

Committee	Dated:
Gresham (City Side) Committee	24 February 2023
Subject: Gresham Almshouses Update	Public
Report of: Director of Community & Children's Services	For Information
Report author: Marie Rene, Area 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. Staffing

There is a current vacancy for a gardener at the Gresham Almshouses which is in the process of being advertised.

Decent Homes Works

3. Following the installation of the secondary glazing at the Gresham Almshouses an issue has arisen regarding access to open the primary windows. This is currently being reviewed by the Projects Team.

4. Anti-Social Behaviour

There has been an increase of drug users entering and loitering on the grounds of the Gresham Almshouses. The Scheme Manager is liaising with the local Safer Neighbourhood Team to increase patrols in the area.

We have explored the options to improve the security onsite of which one is the installation CCTV. We are awaiting costs for this option.

Void Properties

5. There are currently no void properties at the Gresham Almshouses.

6. Damp Surveys

We are currently undertaking a specific programme of damp surveys across the whole of the Corporation's Almshouses portfolio. All the Gresham and Rogers Almshouses are included in the survey programme and approximately 20% of the Brixton Almshouses. A technical officer will be present at the meeting on 24 February to provide a more detailed update and answer questions.

7. Risk Management Arrangements

Officers are developing the Sir Thomas Gresham Charities (221982) risk register in line with the approach set out in the Charities' Risk Management Protocol (CRMP) which was endorsed by Audit and Risk Management Committee on the 18 January 2022, with further approval of the approach on 16 January 2023. The CRMP is based upon the City Corporation's Risk Management Policy and Strategy 2021 and the Charity Commission's CC 26 Risk Management guide. It aims to provide consistency of approach in managing charitable risk, ensuring that risks are considered in the best interests of that charity by the City Corporation in its capacity as charity Trustee. The CRMP provides a common list of risks to support this aim, structured around 5 thematic areas, that will be adapted for each charity.

A revised risk register, using this approach, was approved by Housing Management and Almshouses Sub Committee on 30 January 2023 for The City of London Almshouses charity (1005857). This work will inform the further development of the risk register for the Sir Thomas Gresham Charities (221982) which will be presented to your next Committee for approval.

8. Social Activities

All social activities have resumed following the pandemic. Activities are well attended. Following a visit to the Almshouses by the Chair and the Deputy Chair of the Housing Management and Almshouses Sub Committee a decision was made to give beneficiaries at the Almshouses vouchers instead of hampers at Christmas. Each household were given a £50 Tesco's voucher.

Conclusion

9. Trustees are asked to note the report.

Appendices

None

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