

Your Block Update

Bramley House Newsletter December 2022

Below you will find some updates on key elements of the refurbishment works in Bramley House, further information on funding, community engagement and support from Lancaster West Neighbourhood Team, as well as an update from the Bramley House Residents' Association.

As ever, should you have any enquiries or wish to speak to someone, please contact Lancaster West Neighbourhood Team on the details at the end of the newsletter.



Refurbishment Update

Triple glazed windows

We start work installing the new triple glazed windows, in voids on **19/12/22**. The next installations will be from **09/01/23**. We will be contacting residents due for installation in February to book appointments prior to installation.



Parking

Works will mean that we need to suspend parking spaces for storage during refurbishment. We will be exploring all options for additional parking spaces to be secured for resident use. We will update residents on this.



Roof works

We will be organising a meeting for residents to share CGI images of the new green roof. We hope to host this with the Bramley House Residents' Association at Acava Studios to gain resident feedback. In order to meet funding deadlines, it will be a priority to start these works.



Scope of works

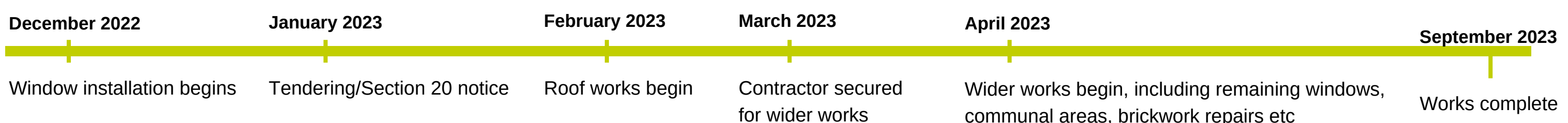
Other works include the **concrete/brick work repairs**, and **communal/landlord electrics**.

We are finalising tender documents to **select contractors** who will perform works to the highest standards. These are now live, by January 2023. Next steps are:

- LWNT to send out **Section 20 notices** - this notifies leaseholders of works and initiates a statutory 30-day consultation period. We will set up meeting with residents to discuss scope of works and start date.
- Marlene (Vice-Chair of BH Residents' Association) and Charlie (Bramley House resident) will be helping with selection.

We will offer **121 sessions with any leaseholders** to discuss finances and options regarding the wider refurbishment works, which are likely to start on site in early 2023. **Satellite dishes** from the external walls will be removed at end of works when and will still be able to access all channels

Estimated Timeline for works

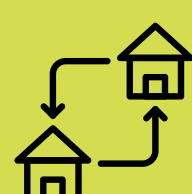


Let us know your feedback. We want to ensure all works are complete to the highest standard possible. Following reports of contractors leaving mess, we have arranged regular site checks. Please continue to report any issues to us directly.

Local Lettings Plan Update

The local lettings plan enables residents to be prioritised in bidding on empty properties within the estate. Empty flats will be advertised through Lancaster West communications. Currently within Bramley House:

- 3x active temp decants
- 7 x empty homes
- 1 x advertised and refused
- 3x to advertise in December 2022



Retrofit Assessments Update

With 28 assessments complete, we still require access to complete these for all properties. We will continue to attempt to make contact with residents to complete these. Please make access a priority

Assessments are required to secure the grant funding to complete future works to benefit the residents. If you are yet to receive your assessment, please contact Laetitia.Morant-Oyewole@rbkc.gov.uk

Funding Update

Notting Dale Future Neighbourhoods Fund

We have also recently applied for funding through Phase 2 of the Mayor of London's Future Neighbourhoods Fund, for a range of environmental projects to be delivered across Notting Dale. We expect to hear back on this grant funding by December. Projects proposed for Bramley House are:

- Indoor and outdoor air quality monitoring and support
- Smart cities pilot – using digitalisation to improve energy efficiency and reduce bills.

Additional funding is also being sought for other local projects, including at The Space, and range from upcycling furniture to creating warm spaces and improving community kitchen gardens.

GOOD NEWS!

Around **£170k more funding secured** through the GLA's Warmer Homes Programme for the installation of triple glazed windows to all homes in Bramley House, taking the total grant funding for this bit of work to **£374,511**

This will reduce costs for leaseholders. More information will be provided, but if you have any questions contact hannah2.smith@rbkc.gov.uk

Grenfell Housing Legacy Fund

There is still the opportunity for residents from Bramley House to propose community projects. RBKC have **£23,000 to allocate across the next 3 years** to support initiatives that will benefit the whole block. We will be holding some engagements in the New Year where residents will be able to speak to us about their ideas.

Cost of Living and wider neighbourhood updates

Working with local partners, we have a range of offers to support residents with rising costs of living, including free activities, food support, free broadband and access to mobile data, specific support from universal credit advice, and signposting for further, relevant help. This will continue to evolve, and we will be including tips to help save energy and reduce spending in our homes on our Instagram, [@lancasterwestneighbourhoodteam](https://www.instagram.com/lancasterwestneighbourhoodteam)

If you would like to find out more, have a look online at www.WeAreW11.org/costofliving or feel free to call us.

Additionally, there are more ways you can get involved in the LancWest community. Visit www.WeAreW11.org/yourvoice

Wellbeing Coffee Morning on Mondays, 10am – 12pm in the Garden Café, in Baseline Studios.

Come down for a warm welcome, hot drink and chat. Hosted by Grenfell Health and Wellbeing service.

Additionally, if any residents are looking for a warm space, **Baseline Studios is open Monday - Friday, 9am - 5pm**, and residents are welcome to drop by.



Health Checks with a GP! On the first Thursday of each month, residents can book **face to face appointments** with a GP in Baseline Studios, where they will receive a **30 minute check-up**. This includes blood pressure checks, mental health check-in, and examining existing or new conditions. We also have therapists available for mental health support weekly, and addiction support. Please contact felicity.maries@rbkc.gov.uk or 07971026271



Community Hour for families at Kensington Leisure Centre – after a successful pilot, we have a brand new **FREE** session of **multi-sports for families!** Any families are welcome to join us to get active, try new things and have fun. The sessions will be monthly, and the next is on Sunday 29 January, 2 – 3pm.



Bramley House Residents' Association Update



"Thank you to the residents of Bramley House for your continued support and trust. The year ahead is promising and will provide many opportunities to improve Bramley House and to make sure that our refurbishment is a success!"

Samia Badani, Chair of Bramley House Residents' Association,

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Every Monday residents are welcome to the North Kensington Warmth Hub. It includes:
- Acupuncture by appt
10am to 12pm
- Children & baby group
1.30pm to 3.30pm
→

NEIGHBOURHOOD WINTER WARMTH

EVERY MONDAY
10AM-4PM
0800 0478161
LATYMER COMMUNITY CHURCH
116 BRAMLEY ROAD W10 6SU

North Kensington Warm Hub

The SPACE is partnering with local organisations and communities to provide a warm space throughout winter. You can join us every Monday and our programme includes:

- > Food support
- > Hot drinks
- > Warm clothes
- > Information and guidance
- > Complementary therapies
- > and more.....

0800 389 2005

lancasterwestoffice@rbkc.gov.uk

[@lancasterwestneighbourhoodteam](https://www.instagram.com/lancasterwestneighbourhoodteam)

WeAreW11 app