

Grenfell Tower Regeneration Project

Proposed programming of project

Ideally we wish to deliver the Regeneration of Grenfell Tower in tandem with the new Adamancy and Leisure Centre.

To ensure we are on schedule a planning application for Grenfell Tower will need to be submitted by the end of August.

The Royal Borough of Kensington and Chelsea planning department would need approximately 10 weeks to consider the designs proposed for the Regeneration Project.

Leadbitter, the appointed Contractor anticipates starting the works to Grenfell Tower early in 2013.

Additional updates will be provided throughout the project.



22nd July 2012

Upcoming Events

Proposed Programming

Feedback from Residents

Contact Details

Feedback from Residents

The resident consultation meetings and feedback sessions are proving to be helpful.

A summary is provided below:

Windows

Residents prefer windows that they can clean themselves. What we now need to determine is the most suitable type of window from the list below;

1. Pivot
2. Reversible
3. Siding
4. Tilt & turn

Heating

Two proposals are preferred;

1. Upgrade of existing system,
2. New central heating system located on roof serving all flats.

The second option has two variants, one with new hot water cylinders within flat and the other with a central hot water cylinder on the roof.

The majority of feedback from residents prefers the central hot water cylinder system on roof.

External Canopy

Residents want a new canopy that offers protection and shelter around the block.

The current residents preference is for a solid canopy at first floor level with rounded corners.

External Cladding

A wide variety of options have been presented and there is a strong preference for metal cladding:

1. Aluminium sheet
2. Composite metal sheet
3. Profiled Zinc sheet

Further work is to be done on this and in particular possible colours.

Planning

The RBKC Planning Department will have influence over the appearance, colour and finishes that form the final proposal.

We urge you to make your views known so that we may use this in support of the proposals presented in the planning application.

SERVICE CHARGE FINAL ACCOUNTS 2003/04

PROPERTY ADDRESS: FLAT 92, GRENELL TOWER, LANCASTER WEST ESTATE W11 1TQ
LEASEHOLDER NAME MISS M A MOTT
OUR REF: U217012770325 001 9 - LANCW1
WEIGHTED ROOMS VALUE FOR YOUR PROPERTY: 4

	SCHEME WEIGHTED ROOMS	ACTUAL SCHEME COSTS	ACTUAL PROPERTY SHARE	ESTIMATED PROPERTY SHARE	DIFFERENCE IN YOUR CHARGES
BUILDING COSTS					
Repairs to Building	462	£25,358.80	£219.55	£147.20	£72.35
Internal Communal Repairs	462	£505.76	£4.37	£64.96	-£60.59
Caretaking - Building	462	£0.00	£0.00	£11.68	-£11.68
Supervision - Building	462	£0.00	£0.00	£14.72	-£14.72
Common Parts Electricity	462	£7,267.94	£62.92	£73.80	-£10.88
Health and Safety - Pest Control	462	£21,810.37	£188.83	£17.32	£171.51
Contract Cleaning - Building	462	£0.00	£0.00	£268.40	-£268.40
Refuse Paladin Maintenance	462	£1,191.31	£10.31	£10.40	-£0.09
Lift Repairs Maintenance	462	£4,324.85	£37.44	£56.28	-£18.84
Lift Insurance	462	£909.49	£7.87	£7.36	£0.51
Bulk Refuse Clearance	462	£0.00	£0.00	£17.32	-£17.32
		£61,368.52	£531.29	£689.24	-£157.95
ESTATE COSTS					
Grounds Maintenance - Estate	2246	£2,954.84	£5.26	£42.72	-£37.46
Estate External Siteworks	2246	£53,406.65	£95.11	£40.96	£54.15
Estate Lighting	2246	£3,562.98	£7.32	£48.96	-£41.64
Contract Cleaning - Estate	2246	£120,595.43	£214.77	£17.80	£196.97
Concierge System	2246	£9,526.15	£19.58	£8.56	£11.02
Supervision - Estate	2246	£9,873.98	£17.58	£0.00	£17.58
Estate Bulk Refuse	2246	£0.00	£0.00	£0.88	-£0.88
Caretaking - Estate	2246	£13,946.46	£24.83	£0.00	£24.83
		£213,866.49	£384.45	£159.88	£224.57
OTHER COSTS					
Management Fee - Standard		£0.00	£168.56	£168.56	£0.00
Building Insurance		£0.00	£129.40	£129.40	£0.00
Ground Rent		£0.00	£10.00	£10.00	£0.00
Heating - gas	1924	£148,565.79	£308.86	£298.72	£10.14
Heating - Electrical	1924	£6,769.59	£14.07	£9.36	£4.71
Boiler Repairs	1924	£56,240.95	£116.92	£228.58	-£111.64
District Heating Repairs	1924	£0.00	£0.00	£83.12	-£83.12
Boiler Insurance	1924	£153.65	£0.31	£0.36	-£0.05
		£211,729.98	£748.12	£928.08	-£179.96
TOTAL CHARGES		£425,596.47	£1,663.86	£1,777.20	-£113.34

