

COMMITTEE:	TENANTS ADVISORY GROUP
DATE:	23 JULY 2002
SUBJECT:	PROGRAMMED WORKS REPORT
REPORT OF:	ALAN CARTER, PROPERTY SERVICES MANAGER
Ward(s):	ALL
Purpose:	To update the Advisory group on the progress of the works comprising Capital Improvements and Planned Maintenance Programmes
Contact:	Alan Carter, Property Services Manager, Telephone 01323 415948 or internally on extension 5948.
Recommendations:	That Tenants Advisory Group Note the content of this report. That Tenants Advisory Group feedback their thoughts for amendment or alteration to the Report.

1.0	<u>Background/Introduction</u>
1.1	The Council allocates annual budgets to provide for major repairs, improvements and the Planned Maintenance of it's housing stock.
1.2	The overall budget for 2002 is in excess of £2.5m with an additional £1.8m of commitments carried forward from 2001.
1.3	This report sets out to highlight the major areas of work undertaken within the Housing Investment Capital programme together with details of the work planned for 2002.

1.4	This report also sets out to ask members of the group for feedback on how they would like the format of the report to develop to ensure that it is providing the most relevant and appropriate information.
2.0	<u>2002/03</u>
2.1	<p>DISABLED ADAPTATIONS</p> <p>Budget: £200,000</p> <p>Committed: £110,000</p> <p>Programme: continual programme</p> <p>Supervising Officer: David Sibley (Temporary) (tel 5399)</p> <p>Contractor: SERCO/various specialist contractors</p> <p>This programme provides for adaptations to individual properties including stair-lifts, level access showers and ramps. The works are undertaken on recommendations of the Occupational Therapy team at ESCC.</p>
2.2	<p>uPVC WINDOW REPLACEMENT CONTRACT</p> <p>Budget: £1,260,000 (incl 2001 commitments)</p> <p>Programme: anticipated start on site 9th September, completion February 2003</p> <p>Supervising Officer: Bryan Beard (Temporary) (tel 5911)</p> <p>Contracts for the four phases are currently out to tender, Phases 1 & 2 due back 24th July and Phases 3 & 4 due 5th August.</p>

2.3	<p>HEET CONTRACT (Heating and Energy Efficiency Treatment)</p> <p>Budget: £253,000 (incl 2001 commitments)</p> <p>Programme: Phase 1 due to commence on 15th July</p> <p>Supervising Officer: John Metcalfe (Temporary) tel 5911</p> <p>Works comprise the installation of gas central heating or improvements to existing heating systems together with energy saving measures. Specialist consultants are carrying out a rolling programme of surveys to identify the measures necessary to enable the council to meet the Government's Decent Homes guidelines for energy efficient homes and exploring additional funding sources. Phases 2 and 3 are currently out to tender.</p>
2.4	<p>KABI (Kitchens & Bathrooms Improvements)</p> <p>Budget: £269,000 (incl 2001 commitments)</p> <p>Spend £167,500</p> <p>Programme: continual programme</p> <p>Supervising Officer David Sibley (Temporary) (tel 5399)</p> <p>Contractor: SERCO</p> <p>The programme is compiled from a waiting list of isolated older properties, which have not previously been modernised. Some installations occur when properties are empty to comply with Decent Homes standards. The programme of works has continued through from 2001 with no break in continuity. We are currently analysing results from a Customer Satisfaction survey to identify any specific areas for improvement.</p>

2.5	<p>REROOFING</p> <p>Budget: £276,000 (incl 2001 commitments)</p> <p>Spend: £ 60,000</p> <p>Supervising Officer: Ken Phillips (tel 5319)</p> <p>A programme of works has been prepared for 2002, comprising:</p> <p>Flat roofs: tenders have been returned for Kinross Court (order to be placed), tender documents are being prepared for Sutherland Court and Renfrew Court</p> <p>Pitched roofs: Works are underway at Croft Court; tenders have been returned for one isolated dwelling requiring re-roofing</p>
2.6	<p>REPLUMBING OF RETIREMENT BLOCKS</p> <p>Budget: £280,000 (incl 2001 commitments)</p> <p>Supervising Officer: John Metcalfe (Temporary) tel 5911</p> <p>Consultants: Archer Associates</p> <p>Replumbing works generally comprise replacement of hot and cold-water services, renewal of cold-water storage tanks and installation of thermostatic radiator valves. Works to Stirling Court are now complete and works to Archery Court have commenced. A part of this budget will be allocated to works associated with the Gwent Court conversion project</p>

