

10 September 2014

Housing & Health Committee

Major Works Programme 2014/15

Report of: *Helen Gregory, Head of Housing Services*

Wards Affected: *All*

This report is: *Public*

1. Executive Summary

1.1 The Council undertakes major works each year to ensure its homes are in good condition. This report sets out the proposed works for 2014/15.

2. Recommendation(s)

2.1 For Members to note the major works programme for 2014/15 as set out below in Section 4.

3. Introduction and Background

3.1 The Council undertakes major works each year to maintain its stock to a good condition. These works are a combination of planned refurbishments as part of the ongoing decent homes programmes, inevitable component replacements such as gas boilers, electrical wiring and specific schemes to upgrade the fabric of the homes.

3.2 The major works are usually funded from the capital programme and the programme is designed to fully utilise the annual allocation while remaining within the budget allocation.

3.3 Resident Consultation – As specified below, the works are a mix of improvements to individual homes and upgrades for selected blocks. The contractors are required to specifically liaise with individual residents regarding specifications and agree appointment times for the works. Residents will usually receive at least one month's notice of the works commencing. A resident meeting will be arranged for each scheme where communal works are required.

3.4 Leaseholder consultation will take place to meet statutory requirements. Where Wates, Oakray or Precision are undertaking the works, leaseholders will not have the opportunity to nominate a contractor as the

works will form part of the main maintenance contract where the relevant Notices were served as part of the headline contract procurement. Leaseholders will receive notification of the costs in line with statutory requirements. Where works are being separately tendered, the full consultation process will be undertaken with the relevant leaseholders in accordance with Section 20 of the Landlord & Tenant Act (as amended).

4. Issue, Options and Analysis of Options

4.1 The schemes in this year's programme are as follows:

4.2 Sheltered Schemes Office adaptations £116,000

We have adapted office accommodation and the manager's flat at both The Gables and St Georges to make better use of the facilities. These works commenced in 2013/14 and were completed earlier this year.

4.3 Decent Homes Upgrades £1,000,000

We survey 20% of our stock every year and carry out works where necessary to upgrade kitchens, bathrooms, and front and rear doors, to maintain homes at the decent standard. A list of streets in this year's programme is attached as Appendix 2. The Priority 1 roads in Blackmore and Doddinghurst will be undertaken in Q3 2014 and Priority 2 roads in Ingatestone and Mountnessing will benefit from works in Q4. The works will be undertaken to homes to expend the budget. It is currently anticipated that works to 75% of the homes will be delivered within the current budget allocation. Any homes not completed this year will be first priority for 2015/16.

4.4 Rewires £350,000

Oakray is undertaking tests of systems for the communal areas as part of the legislative requirement to test communal systems every five years. It is also anticipated that Oakray will commence testing of individual domestic systems in the latter part of the year. The allocation will enable the rewires required identified during testing and during void reinstatement to be undertaken.

4.5 New Boilers £500,000

This allocation is based on historic information on boiler replacement requirements. We do not have a planned programme for replacement but respond to replace systems as they fail. The allocation should enable 150 systems to be replaced.

4.6 Disabled Adaptations £210,000

The allocation will provide wet rooms, stair lifts and similar major adaptations for 30 residents and minor upgrades for a further 50 homes.

4.7 Hawthorn Avenue Balconies £400,000

Nine occupied blocks have balconies providing access to the rear gardens. These balconies are exhibiting serious structural defects. Initially, defective brickwork is being removed and temporarily replaced with scaffolding poles to ensure residents can still access gardens. Tenders are about to be sought. Three balconies will have new metal panels installed in the current financial year. The total cost this year is estimated at £150,000. The remaining six will have the works undertaken in 2015/16 at an estimated cost of £250,000.

4.8 Tower House & Courage Court Structural Repairs £30,000

Both blocks require repairs to brickwork and lintels. Tenders have been received and works should start in November following leaseholder consultation.

4.9 Dounsell Court Window Replacement £75,000

The windows at Dounsell Court are at the end of their life and need to be replaced.

4.10 Drake House Water Penetration £20,000

The upper storeys of the block have suffered from water penetration. Silicon sealant has been injected and drainage systems replaced. Works have been completed.

4.11 St George's Court £65,000

As a result of the adaptations at 4.2 above, accommodation is now available to be converted into additional homes. The scheme is being developed and works are likely to commence in Q4. There will be some commitment carried forward into 2014/15.

4.12 Juniper Court Lift £80,000

The lift at Juniper Court is at the end of its life and needs replacement.

4.13 Canterbury Court CCTV £15,000

The CCTV system at Canterbury Court is in need of upgrading.

4.14 Masefield Court CCTV £22,000

The CCTV system at Masefield Court is in need of upgrading.

4.15 Drake House CCTV £12,000

The CCTV system at Drake House is in need of upgrading.

