

Bramley House

17 January 2023

Laetitia Morant-Oyewole
Project Manager

Agenda



**1. Introduction
and actions**



**2. On-going
works at Bramley**

Lettings and voids



**3. Updates on
proposed works**

Externals
Environmental / Estate
works



**4. Grant
funding**



**5. Any other
business**

1. Actions

Bramley House

Action	Date Raised	Owner	Status	Deadline	Comments
1		RBKC	On-going		
2		RBKC	On-going		
3		Residents	During works		
4		Laetitia	Completed		
5			Completed		
6		RBKC / Laetitia	On-going		
7		RA / Laetitia	Completed		
8		RBKC	Completed		In progress – BHRA to submit content for a mid-December send out – draft included on slide desk.

1. Actions

Bramley House

Action	Date Raised	Owner	Status	Deadline	Comments
9 Retrofit assessments in properties and to building		Laetitia	On-going		On-going with 30 flats completed. 14 outstanding. We require co-operation with access to complete these assessments.
10 Pulse tests	06/12/22	Laetitia	Completed		ACTION: Find out how many more Pulse airtightness tests we need to complete, to include call out in newsletter UPDATE: We require access and co-operation to complete these assessments. 17/01/23 - Completed
11 Windows installation works to start 19 th December		RBKC	Started		Installation started on January 12th. Proposed completion February ending.
12 Tender and interview panel		RBKC /RA	Tender went out 13/01/23		RA to confirm 2 participants , preferably a leaseholder and a tenant to join RBKC on the interview panel as part of the process in appointing the contractor for the proposed major refurbishment works. Complete tender process w/e 17/02/2023.
13 Work on bringing together grant funding in a way that will minimise leaseholder recharging – update in January	06/12/22	Hannah		Jan 2023	
14 Provide clarity on costs for windows for leaseholders using estimates – by end of January	06/12/22	Laetitia	TBC		Estimates will be provided after S20 notices are issued
15 Provide images of aspects of refurbishment for Bramley residents to see – by end of January	06/12/22	Laetitia	On-going	Jan 2023	Finalising details and will share at Residents' Engagement meeting proposed for Feb 2023
16 Prioritise working on leaflet and communicating with leaseholders ahead of Section 20 – by end of January		Laetitia	TBC		
17 check costs on IRS	06/12/22	Laetitia	TBC		Waiting for details from M & E
18 Discuss engagement event at next meeting in January, potentially for February date	06/12/22	All			

2. Lettings and Empty Homes Bramley House



2

Households
moved
through Local
Lettings Plan

1

Move through
Refurbishment
Decant Scheme

3

On LLP waiting
list

10

On Wider Grenfell
Waiting List

3

Empty
homes currently
being refurbished

5

Empty
Homes ready to
Let

3. Update on proposed works Bramley House

Bramley House, Bramley Road, LONDON, W10 6SX

- Scaffolding
- Asbestos survey and removal where applicable
- Roof renewal with green roof and PV panels
- Window replacement
- Balcony door installation to Flats 11, 26 and 27
- Masonry repairs
- Drainage repairs
- Landlord's electrics rewiring
- Fire strategy/block signage
- Asphalt balcony repairs
- Redecoration works

- Notes: bins location and lids
- Landlord's communal lighting and fittings
- Communal decorations

Timeline to Starting works on site

- Tender – went out 13/01/2023
- Tender Analysis – Week commencing 20/02/2023
- Appointment of contractor – week ending 27th February 2023
- Residents' engagement meeting – February 2023
- S20 notices to be served to leaseholder – by 2nd week in March 2023
- S20 Observation period – 30 days (w/e 3/04/2023)
- Meet the contractors meeting – April 2023
- Works to start on site May 2023
- Practical completion of works – Oct / November 2023

Correspondence issued to residents to date

Description of content		Date Issued	Owner	Doc type
1	Tender quality questions feedback from residents	03/08/22	RBKC	letter
2	Newsletters to inform residents about upcoming windows works	06/09/22	RBKC	newsletter
3	Retrofit assessments in properties and to building ongoing	12/10/22	RBKC	Letter

4. Funding update

Bramley House

Sustainable Warmth Fund:

- Retained £30,000 funding for design fees through Green Homes Grant
- Secured additional £174,500 for windows, to be delivered by March 2023

Social Housing Decarbonisation Fund:

- Funding through Wave 1 for roof
- Applying to Wave 2 for underfloor insulation in basement

Future Neighbourhoods:

- Not yet announced but should be getting funding for Bramley House smart cities pilot (energy-efficient lighting and smart thermostats)

4. Funding update

Bramley House

REFURBISHMENT FUNDING UPDATE

Additional funding has recently been 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 £206,000.

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 later this month.

Phase 2 projects that have been 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.

Phase 1 of the Notting Dale Future Neighbourhoods programme is already underway, with a range of projects being delivered across the ward. Over the coming months, we will begin to co-design a Future Neighbourhood Strategy, and are keen to hear from any residents on your priorities for a more sustainable neighbourhood. We will be in touch with opportunities to get involved, but if you have any questions in the meantime please contact hannah2.smith@rbkc.gov.uk.

5. AOB: Newsletter draft Bramley House

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 Resident's Association.

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



Refurbishment Update

Windows



We will focus on the current void flats to begin installing the new windows, with works starting on 12/12/22. The next installations will be from 09/01/23. We will be contacting flats due for installation in February to book appointments prior to installation.

Roof works

We will be organising a meeting for residents to share options around the new green roof, we hope to host this with the Bramley House Residents' Association at Acava studios to gain resident feedback.

Scope of works

Other works include the roof, concrete/brick work repairs, and communal/landlord's electrics. We are finalising tender documents to secure contractors that will perform works to the highest standards. These are now live, since X November 2022. Next steps are to send out section 20 notices and set up meeting to discuss scope of works and start date, followed by statutory 30-day consultation period. Marlene, Vice-Chair of the Resident's Association, will be helping with tender scoring. 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

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 the Lancaster West team 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 before Christmas break



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

Refurbishment Funding Update

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Funding Update

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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 Bramley House courtyard in the New Year where residents will be able to speak to us about their ideas.

Cost of Living and wider LancWest Updates

Working with local partners, we have a range of offers to support residents with rising costs of living, including free activities, food support and access to mobile data, specific support from universal credit advice to supporting with individual hardship grants, and signposting for further, relevant help. This will continue to evolve over the months, 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. Our community team are very happy to organise to chat with any residents about these offers.

Additionally, there are more ways you can get involved in the LancWest community. More information can be found on our calendar, www.WeAreW11.org/yourvoice - or you can drop into Baseline Studios and find out. Coming up:

Wellbeing Coffee Morning on Mondays, 10am – 12pm in the Garden Café, in Baseline Studios, with Grenfell health and wellbeing service. Bookable 121 appointments with a therapist are available from 1-3pm for any resident who would like a confidential space. Support for anyone struggling with addiction is also available.

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. Please contact felicity.maries@rbkc.gov.uk

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 11 December, 2 – 3pm.

Bramley House Residents' Association Update

Content to be sent

0800 389 2005

lancasterwestoffice@rbkc.gov.uk

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

[WeAreW11 app](#)