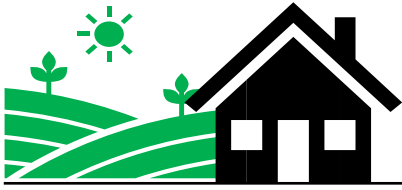




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Coming up in this issue...

Resident living room

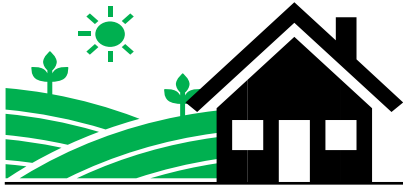
Find out about our relaunched resident living room

Residents panel

Have your say!

Planned works

An update on planned works for 2024



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Resident Living Room

We will soon be relaunching our resident living room on the ground floor at Gibraltar House. Sessions will be held from 3-6pm once a month on a Wednesday.

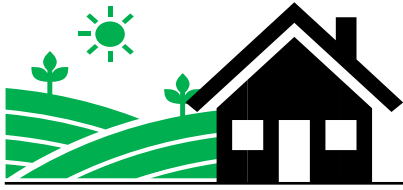
At each session there will be both Housing Officers and members of the repairs team on hand, to help with any housing related queries, whether that be rent issues or an ongoing repair issue.

Please see the dates below of upcoming dates:

**17th July 14th August 18th
September 16th October 13th
November 11th December**

We hope to see many of you there!





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Estates Panel

We have recently set up our second resident panel, and this one is related to all things to do with our estates. In this panel we will discuss topics such as:

- Conditions of our estates
- Services provided such as grounds maintenance, caretaking etc...and the scrutiny of these services and how to improve them
- Ideas for estates improvements and allocating a budget to this
- Organising group estate inspections
- How to get others involved and make a difference to the places in which you live

Our first meeting is due to take place on

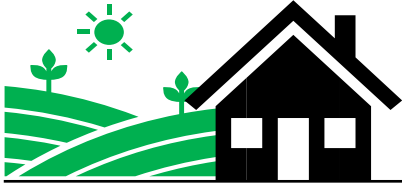
Wednesday 19th June at
5.30pm at the Town Hall.

If you would like to attend, then please email

housing@brentwood.gov.uk



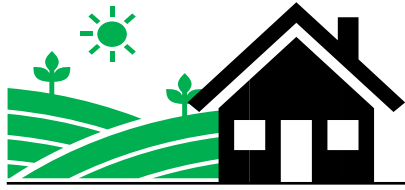
Our repairs panel is already up and running, and having an impact on the service. We would love to recruit more people, so if this is



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an area that you are interested in, then please get in touch on the email above.

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BRENTWOOD
BOROUGH COUNCIL

Join us for a Community Housing Day!

Thursday 29th August- Gibraltar House

Tuesday 17th September- Woodlands Avenue

10am until 3pm

Staff from both Housing and Axis will be on site assisting with tasks including.....

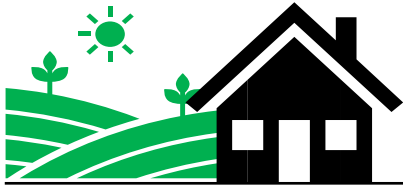
- **Play equipment cleaning**
- **Communal repairs**
- **Litter picking**
- **Communal cleaning**
- **Shed clearances and allocations**

At our August event at Gibraltar House there will be Axis staff on hand to run through some DIY workshops, sharing how to complete some simple DIY tasks in your home.

We would love for Residents to join us in working together to improve your area!

If you would like to take part please email housing@brentwood.gov.uk or join us on the day ready to get involved!

If you would like to get involved in your housing service in other ways, please visit: www.brentwood.gov.uk/get-involved



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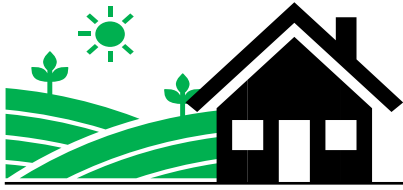
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Planned works update

We have been very active over the last few years concentrating on health and safety including fire safety related work as well as communal heating upgrades, replacement of domestic boilers, water hygiene and electrical compliance. Our priority is to ensure the safety of our tenants, buildings and estates.

In 2022, we started replacing a small number of street doors and had a programme to replace fire rated doors in the blocks to comply with fire safety requirements. In 2023, we had several projects replacing street doors, external painting, kitchens and bathrooms. In 2024, we have several projects we aim to deliver. These range from;

- Security enhancements through the upgrading of communal door access system in 9 blocks and installation of CCTV cameras across 24 areas of our housing estates to improve security and deter crime,
- The external refurbishment project includes painting, replacing soffits and fascias and rainwater goods. Concurrently we are replacing the timber doors with thermally efficient composite doors, enhancing both energy efficiency and security,
- We will continue our fire safety enhancement programme for 10 blocks identified by our Fire Engineer. With building control approval for 6 blocks already secured, the remaining 4 blocks



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are on track for completion by the end of the financial year, ensuring enhanced safety for all residents.