- 4.16 Tollesbury Court & Tendering Court Communal Floor £30,000

The tiled floor surfaces in the entrance areas of both blocks are in need of replacement as tiles are cracking, presenting a trip and slip hazard. The new surface will be an easy clean non slip floor treatment.

- 4.17 Snakes Hill Sewage Treatment Plant £100,000

The treatment plant is struggling to maintain a consistent cleansing performance. The Environment Agency is regularly checking the performance. The replacement of the plant is the solution. A replacement plant has been designed and tenders will be sought later this year.

- 4.18 Water Tanks £50,000

Envirocheck has already identified eight tanks needing replacement. Oakray are undertaking further water quality testing of communal tanks. This will identify any further tanks in need of replacement.

- 4.19 Environmental Works £75,000

Residents are invited to identify schemes to improve the environment around communal blocks. Several schemes have been identified to improve parking arrangements by rationalising bin storage. These are being reviewed and the most beneficial schemes will be progressed.

5. Reasons for Recommendation

The report sets out the programme for the year to inform members of the schemes and the individual and collective funding.

6. Consultation

Most schemes will be delivered using Wates, Oakray and Precision using the rates obtained during the recent procurement process. Separate tenders have been sought for items 4.2, 4.7, 4.8 and 4.9 and will be sought for 4.10 and 4.16 and possibly 4,18 depending on the scheme content. Consultation proposals are set out in 3.3 and 3.4 above.

7. Reference to Corporate Plan

The works within the capital allocation will ensure that the Council's housing stock is maintained in a good condition and resident's receive quality of home/service.

8. Implications

Financial Implications

Name & Title: Jo-Anne Ireland, Director of Strategy and Corporate Services.

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8.1 The capital allocation for 2013/14 was underspent and £850,000 has been carried forward to be added to the 2014/15 allocation of £2.75m. The total funding available this year is £3.6m.

8.2 The schemes listed above (4.1 to 4.19) have anticipated expenditure of £2.86m this financial year and a further commitment of £290,000 next year, to give a total commitment of £3.15m across the two years. This currently leaves £740,000 (£3.6m - £2.86m) unallocated from the total capital allocation for 2014/15. This funding is being held to potentially supplement the funding for building new homes.

9 Legal Implications

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None

10. Background Papers

None

11. Appendices to this report

1 – Capital Programme 2014/15

2 – Planned Maintenance 2014/15 Street List

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CAPITAL PROGRAMME 2014 /15**APPENDIX 1**

Scheme	Total Estimated Cost (£)	Estimated Cost 14/15 (£000)	Estimated Cost Carried forward 13/14 (£000)	Total Estimated Cost (£000)
Sheltered scheme adaptations St Georges & The Gables	116,000	116		116
Decent Homes -upgrades	1,000,000	1000		1000
Rewires	350,000	350		350
New Boilers	500,000	500		500
Disabled Adaptations	210,000	210		210
Hawthorn Balconies	400,000	150	250	400
Tower / Courage	30,000	28	2	30
Drake House water pen	20,000	20		20
St George's - two new flats	65,000	45	20	65
Dounsell Court Window Renewal	75,000	60	15	75
Juniper Lift	80,000	80		80
Canterbury CCTV	15,000	15		15
Masefield CCTV	22,000	22		22
Drake CCTV	12,000	12		12
Tollesbury / Tendering floor	30,000	30		30
Sewage Treatment Plants	100,000	97	3	100
Replacement Water Tanks	50,000	50		50
Environmental Works	75,000	75		75
Total	3,150,000	2,860	290	3,150

APPENDIX 2

PLANNED MAINTENANCE 2014 15 - STREET LIST

Priority 1

BLACKMORE / DODDINGHURST

ALL SAINTS CLOSE
BILLERICAY ROAD
BLACMORE ROAD B/MORE MEAD
BROAD MEADOW
BYRD MEAD
CADOGAN
CHURCH ROAD CHURCH LANE
CHURCH RD KNAVES STOCK HEATH
FOX HATCH
HEARNSHAW
HENRYS TERRACE
JERICHO PLACE
PARK LANE BRENTWOOD ROAD
PETRE CLOSE
PREISTFEILDS
ST LAWRENCE GDNS GREEN LANE
SNAKES HILL
SOAMES MEAD
SPRING POND MEADOW
STOCKS LANE K/HATCH
WYATTS GREEN

Priority 2

INGATESTONE / MOUNTNESSING

BURNTHOUSE
LANE
CHERRY TREES
INGATESTONE
CHURCH CRESCENT/CLOSE
CHURCH ROAD
COURT VEIW
DISNEY CLOSE
EXLEY CLOSE
FREYERNING
LANE
HEYBRIDGE
ROAD
HOPE CLOSE
INGLETON HOUSE
MELLOR CLOSE
MOUNTNEY
CLOSE
ONGAR ROAD
PEMBERTON
AVENUE
STEEN CLOSE
STOCK LANE
STOCK LANE INGATESTONE
THE MEADS, MEADS CLOSE
TRIMBLE CLOSE
WADHAM CLOSE