

Committee	Dated:
Gresham (City Side) Committee	30 October 2020
Subject: Gresham Almshouses Update	Public
Report of: Director of Community & Children's Services	For Information
Report author: Jacqueline Whitmore, Sheltered Housing Manager	

Summary

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

Recommendation

Trustees are asked to note the report.

Main Report

Background

1. This report is presented half yearly to the Trustees of the Gresham Almshouses. It updates Trustees on operational matters relating to the Gresham Almshouses and their residents and highlights any issues of concern.

Current Position

2. Refurbishment work

After a considerable delay work had now commenced on the refurbishment work. Scaffolding is currently being erected to the rear of the Gresham Almshouses for the roof replacement; shortly after external repairs to brickwork will also commence. Officers are currently holding 8 Gresham as void, the resident moved to residential care at the outset of COVID. This property is not only being held for refurbishment work to be undertaken but to use as a respite property for residents who are too frail to manage the refurbishment work taking place around them in their homes. Stringent cleaning procedures will be undertaken in between resident use. To have this ground floor property to support the residents has been widely welcomed by residents, their families and staff. It will help to make the work more acceptable to several residents who may have not been able to tolerate ongoing works in their homes and especially those who were in the COVID "shielding" category who are feeling very vulnerable at present.

3. After much investigation into the process of replacing the current windows with individual double glazed glass units and the thermal efficiency this would provide, it has been agreed the current window frames will be fully refurbished and new secondary glazing will be installed instead of the double glazed units. The current frames are too narrow to take the thickness of the double glazed panes. Officers were disappointed with this outcome however, the product recommended is more thermally efficient, less costly and is of a lightweight design, which will keep the aesthetics of the outside of the properties as London Borough Lambeth require (as this is a preservation area) and be manageable for residents to open and clean. As the overall aim is to improve the energy consumption while maintaining the appearance of the Gresham Almshouses, this is a good cost effective solution.

4. **Social Activities**

Due to Covid restrictions we have been unable to undertake any social activities in the community rooms since March this year.

5. **Christmas Hamper Delivery**

Christmas Hamper delivery is suspended this year. Staff will still order a hamper and a bottle of wine (or soft drink) for each resident and deliver to everyone in December with good wishes from Trustees.

Conclusion

Trustees are asked to note the report.

Appendices

None

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