

Committee Housing Management & Almshouses Sub-Committee	Dated: 23 July 2018
Subject: City of London Almshouses Update	Public
Report of: Director of Community & Children's Services	For Information
Report author: Jacqueline Whitmore, Sheltered Housing Manager	

Summary

This report gives Members an information update on the City of London Almshouses, in Lambeth. Some of the information in the report also relates to the eight Gresham Almshouses on the estate.

Recommendation

Members are asked to note the report.

Main Report

Background

1. This report is presented to alternate meetings of the Housing Management and Almshouses Sub-Committee, it updates Members on operational matters relating to the Almshouses and their residents.

Current Position

2. Waiting List

There are currently two vacancies due to unexpected departures. Now that Mais House residents are accommodated, there are no applicants for Almshouses on the City's waiting list, so London Borough Lambeth Lettings team have been notified of the vacancies, as has the East London Almshouses Group.

3. Social activities

Residents are looking forward to a joint sheltered housing residents picnic to be held at the Almshouses on 19 July. Some funds previously held by the Mais House Residents Association were available and, as the party for the Queen's birthday had been such an enjoyable occasion a short while ago, we decided to redirect this money to pay for more joint events for our sheltered housing and Almshouses residents.

Almshouses residents have not decided if they wish to have a summer trip this year. The Almshouses Manager has sent a questionnaire to residents for their choices of venue. Members are cordially invited to attend if they are available on the day.

4. Refurbishment Programme

All the tender documents for the refurbishment programme are complete and will soon be released to tender. Once released, the tender will be open for 4 weeks. There will be an evaluation process for the best contractor, and a lead in time of 6 weeks to be on site for work to commence.

The Project Manager has asked prospective contractors to provide quotes for two options:

- to install double glazing if planning permission is granted;
- to install secondary glazing if planning permission is refused.

To support the planning application for the double-glazing window units, the Almshouses Manager and the Project Manager hosted a successful consultation with the residents. Residents have written letters, which were included with the application for new windows, citing issues with cold homes because of ill-fitting windows, energy efficiency and fuel poverty as their main reasons for supporting the application. It is intended that the outcome of the planning application will be known before the contract is awarded to the winning tenderer.

The work to replace the monitoring system is underway. At present, the contractors are over halfway through the replacement of units in residents' homes. This work will be complete before the window replacement programme commences.

Jacqueline Whitmore
Sheltered Housing Manager

T: 020 7332 3582

E: Jacqueline.whitmore@cityoflondon.gov.uk