

# LANCASTER WEST UPDATE

LANCASTER WEST  
NEIGHBOURHOOD TEAM

# W11

22 MARCH 2018

## Putting Ideas into practice

### Next steps in the Lancaster West refurbishment

The recent Lancaster West Ideas day saw architects talking in depth with residents on what they would like to see around the Estate. Now the real work begins as we set about some of the immediate actions residents' have identified as priorities. Around the estate, the Neighbourhood Team will keep pushing to improve the speed and quality of repairs. They'll also be working to complete a housing appraisal survey, that will let us get a better picture of housing needs. Larger short term projects include works that will improve community safety, like video door entry systems and improved signs. Residents also told us they wanted more bike storage and better play spaces. But this is just the start. Larger long-term improvements are still being discussed. More information on the next steps in the

co-design process will be shared shortly. Be sure to check [lancwestrefurb.com](http://lancwestrefurb.com) for the latest info.

Cllr Kim Taylor-Smith, Deputy Leader Kensington and Chelsea Council came along to the event and said: "It was inspiring to see so many residents take part in this ambitious project. This is an attempt to put local people in the driving seat when it comes to the future of their own Estate. We are already working hard to improve the quality and pace of our immediate repair work. For the longer term, I heard some brilliant, forward thinking ideas in the meetings that discussed this multi-million pound refurbishment. The Council is proud to work alongside the Lancaster West Residents' Association in making this happen."

### Children talk about their perfect playgrounds



The refurbishment of the Lancaster West Estate is for everyone. An important part of the last Ideas Day was listening to young people and children on what they want to see on the Estate. A special

session was held that allowed children to talk about their ideal playground. Architects are now working to use many of these ideas in the their refurbishment proposals.

### FIRE SAFETY UPDATE

#### Fire Door news

You may have heard that a fire door from Grenfell Tower which was believed to resist fire for up to 30 minutes as required by building regulations failed after approximately 15 minutes. Like hundreds of councils and landlords across the country, we are in contact with Government and the police to understand what this means for our buildings and our residents. To properly understand what has happened,

the Government has instructed that additional testing and inspections of fire doors from the same batch of doors installed at Grenfell and a sample of other doors takes place. As soon as we have clear advice from the Government about the safety implications of these tests, we will write to our residents about what this means for them. The Government are currently telling local authorities that fire safety

advice remains unchanged. We are urging the Government to move as quickly as it can to give us clarity about the situation. Following the transfer of the borough's housing stock from Kensington and Chelsea Tenant Management Organisation to the Council, we are continuing the five-year programme to replace and upgrade fire doors across homes in the borough.

### MESSAGE FROM STEVE



The boiler breakdown on Saturday is a good example of why sorting out repair work is such a priority for the ongoing refurbishment work. When we are talking about the future of the Estate and what we can achieve, no one can forget the importance of fixing the situation in the meantime. Barry Quirk, Chief Executive of Kensington and Chelsea Council, who was on the Estate on Saturday night said, "we were on site quickly, and the engineers did an effective job. The community have been incredible again. We want to see a permanent solution for heating and hot water on the estate. I will be asking that engineers come back to me with plans for this to happen as a matter of urgency."

Thinking about the longer term work, the publication of a book inspired by the two Ideas Days is a big step towards creating a plan that we can agree on for the future of the Estate. This will take time but I know there's work that needs to be done now. My team is working hard to reduce the backlog of repairs and make sure repairs get fixed correctly. We are here for everyone on the Estate, so if you have a repairs issue please do come and see us at the Baseline Studio Office.

Don't forget we still want to hear your ideas for the refurbishment process too, so if there's absolutely anything you want to share please email me at [steve.jacobs@rbkc.gov.uk](mailto:steve.jacobs@rbkc.gov.uk) or drop by the office.



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

## LANCASTER WEST RESIDENTS' ASSOCIATION UPDATE

We would like to thank all who attended the IDEAS DAY on 10th March at Kensington Leisure Centre.

This event was the follow-up to the work done with residents and the architects in the Cluster Meetings.

Residents viewed the exhibition and participated in block discussion sessions with the architects.

Young people also put forward some great ideas, sharing their views in the Youth Zone and in a Youth Focus meeting.

