

Bramley House

06 December 2022

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 Project Team to provide presentation slides to describe to residents the block works, before and after.		RBKC			On-going
2 Produce an easy-to-understand leaflet of major works for all, particularly leaseholders, Inc windows provide simple breakdown of the works and costs, and range of repayment mechanisms, and 121s with leaseholders		RBKC			On-going
3 Possible that satellite dishes will be relocated during works and reinstated on completion of works		Residents			During works
4 Pre-tender Quality questions meetings with RA		Laetitia			Completed
5 Pre-tender participation letter with scoring questionnaires					Completed
6 Window installs planned for 14 tenanted flats from November		RBKC / Laetitia			On-going
7 Reschedule RA monthly meetings due to clashes in diary		RA / Laetitia			Completed

1. Actions

Bramley House

Action	Date Raised	Owner	Status	Deadline	Comments
8 Newsletters to inform residents about upcoming and on-going works		RBKC			In progress – BHRA to submit content for a mid-December send out – draft includ
9 Retrofit assessments in properties and to building					On-going with 30 flats completed. 14 outstanding. We require co-operation with a
10 Pulse tests					We require access and co-operation to complete these assessments.
11 Windows installation works to start 19 th December		RBKC			
12 Tender and interview panel		RBKC /RA			RA to confirm 2 participants , preferably a leaseholder and a tenant to join RBKC

1. Notes and actions from September mtg

Bramley House

Topic discussed	Notes	Action
Newsletter	<ul style="list-style-type: none"> Want regular newsletter with updates to Bramley residents about projects and progress Suggested timescale: every quarter, starting in November Main article to follow-up from resident event 	Felicity – liaise with RA & comms to support with setting up e-newsletter by start of November
Refurbishment	<ul style="list-style-type: none"> Concerns around maintenance for green roof Helpful to share options around PV, green roof with residents to decide best options – can use Acava studio for this 	<p>Laetitia – work with Stace to share CGIs of 3 options for roof with residents to decide</p> <p>Samia – will book Acava Studios room for meeting to discuss options</p>
Lettings	<ul style="list-style-type: none"> Flat 25 now being advertised Flat 3 being used as a temporary decant Other empty flats will be advertised soon 	n/a
Refurbishment – internals	<ul style="list-style-type: none"> Contractors have been very messy, and there’s lots of dust being created 	<p>Laetitia – speak to Arnis and Abdulla about site checks to see if this can be improved</p> <p>Maddie – get air purifier for Marguerite</p>
Refurbishment - windows	<ul style="list-style-type: none"> First 14 sets of windows arriving on 19th December and will start installing same day (only two flats will be fitted this side of Xmas). The rest to continue in January and we aim to complete the works by end of February. NICA Design are installing and Cavendish have overall responsibility as principal contractor – they will have site managers who will oversee delivery Leaseholders won’t have to contribute to costs of these windows 	<p>Laetitia – provide programme on which flats are coming first</p> <p>Laetitia – provide contact details for site managers</p>

1. Notes and actions continued

Bramley House

Topic	Notes	Action
Refurbishment – main works	<ul style="list-style-type: none"> • Tender documentation being finalised and will be sent out in coming weeks • Marlene helping with tender scoring • Next steps 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 • Will offer 1 on 1 sessions with leaseholders to discuss finances and options • Likely to start on site in January / February • Satellite dishes will be removed at end of works, and will still be able to access all channels • Will need to suspend parking spaces for storage during refurbishment – preference for one by Pig & Whistle • Need to get access to all properties for retrofit assessments to draw down on funding for refurbishment 	<p>Maddie – speak to parking team for potential to use parking spaces outside Whitstable House</p> <p>Laetitia – send over information on retrofit assessments that can be sent round to Bramley WhatsApp group</p>
Future Neighbourhoods Fund	<ul style="list-style-type: none"> • NKCE haven't spoken to Bramley House about solar projects • Phase 2 projects for Bramley House: air quality monitoring and smart cities pilot • The Space projects for phase 2 – upcycling furniture, warm space, community cooking classes • Recruiting on project manager that will on future neighbourhoods and in particular on ensuring community is engaged 	<p>Hannah – send over any opportunities for Bramley residents to access wider projects and shaping programme</p>

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

4

Empty
homes currently
being refurbished

4

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

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:

- Still waiting on response from GLA

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](#)