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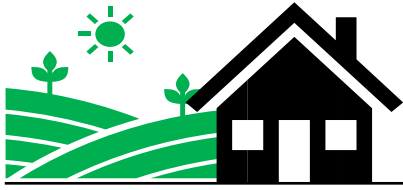
Now in its third year, our fire door project upgrades flat entrance doors to third-party accredited fire door-sets which ensures our buildings meet the highest fire safety standards.

- We are commencing a programme to modernise passenger lifts in our high rise and sheltered housing schemes. This programme will commence this year at Gibraltar House to ensure a reliable service after multiple lift breakdowns.

Budgets are limited and all programmes are based on stock condition data and available funding each year. Please note that programmes can change from time to time if budgets need to be reallocated to emergency priorities such as health and safety related work.

Energy Efficiency: Pilot Retrofit Project

The Planned Works Team is excited to launch a pilot retrofit project targeting 14 houses for energy efficiency upgrades under PAS 2035. This initiative includes advanced insulation and efficient heating systems to enhance thermal performance and reduce energy costs for residents.



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Tackling Thermal Bridging - Finlock Roof Conversions

To address thermal bridging issues causing damp and mould, we are converting Finlock roofs to traditional eaves construction in 61 properties. This project is progressing well, significantly improving living conditions by preventing damp issues.

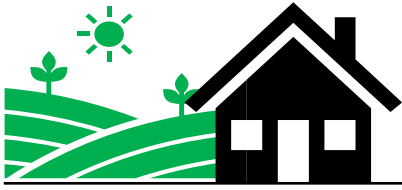
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External Refurbishments and Door Upgrades

Our external refurbishment project includes painting, and replacing fascia's, soffits, and rainwater goods. Concurrently, we're replacing aging timber doors with thermally efficient composite doors, enhancing both energy efficiency and security.

Ongoing Fire Safety Enhancements

Significant progress continues in our fire safety works for 10 highrisk blocks identified by our Fire Engineer. With building control approval for six blocks already secured, the remaining four blocks are on track for completion by the end of the financial year, ensuring enhanced safety for all residents.



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Now in its third year, our fire door project upgrades flat entrance doors to third-party accredited fire door-sets, prioritised by our Fire Engineer. This ensures our buildings meet the highest fire safety standards.

Modernising Heating Systems and Lifts

We are upgrading the commercial heating system in one of our sheltered housing blocks, Chichester House following a boiler

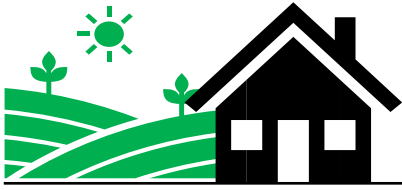
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failure. This is due to be completed by the end of this financial year. Additionally, lift modernisation at Gibraltar House is underway to ensure reliable service after multiple failures.

Ad Hoc Kitchen and Bathroom Upgrades

While there is no formal program, the Planned Works Team manages kitchen and bathroom replacements on an ad hoc basis, ensuring timely upgrades where necessary.

Security Enhancements - Door Entry Systems and CCTV



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We are upgrading communal door entry systems in nine blocks and installing CCTV cameras across 24 estates to improve security and deter crime. The planned works team are currently working on implementing a larger programme to upgrade all door entry systems boroughwide and we are hoping to commence this work in April 2025. The projects for this year are on track for completion by the end of the financial year.

Preparing for Cladding Safety Upgrades

We are applying for Cladding Safety Scheme funding to replace spandrel panels at Gibraltar House, with work expected to begin in April 2025.

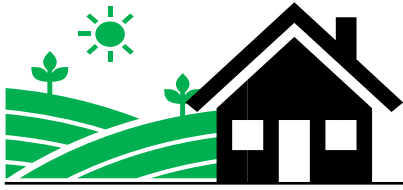
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The Planned Works Team remains dedicated to delivering highquality, sustainable improvements, ensuring enhanced safety, and living conditions for all residents.



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Useful contact details:

- Resident Involvement, Brentwood Council Email: Housing@brentwood.gov.uk
- Brentwood Borough Council Tel: 01277 312500 or online www.brentwood.gov.uk
- If you are unable to find an email address for a particular service department, or if you are unsure to whom your email should be addressed, then please send your email to our enquiries team at the following address: Email: enquiries@brentwood.gov.uk
- To log general enquiries, use the above contact details. Please ensure you note down your reference number for each enquiry, if they are ongoing cases ensure you quote your reference when contacting customer services.
- Tenancy & Estate Management Email: estates.management@brentwood.gov.uk
- Repairs Axis Europe Tel: 01277 312500 Option 2 > Option 2 > Option 1 Email: brentwoodrepairs@axiseurope.com
- Essex Country Council www.essex.gov.uk
- Essex Police <https://www.essex.police.uk/Non-Emergency> 101
- Mental health crisis team NHS Tel: 111, option 2.

Get Involved!
Have your say!

Report a repair
01277 312500
Option 2 > Option 2
> Option 1

**Report ASB in a
Council property**