
**GRENFELL TOWER
PUBLIC INQUIRY**

Exhibit TC/2

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

CABINET MEMBER FOR HOUSING AND PROPERTY SERVICES

HOUSING DIGEST MEETING

Thursday 9 February 2012 at 12noon

PRESENT: Cllr Tim Coleridge (Chairman), Laura Johnson, Mark Anderson, Ruth Angel, Jane Trethewey, Penelope Tollitt, Peter Wright and Asha Gupta

1. Minutes and Matters Arising

**Action
By**

Noted.

2. Silchester Leaseholder Decanting

Digest received and noted the decant plan for leaseholders of 1-17 Shalfleet Drive (odd), on the Silchester Estate. The plan sets out what leaseholders can expect from the Council and of their entitlements, including itemised reimbursement of costs incurred or a lump sum payment of £3,000 for disturbance. The onus will be on the leaseholders to prove that they have incurred costs. Officers will aim to reach a voluntary agreement with the leaseholders.

There are three non-resident leaseholders who are entitled to the value of their property, which are worth c£200,000. In response to a question by Cllr Coleridge, RA confirmed that under section 5.1 'the Council will consider the payment of incidental charges or expenses incurred in acquiring an interest in other land in the UK', and that this would cover stamp duty.

Non-resident leaseholders will also be entitled to a Home Loss payment of 7.5% of the value of their property. The Council will be offering RSL approved valuations to them.

Digest approved the Leaseholder Decant Plan.

RA

3. Elm Park Gardens Capital Receipt

Digest was invited to comment on the draft report to Cabinet seeking approval to use a proportion of the capital receipts from the Elm Park Gardens basement disposals for investment in new homes and major improvements to existing homes.

Cllr Coleridge was please to note that a unit at the base of Elm Park House has the potential of being converted into a wheelchair accessible flat, which will count towards the Hidden Homes agenda and the Mayor of London's targets on housing.

MA said that the TMO supported the programme of opportunities for regeneration and that the TMO Board will be signing it off in March.

There was a detailed discussion on the proposed works to renovate and convert Grenfell Tower on the Lancaster West Estate. The following main points were noted:

- That the new windows and cladding should reflect or complement

KALC.

- The cladding will have a minimum of a 30 year life.
- On the 28th of February there will be a road show, where the plan is to knock on doors and inform residents about the potential delivery of new affordable homes on the lower levels of the Tower.
- That new individual gas fired heating systems will be installed to flats.
- In respect of the estimated costs of the project of £5.5m, officers are planning to appoint Studio E to draw up a detailed design plan. This will provide economies-of-scale benefit and also ensure the works complement and reflect KALC.
- There were concerns that it might not be feasible to have two contractors on a site next door to each other. Therefore timings will be crucial and the phasing of the on-site works will need to be carefully managed.
- The windows are the only works that are rechargeable to leaseholders.
- Conversations with leaseholders regarding heating will need to take place, as the lease states that the landlord provides communal heating, but the plan is to provide independent heating.
- In response to handling criticisms from residents living in the other three blocks on Estate, on why their blocks are not being renovated too, Digest agreed to be clear that the Council's ambition is to look at all its Estates, but at the moment there is no money. It is also more cost effective, to take advantage of the scaffolding, and to do all the works at Grenfell Tower in one go.
- The heating systems on the other three blocks is coming to the end of its life and will be looked at soon.

Cllr Coleridge approved the report for submission to Cabinet.

4. Stable Way Travellers' Site HCQA Fund - Expression of Interest

JT introduced the item and set out the options for a triangle on land on Stable Way, which will result in the creation of a single new pitch within the existing site/footprint and so reduce overcrowding. The proposals have been presented to the Travellers with a mixed response. The estimated cost is £400,000 because the land is believed to be contaminated with asbestos and other materials.

Officers have received an email from WDT stating that they have long-terms ambitions to change the industrial nature of the Westway around Stable Way and to turn it into a sports and leisure area. They have requested to see the plans for the triangle area and meet with officers to discuss.

JT

Digest welcomed the opportunity to bid for HCA money and gave authority for officers to work up an Expression of Interest.

LJ

LJ said that she will be bringing a paper on this proposal to the next SWAG meeting.

5. Briefing Paper on N/S Connections KALC

Digest discussed the options for the KALC N/S Connection. Cllr Coleridge said that local residents and the school do not want the access way to be open, as it will increase traffic volumes and become a rat run.

AJ/LJ

There was a lengthy discussion on the options. PT made the following points:

LJ

- That a reconfigured KACL had been taken into account when the SPD was drawn up, and that the concerns of the residents in relation to the access way had been noted back then.
- The street network is such, that there is nothing to encourage traffic to use the access way, and that it should only be used by residents or emergency vehicles.
- That if Highways officers are predicting 300 vehicles a day, then we would not be granting planning permission to it as a local access way, but instead a highway.
- That the planning authority is there to make decisions in the interests of all residents and not just those that live in the footprint of the site.
- If the access way is completely for pedestrians then there will be no out-of-hours activity or surveillance and this will make it unsafe. There is already a perception that it is unsafe. CCTV will be expensive to install.
- Planners do not subscribe to the thought that you can not have a road next to a school.

After much discussion the steer was that Planning would consider an application for a controlled access road, which is open out-of-hours. As it will be shared space, bollards, which can be raised and lowered, would need to install to safeguard pedestrians from potential road traffic accidents.

Digest thanked PT for the steer and would take the comments on board in drawing up its planning application.

6. Any other business

Update on snow related incidents on TMO property:

- World's End Estates - The heating and hot water was now up and running.
- Pond House - The burst water main has been fixed.
- Grenfell Tower - The boiler was down.
- Pennicle - Was overloaded with calls over the weekend. Officers were looking at proposals to prevent this from happening again.

MA

The meeting ended at 1.35pm

Date of next meeting **16th February 2012 at 10am**