TOTAL SERVICE CHARGE AMOUNT CREDITED TO YOUR ACCOUNT

CREDIT

-£113.34

SERVICE CHARGE FINAL ACCOUNTS 2004/05

PROPERTY ADDRESS: FLAT 92 GRENFELL TOWER
LANCASTER WEST ESTATE
W11 1TQ

LEASEHOLDER NAME: MISS M A MOTT
PROPERTY REFERENCE: U217012770325 1 9
SCHEME NAME: LANCW1
WEIGHTED ROOMS VALUE FOR YOUR PROPERTY: 4.00

	SCHEME WEIGHTED ROOMS	ACTUAL PROPERTY SCHEME	ACTUAL PROPERTY SHARE	ESTIMATED SHARE	DIFFERENCE IN YOUR CHARGES
BUILDING COSTS					
Building Insurance			£135.84	£135.84	£0.00
District Heating Repairs	1924	£10,683.41	£22.21	£31.16	-£8.95
Heating - Electrical	1924	£6,798.82	£14.13	£7.28	£6.85
Heating - Gas	1924	£161,104.41	£334.94	£270.12	£64.82
Boiler Repairs	1924	£48,780.18	£101.41	£207.80	-£106.39
Boiler Insurance	1924	£104.50	£0.22	£0.44	-£0.22
		£312,474.32	£795.47	£639.28	-£156.21
TOTAL CHARGES		£563,702.81	£1,880.72	£1,730.36	£150.36

TOTAL SERVICE CHARGE AMOUNT DUE FROM YOU

DEBIT £150.36

The total difference shown will be credited or debited to your service charge account

SERVICE CHARGE FINAL ACCOUNTS 2005/06

PROPERTY ADDRESS: FLAT 92 GRENFELL TOWER
 LANCASTER WEST ESTATE
 W11 1TQ

LEASEHOLDER NAME: MISS M A MOTT

PROPERTY REFERENCE: U217012770325

WEIGHTED ROOMS VALUE FOR YOUR PROPERTY: 4

	SCHEME WEIGHTED ROOMS	ACTUAL SHARE SCHEME £	ACTUAL PROPERTY SHARE £	ESTIMATED PROPERTY SHARE £	DIFFERENCE IN YOUR CHARGES £
Management Fee - Standard	1924	85,003.00	176.72	181.16	-4.44
Ground Rent			10.00	10.00	0.00
Building Insurance			143.92	143.92	0.00
District Heating Repairs	1924	52,311.54	108.76	0.00	108.76
Heating - Electrical	1924	15,608.85	32.45	10.60	21.85
Heating - Gas	1924	256,461.91	533.18	311.84	221.34
Boiler Repairs	1924	25,757.13	53.55	114.36	-60.81
Boiler Insurance	1924	109.20	0.23	0.24	-0.01
		435,251.63	1,058.81	772.12	286.69
TOTAL CHARGES		791,733.49	2,383.73	1,664.52	719.21