Residents were updated on the 'Ideas Books' in progress, detailing ideas and feedback from residents in relation to your specific block and also the entire estate. Suggestions for early projects will be included for further discussion.

### LANCASTER WEST ESTATE

For those who could not attend, the exhibition boards are available for viewing at Baseline Studios and the website <http://lancwestrefurb.com>

There are many stages to the refurbishment and we would encourage residents to continue to attend and participate in the meetings & events to work towards our better future. Our strength is in our numbers.

We acknowledge that there are many questions that we as residents still have unanswered and immediate concerns we need to address. Be assured, we will continue to demand the answers we need to feel secure in this refurbishment process.

## COMMUNITY ACTIVITY UPDATE



### Free trampolining and swimming at KLC

Why not jump into trampolining over the Easter Holidays? Kensington Leisure Centre are pleased to offer 16 places on their free trampoline camp. One hour morning sessions are available on 10th & 12th April for children aged 5-11. Simply contact Phil on [phil.kemp@gll.org](mailto:phil.kemp@gll.org) with your child's name, date of birth and parent / guardian contact number. The sessions are led by a fully qualified coach and focus on developing the key skills to improve your child's technical ability in a fun and supportive environment. From the very first day,

your child can experience the thrill of leaping higher than they ever have before.

Kensington Leisure Centre is also offering free swimming for all Under 8's this Easter. You can use this offer from **Saturday 31st March**, during all of the Easter holidays and up until **15th April**. No need to book, simply turn up and join in during any 'Swim for All' or 'Swim for Under 5's and Adults' session. More details can be found here: [goo.gl/1dro6t](http://goo.gl/1dro6t)

### Community Garden opens

The opening of the community kitchen garden at The Clement James Centre and St Clement and St James Church took place earlier this month. The North Kensington Centre and Church played a very special role following last June's Grenfell Tower tragedy. The centre's garden was a safe space for survivors and evacuees. With support from the Council, the garden has now been expanded and a brand new kitchen garden built. The project has linked hundreds of people together and encouraged neighbours to get to know one another.

## BUILDING WORKS UPDATE

### Atriums

The 'facade vents' near the top of Walkway atriums are being replaced. This work has been scheduled to commence from 26th March and will last three weeks.

### Rubbish Chutes

Work is continuing on bringing the rubbish chutes back into use for the Walkways. Work begins after Easter and is due to be completed six weeks from today.

## HOUSING UPDATE

### Rent and service charge update

The Council have agreed to extend the rent and service charge compensation period from 1 April 2018 to 30 April 2018 to residents who are living at home on the Walkways, Bramley and Treadgold House, and Verity Close.

We previously agreed to pay compensation to residents living on the Walkways, Bramley and Treadgold House, and Verity Close due to problems with services on the Estate since the Grenfell tragedy. The compensation was set at 50 per cent of rent and service charges to tenants, and 50 per cent of service charges to leaseholders living at home on the Walkways. The compensation also paid 15 per cent of rent and service charges for tenants and 15 per cent of service charges for leaseholders living at home in Bramley House and Treadgold House and Verity Close.

We have made some good progress to services on the Estate. However we are aware there is still work to be done. This includes a new door intercom system that is expected to be up and running by Summer.

Additional fire safety works are planned to be completed by April/May 2018. The ongoing fire safety works so far includes the installation of fire curtains and fire doors. The bulk of this work has been completed. Fire Marshals are still on site, and overall site access has improved.

The wrapping of the Tower, which is managed by the independent site team, will be completed by 10 June 2018.

We have written to affected tenants and leaseholders with more information. If you require any more information, you can call **020 8206 7525**

## How to contact us

You can reach us at:

The Estate Office, at Unit 2, Baseline Studios, Whitchurch Road. If you prefer to call, please call **07710 053 437 / 07710 053 431**

Opening hours are currently Monday to Friday 9am to 5pm. We are committed to providing support to residents when they need it. So please let us know if you would like us to extend the opening hours.

If you would like to sign up to email information updates from the Lancaster West team, please email [philip.baker@rbkc.gov.uk](mailto:philip.baker@rbkc.gov.uk)