

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**HOUSING AND PROPERTY SCRUTINY COMMITTEE -
18 MARCH 2019****UPDATE REPORT BY THE LEAD MEMBER FOR FINANCE AND
MODERNISATION**

This report seeks to update Members on five projects within the Property portfolio.

FOR DISCUSSION

1. PROPERTY OCCUPATION WITHIN THE RBKC PROPERTY ESTATE

- 1.1 Corporate Property are liaising with stakeholders to better understand the many different types of arrangements, including leases, licenses and service level agreements currently in place across the portfolio.
- 1.2 A draft paper has been prepared and circulated to senior officers for comment.
- 1.3 The paper sets out a standard approach to leasing arrangements to ensure greater control and consistency over respective landlord and tenant obligations including repair and statutory compliance. It also considers the financial arrangement between the General Fund and Housing Revenue Account.

2. CANALSIDE HOUSE

- 2.1 The works to the stonework and removal of asbestos have been completed.
- 2.2 Following the changes to the Amey arrangements a new contractor has now been identified with the works being tendered and approved to undertake the window renewal programme. A commencement date is yet to be agreed however the installation is due to be complete by the end of the summer this year.
- 2.3 Corporate Property met the tenants during December to agree their initial priorities for the internal improvement works and have been included into a formal scope of works document. These works are to be tendered in March.

Kensal Canalside Opportunity Area

- 2.4 The masterplan for the Kensal Canalside Opportunity Area has yet to be developed but the various landowners and RBKC planning officers continue to progress.
- 2.5 Technical reports to inform the Supplementary Planning Document for the area, which is anticipated to be complete by early 2020 are progressing.

3. KENSAL ROAD CONSULTATION

- 3.1 Following the announcement of the New Homes Delivery Programme, including the identification of four initial potential sites, the first public consultation was held on the afternoon and evening of 28 of February. A second session was held on Saturday 2 March.
- 3.2 The open sessions encouraged local residents and stakeholders to provide their views on what they feel may be suitable and required to both support the delivery of new homes and other facilities needed by the community.

4. REMEDIAL WORKS TO KENSINGTON LEISURE CENTRE AND HOLLAND PARK SCHOOL

Kensington Leisure Centre

- 4.1 Works have commenced on site to undertake the remedial works to the first-floor shower/changing areas. These remain on track. Further defects were identified – damp/mould behind a partition wall where water was collecting. These works have been addressed by BYUK (Bouygues). The shower works programme has a stop and review point at the end of the first-floor remedial works to ensure the works have been successful (and before we continue remedial works to other areas). This is on programme for completion at the end of March 2019. The inspections to the roof have finished and the Council is due to receive a copy of BYUK's proposal imminently. This will be reviewed, and a schedule of works agreed for BYUK to undertake to resolve.

Holland Park School

- 4.2 Discussions are ongoing in respect of the school completing the lease.

5. KENSINGTON TOWN HALL – CONFERENCE AND EVENTS CENTRE REFURBISHMENT (KD05400)

- 5.1 The decision has been deferred to the May Leadership Team meeting to allow for the business case and financials to be further refined.

6. CONCLUSION

- 6.1 The Housing and Property Scrutiny Committee is invited to comment on the contents of this report.

FOR DISCUSSION

Councillor Mary Weale
Lead Member for Finance and Modernisation

Background Papers used in the Preparation of this Report: none

Contact officer: Richard Egan, Director for Corporate Property
(E) richard.egan@rbkc.gov.uk (T) 020 7361 2270