TOTAL SERVICE CHARGE AMOUNT DUE FROM YOU

DEBIT £719.21

The total difference shown will be credited or debited to your service charge account

SERVICE CHARGE FINAL ACCOUNTS 2006/07

PROPERTY ADDRESS: FLAT 92 GRENFELL TOWER
 LANCASTER WEST ESTATE
 W11 1TG

LEASEHOLDER NAME: MISS M A MOTT

PROPERTY REFERENCE: U217012770325

WEIGHTED ROOMS VALUE FOR YOUR PROPERTY: 4

	SCHEME WEIGHTED ROOMS	ACTUAL SHARE SCHEME £	ACTUAL PROPERTY SHARE £	ESTIMATED PROPERTY SHARE £	DIFFERENCE IN YOUR CHARGES £
Management Fee - Standard	1924	85,003.00	176.72	176.72	0.00
Ground Rent			10.00	10.00	0.00
Building Insurance			148.36	148.36	0.00
District Heating Repairs	1924	55,022.89	114.39	105.00	9.39
Heating - Electrical	1924	10,344.17	21.51	14.96	6.55
Heating - Gas	1924	274,455.08	570.59	524.72	45.87
Boiler Repairs	1924	24,528.05	50.99	141.32	-90.33
Boiler Insurance	1924	106.39	0.22	0.36	-0.14
TOTAL CHARGES		819,296.69	2,701.47	2,139.72	561.75

TOTAL SERVICE CHARGE AMOUNT DUE FROM YOU

DEBIT £561.75

The total difference shown will be credited or debited to your service charge account

Grenfell Tower Regeneration Project

Background to project

An assessment of Lancaster West Estate identified that Grenfell Tower is the top priority for investment on the Lancaster West Estate.

Grenfell Tower requires improved thermal efficiency and sound insulation, new heating system, new windows and general improvement to the common parts.

Grenfell Tower also offers the opportunity to improve the existing community and office facilities and the potential for providing new larger family sized homes at the lower floors of the tower.

Investment in Grenfell Tower will result in a wide range of benefits to residents and the estate.

The Royal Borough of Kensington & Chelsea (RBKC) has made £6m available for investment in the regeneration of Grenfell Tower and the immediate surroundings.

KCTMO is seeking to work with residents and the community to develop the proposals for Grenfell Tower and has appointed the Studio e design team and contractor Leadbitter to deliver this project.

KCTMO and RBKC wish to ensure that the regeneration of the tower delivers maximum benefit to the residents and community.



15th July 2012

Upcoming Events

Background to project

Feedback from Residents

Contact Details

Feedback from Residents

Consultation started with residents at the KCTMO road show held in February.

This was followed up with the issue of a questionnaire to Grenfell Tower residents.

Following this a number of meetings took place with the Lancaster West EMB & RA representatives.

During May further resident consultation took place following a presentation and a second questionnaire seeking further comments and observations on the proposals for Grenfell Tower and the needs of the Lancaster West estate.

Thursday evening consultation meetings have been set up along with drop-in sessions and residents are invited to meet with us at either of these.

We also intend to hold an open consultation meeting early in August and a further one later in August.

What you have said;

You wish to be involved in the development of the proposals for Grenfell Tower

You are in support of the proposals for Grenfell Tower

You would like an improved reception at Grenfell Tower

You would like a new canopy to the base of Grenfell Tower

You would like us to improve the communal areas to each floor level

You would like us to improve the security and appearance of the covered area to the front of Grenfell Tower

There is no clear opinion about the color or type of external cladding

There is a preference for removing the steps and ramp outside Grenfell Tower

You like the idea of relocating the Estate Inspectors office to the base of Grenfell Tower overlooking the service yards

You want us to improve the children's play area

You would like us to provide new family sized flats as part of the proposal

You would rather have communal gas fired heating and hot water with individual controls in each flat

You would like windows that you can open

You do not have a clear preference about whether residents should close the windows or KCTMO