

Committee	Dated: 03.11.2017
Gresham (City Side) Committee	
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, particularly where funding is required which is not included in the current year's budget

Current Position

2. Social activities

Residents had a special picnic day held in August where the Almshouses Manager had created old fashioned games such as Tombola, Coconut shy, "Hook the fish", Jenga and Croquet. The Manager also made a giant scrabble board, and residents enjoyed a game testing their word knowledge against staff. The weather held fair, without being too hot so residents were able to enjoy being outdoors in the garden. A buffet lunch was provided made by the Almshouses Manager and the Sheltered Housing Officer, consisting of healthy options as well as a sweet treat or two. Many residents attended the event with family guests and children; the event was enjoyed by all.



Residents wished to visit Windsor this year instead of the previous seaside trips; this was arranged for 30 August. There were ten attendees as well as some guests too; all had an enjoyable trip and day out.

Christmas Hamper Delivery will be in the morning of 1 December; Members are welcome to join the Committee Members from Housing Management & Almshouses Sub Committee in the annual delivery to residents and are invited to

join residents for light refreshments in the community rooms. Transport will be provided to and from the Guildhall.

3. Two year Improvement plan

Officers and the Major Works Delivery Team have been working closely to prepare the refurbishment plans for the estate agreed for this current financial year.

A full asbestos survey and testing has been undertaken in preparation for the works, as well as CCTV drain inspection. The drain inspection highlighted several issues which will be addressed within the scope of the refurbishment work.

Officers from the Major Works team visited the estate with architects to review the construction of the windows pending consideration on replacement or refurbishment of current window frames. They established the main building windows (1–38) could easily accommodate replacement double glazed panes of glass without making the building appearance change. However the remaining windows ie numbers 39–44, East Lodge, and the Gresham Almshouses, as they are a different design, will be harder to change without noticeable difference. Officers have worked with architects to submit a pre-planning application to London Borough Lambeth. LB Lambeth will then be able to offer guidance on whether they will accept double glazing as part of a full planning application. If this is acceptable, full plans will be submitted by the end of the year aiming to have a decision by end of March 2018.

The cost of the works has already been estimated; whilst project team officers are awaiting decisions from LB Lambeth they will put together a scope of works and tender with a view to work starting in April/May 2018 (planning permission granted). A detailed report presented to Members once the work plan and full costs have been finalised.

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