

October 2019

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### **WATER RATES**

We have had several enquiries regarding the switchover of water rate payments from RBKC to Thames Water. You should by now have received water bills directly from Thames Water covering the period September 19-March 2020, if you feel your bill is too high contact them directly to query the bill. If they cannot prove how much water you use they must put you on the lowest tariff. If you are in receipt of benefits you are entitled to a discount under the Sure start scheme. If you have any queries or difficulties please contact a member of the Lancaster West Neighborhood Team by visiting Unit 7, Baseline Studios, Whitchurch Road, W11 4AT or call 0800 389 2005.

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### **NORTH KENSINGTON RESOURCE CENTRE**

We are aware that the Grenfell Nursery staff and the consultancy firm Fluid carried out a door-knocking exercise on Hurstway, Testerton Barandon walkways.

The exercise was used to get resident feedback for the proposal that the Resource Centre between Hurstway and Testerton Walk's be demolished and, in its place, a state-of-the-art nursery with space for 40 children be built. Along with this there would be a dedicated community space. The drop-in service that currently runs there would then move back to Lower Clarendon where the nursery currently resides.

We are still unclear as to why there was no mention in the consultation of what alternatives have been explored. The RA wants very much to support the Nursery but appreciates that a great deal of disruption will result from redevelopment particularly for those who immediately overlook it and their concerns should have particular importance. It is possible that yet another consultation (yes, we know, not another one, aaaggh!) will be needed in which more information should be forthcoming. We have asked a number of questions of the drop-in service regarding usage figures of residents of the estate, but this information has not yet been received.

The agreement for use of the premises was extended for 1 year under the previous Lancaster West Residents Association committee and this is now up for renewal in November.

If you have any concerns/comments regarding the Resource Centre email us at [info@lancwestra.com](mailto:info@lancwestra.com).

The Resource Centre is available for resident use. If you would like to book this facility please email [info@lancwestra.com](mailto:info@lancwestra.com).

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# LANCASTER WEST ESTATE COMMUNITY CENTRE

## WHAT'S ON?

### MONDAY

#### **Coffee Morning – 10am - 12pm**

Come along and meet your neighbours. A chance to see the new community centre and tell us what you would like to see happening here.

#### **PHT After School Club (RISE) – 4pm - 6pm**

Introducing our new and exciting homework club, giving your child a time to reach their educational needs and hit targets without pressure. We offer guidance and support for each child's individual needs. For more information call 07944 280 655 or email [youthgrouprise@gmail.com](mailto:youthgrouprise@gmail.com).

### TUESDAY

#### **Baby and me with Notting Dale Champions – 10am - 11.30am**

Fun free nursery rhymes session for pre-walking babies and parents. For more information call Eva on 07961 232 431 or Matan on 07984 326 606.

### WEDNESDAY

#### **PHT After School Club (RISE) – 4pm - 6pm**

We offer a safe space for art and meditation, a time to relax and enjoy. Coming soon the children will have to tend their own centre garden.

### THURSDAY

#### **Health & Strength with Notting Dale Champions - 10am – 11.30am**

Support and information to help manage common aches and pains. Exercise is the best medicine so come along and join this fun chair-based exercise group. For further information please call Eva on 07961 232 431 or Kate on 020 3181 0002.

#### **Baby Massage with Notting Dale Champions - 1.45pm - 3pm**

This wonderful programme can improve bonding, sleeping, tummy troubles and development.

Relaxing for both baby and parents. For more information or to book please call Eva on 07961 232 431 or Matan on 07984 326 606.

#### **PHT After School Club (RISE) – 4pm - 6pm**

A place of fun and joy, the children can listen to music, play old-school champ, dance lessons finished with a relaxing meditation session.

## LEASEHOLDERS



Dear Leaseholders,

Since it has been a while since we last met or communicated I thought it would be good to update you all on where we are and what the council are offering to us.

The original budget for the refurbishment agreed by the council was for £30 million of which £15 million was from a Central Government grant and not liable to be recharged.

Following a successful meeting of Government ministers with the RA, the MGCLG made a further grant of £9.9 million and the council agreed to put in a further £18 million.

The maximum recharge to leaseholders on money funded by the council is capped at £15,000 over 5 years under the Social Landlords Mandatory Reduction of Service Charges (England) 2014 Act (or Florrie's Law). The council have acknowledged this and offered a discount of 20% on work not covered by the grants to all resident leaseholders, which they define as leaseholders who live in their property as their primary residence and we have been assured that will include part-ownership. They have also offered the possibility of easy payment terms or as a charge on the mortgage of the property if it is sold.

Obviously we want this to go further, why should we pay for the works we paid for years ago would have never have happened without the fire? We are working to get further grants of £20 million loans to allow us to have a state of the art, environmentally friendly green heating system for the estate which would all be exempt from recharge to the leaseholders. It is also possible to structure the works so they are either considered as improvements which are exempt or that they are covered by the Government Grants. The council have also agreed to pay for independent legal advice for us.

Nothing definite has been agreed about the leaseholders yet and the council say they are open to listening to us. We will be meeting in the next two weeks to discuss strategy and organise our next steps.

If you haven't yet please go to: <https://www.lancwest.com/leaseholders> and register so you can get the details of our next meeting.

Regards

David O'Connell  
On behalf of Lancaster West Residents Association



## AFTER SCHOOL CLUB

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Our new After school club in conjunction with RISE youth group launched in the middle of September. The club runs 3 days a week and now offers to pick up from Oxford Garden and Thomas Jones primary school. When the children arrive each day they are greeted with a light meal and a safe warm environment. Please see our What's On section for days and time the club is in session, alternatively call 07944 280 655 for further information.

## VOLUNTEERS

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We had a great Summer of activities on the estate including a family fun day and a children's summer camp, none of which would have been possible without the outstanding local residents who volunteered much of their time. We would like to say a great big "THANK YOU" to Eunicia Harding, Natasha Gordon, Kim Morte, Michele Active and from the wider North Kensington community Noreen King, Deborah Lauder and Rhumel John-Baptiste. We would also like to thank Susan Safadi for the delicious lemon cupcakes donated for the Family Fun Day, which were very popular and disappeared in minutes.

If you are interested in volunteering for the Residents Association, please contact Fiona at [info@lancwestra.com](mailto:info@lancwestra.com).

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## TEMPORARY ACCOMODATION MEETING

There will be a meeting for Lancaster West Temporary Accomodation residents in Unit 1 Baseline Studios, Whitchurch Road, W11 4AT on Wednesday 16<sup>th</sup> October at 6pm. This is an opportunity to talk to the the Residents Associations about your housing situation and see what kind of support they can offer you.

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## GENERAL MEETING 2019

Our next General Meeting will be on 20<sup>th</sup> November at Methodist Church on Lancaster Road at 6.30pm.

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## AND IN OTHER NEWS?

Got an idea for the news letter? If you are a local resident who would like to have an item in the news letter which is estate related please email Fiona at [info@lancwestra.com](mailto:info@lancwestra.com). This could be in the form of a local history page, community event or project, photograph or poem.

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