Bringing Net Zero Heating & Hot Water to Bramley House

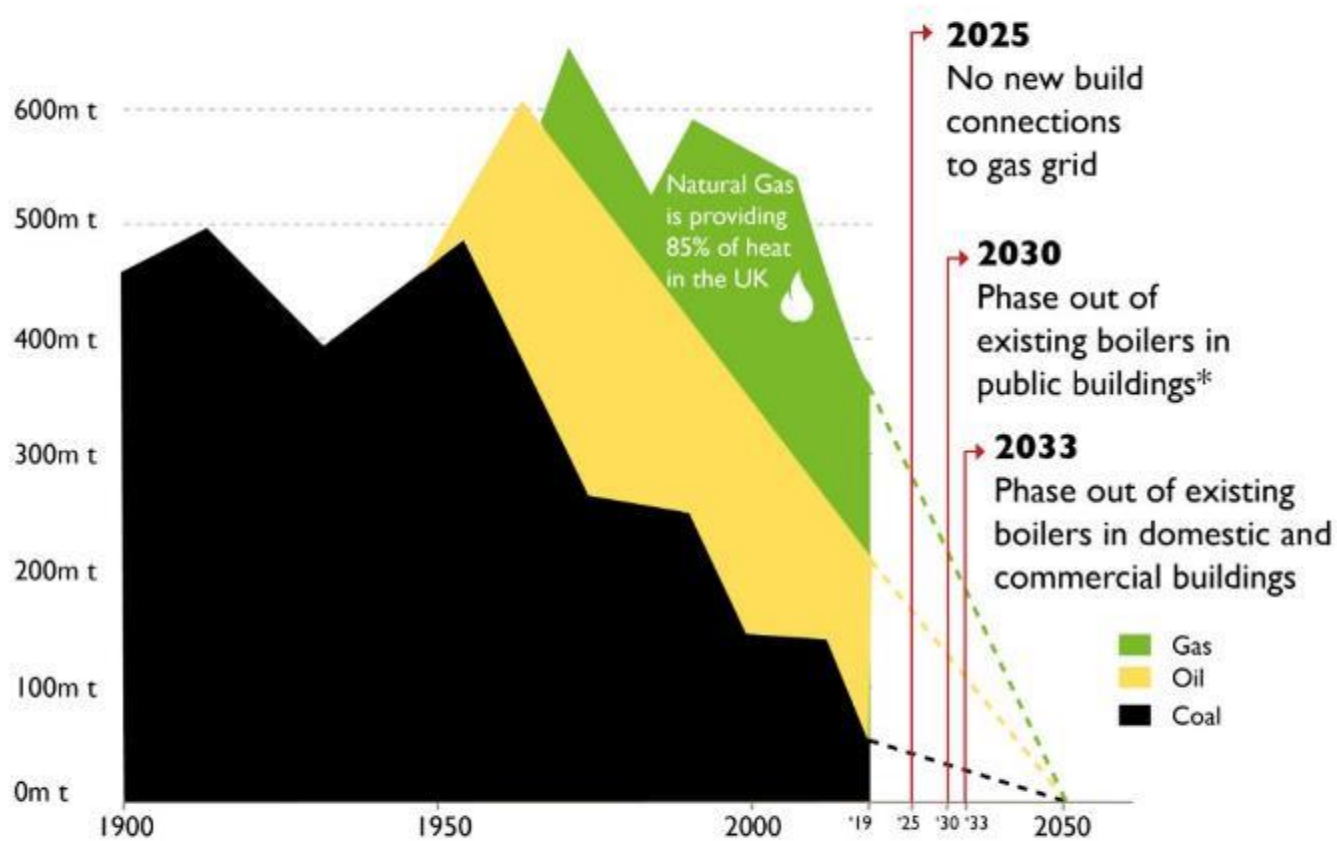
Gas is the main heat energy source at Bramley today, it is carbon intensive and is to be phased out in the UK



- 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

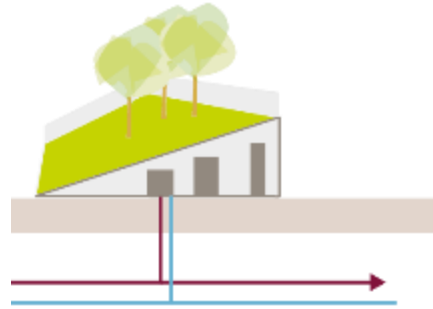
# 100% renewable heat by 2030

## 1 NEW PLUMBING

2021 onwards



2023 - 2024



## 2 NEW ENERGY CENTRE

## 3 NEW PIPE NETWORK 2024 - 2026



# Next Steps

- **Complete 1 Bramley House and hold Open House event**
- **Continue voids programme**
- **Complete all required surveys**
- **Complete feasibility study and share with residents**
- **Complete specification for works**
- **Complete procurement strategy**
  
- **Tender works – opportunity for residents to be involved in selected the contractor**

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**W11**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

# Resident Enewsletter



**SCAN ME**

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live in when  
subscribing, to  
allow us to send  
out block  
newsletters in  
the future.

**LANCASTER WEST  
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**W11**

# 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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Email: [Aubrey.Vaughan-Dick@rbkc.gov.uk](mailto:Aubrey.Vaughan-Dick@rbkc.gov.uk)