2.7	<p>BOILER REPLACEMENT TO RETIREMENT COURTS</p> <p>Budget: £235,000 (incl 2001 commitments)</p> <p>Supervising Officer: John Metcalfe (Temporary) tel 5911</p> <p>Consultants: Archer Associates</p> <p>Works currently committed:</p> <p>Stirling Court, complete; Archery Court, underway. A part of this budget will be allocated to works associated with the Gwent Court conversion project</p>
2.8	<p>EXTENSIONS</p> <p>Budget: £189,000 (incl 2001 commitments)</p> <p>Supervising Officer: David Sibley (Temporary) (tel 5399)</p> <p>Consultants: BLB</p> <p>Works remain to be completed at one of the four properties carried out under the 2001 programme. Detailed designs are being prepared for three extensions to provide disabled facilities and to be carried out within the 2002 programme.</p>

2.11	<p>HARDSTANDINGS</p> <p>Budget: £50,000</p> <p>No. provided: 18</p> <p>Supervising Officer: John Metcalfe (Temporary) tel 5911</p> <p>Consultants: Highways Dept</p> <p>An initial programme for 2002 has been passed to Highways to ensure that works are progressed as early as possible.</p>
2.12	<p>ENVIRONMENTAL IMPROVEMENTS</p> <p>Budget: £50,000</p> <p>Contact: Nick Rosewell</p> <p>Schemes are being identified for inclusion in the programme. These will be identified from resident requests or from suggestions from Housing Officers or Street Wardens. They will then be consulted on. These include:</p> <ul style="list-style-type: none"> · Proposed Parking improvements 88-104 Crawley Crescent. Cost £14,000. This is currently being consulted on with residents and ward councillors · Resurfacing of parking areas Wayford Close/Pensford Drive. Cost £6,000 · Other schemes being considered are improvements to car parking in Holly Place · Further street lighting in Willingdon Trees · Improvements to communal gardens at Buckingham Court. · Resurfacing of drying area at Elizabeth/Edinburgh Courts · Improvements to bin areas at Argyll Court · Landscaping improvements as identified by residents

2.13	<p>NORTH LANGNEY AREA IMPROVEMENTS</p> <p>Budget: £50,000</p> <p>Contact: Nick Rosewell</p> <p>As with Willingdon Trees last year, North Langney has been allocated £50,000 for environmental improvements.</p> <p>There will be consultation with the community and the Community Forum to identify priorities.</p> <p>Already, some schemes have been identified by residents:</p> <ul style="list-style-type: none"> · Landscaping and street lighting improvements in Ranworth Close · Landscaping improvements in Burwash Close <p>Extra street lighting in Wroxham Close/ Brading Close alleyways</p>
2.14	<p>SAFER HOMES SCHEME</p> <p>Budget: £30,000</p> <p>Contact: Nick Rosewell</p> <p>The Safer Homes scheme is to be used for:</p> <ul style="list-style-type: none"> · Individual improvements to tenants home security (locks; chains; spy holes etc). The security of empty properties will be identified at the time of inspection and additional work carried out. · Intruder sensor lighting either for individual properties or blocks of flats · Improvements to security of blocks of flats (A pilot scheme is being considered involving special keys that cannot be re-cut without authority and are electronically tagged). · Communal lighting improvements · Gating of un-adopted alleys (Areas identified so far are Binsted Close; Meadowlands Avenue/Chelworth Road) · Temporary installation of Lifeline units for tenants suffering harassment

4.2	We have, over the past twelve months, targeted additional resources at the Post Inspection of completed works to raise the quality of works and the standard of service provided.																																				
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5.1	Consultation with tenants is a key part of ensuring that the schemes of work carried out are both appropriate and successful. It is hoped that feedback in response to this report will help to identify additional ways of expanding on the existing consultation mechanisms.
6.0	<u>Implications</u>
6.1	<p>HUMAN RESOURCE</p> <p>Details of the resources required to carry out the programmes of work are identified above with reference to each programme.</p>
6.2	<p>FINANCIAL</p> <p>Funding for the programmes, together with the resources to facilitate them, will be met from within the budgets allocated.</p>
6.3	<p>ENVIRONMENTAL, YOUTH and ANTI-POVERTY</p> <p>The works identified are all aimed at providing homes that will meet the needs of sustainable communities and therefore the implications are far-reaching and positive.</p>
7.0	<u>Conclusions</u>
7.1	That Tenants Advisory Group note the content of this report
7.2	That Tenants Advisory Group feedback their thoughts for amendment or alteration to the Report.
<p>Alan Carter</p> <p>Property Services Manager</p>	

<p>Background Papers:</p> <p>The Background Papers used in compiling this report were as follows:</p> <p>There are none.</p> <p>To inspect or obtain copies of background papers please refer to the contact officer listed above.</p>	
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