

Asset Management Report

This is the 2nd edition of your new look Capital Update report, created to inform all members of the Tenants Forum of our delivery of the current Capital Programme, our standards and our performance against them.

As always the report continues to be fluid, to ensure that it's content and layout provides members with the correct information in the best possible format. We are grateful for continued input from the Forum with regards to suggested amendments, as they ensure that the report provides the maximum benefit clarity in respect of the Council's performance in respect of the Capital Programme.

This month's edition, along with the usual financial, programme and performance updates, casts a spotlight on the Council's Scooter Storage Unit programme, which has just been piloted at The Lawns, and received glowing feedback from customers and local agencies, such as the Fire Service. Mobility scooter numbers are on the rise generally across society, and the need for secure, safe, accessible weather proof storage facilities, across all ranges of tenures is ever increasing. We very much hope that our pro-active stance in terms of trying to address this issue continues to demonstrate that the Council is a forward thinking organisation, which listens to its customers, and delivers services accordingly.

We hope you enjoy this edition, and as always, thanks for your continued support.

Your Housing Property Team

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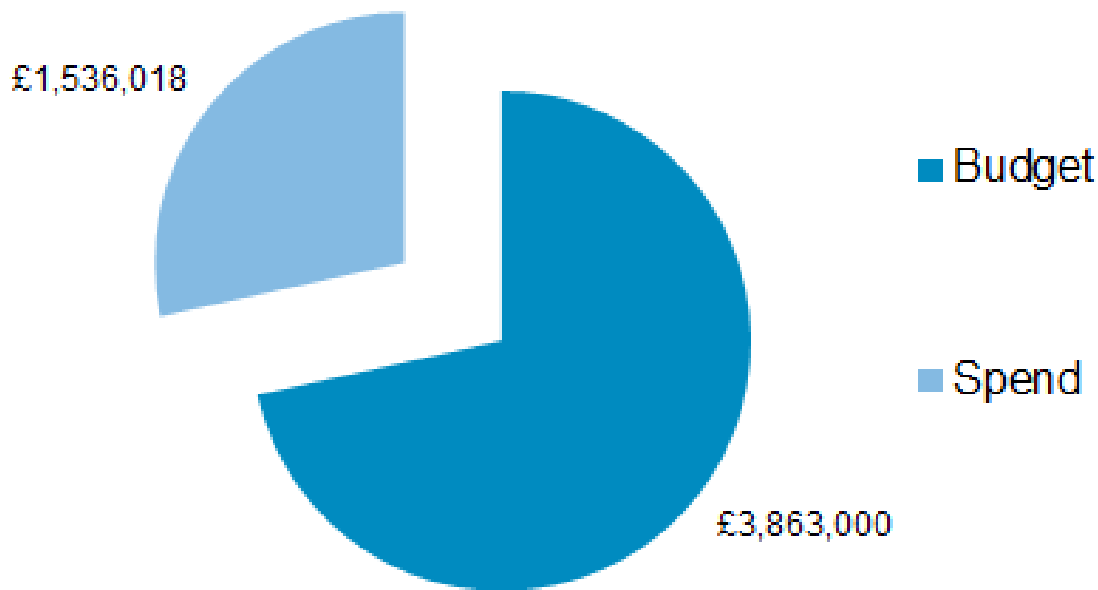
October 2015



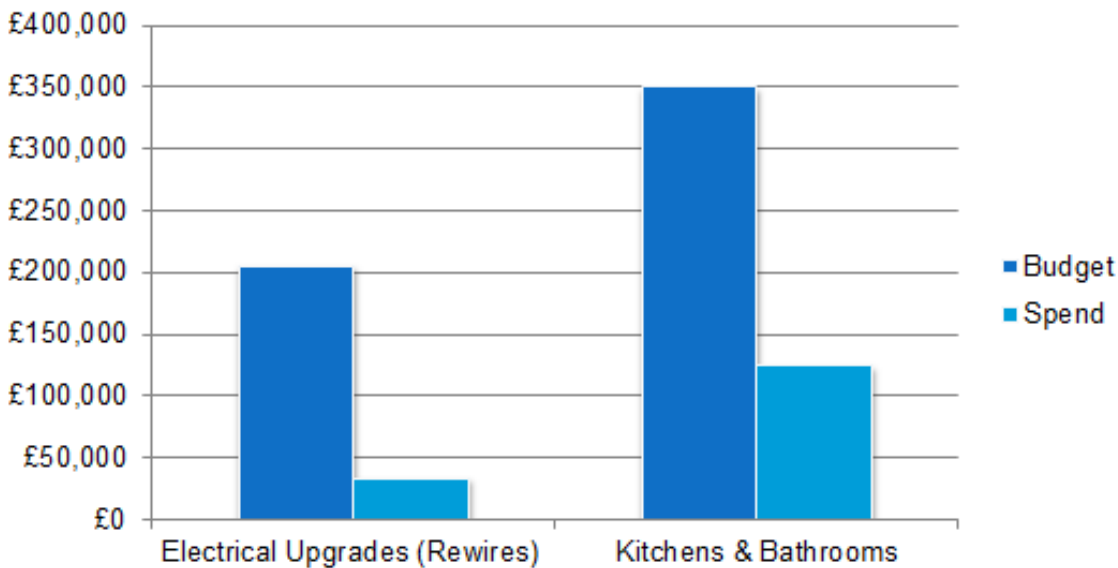
Financial Update

Please find the financial budget vs expenditure position for the Council's Capital Programme, up to the end of August 2015.

Budget 2015/16

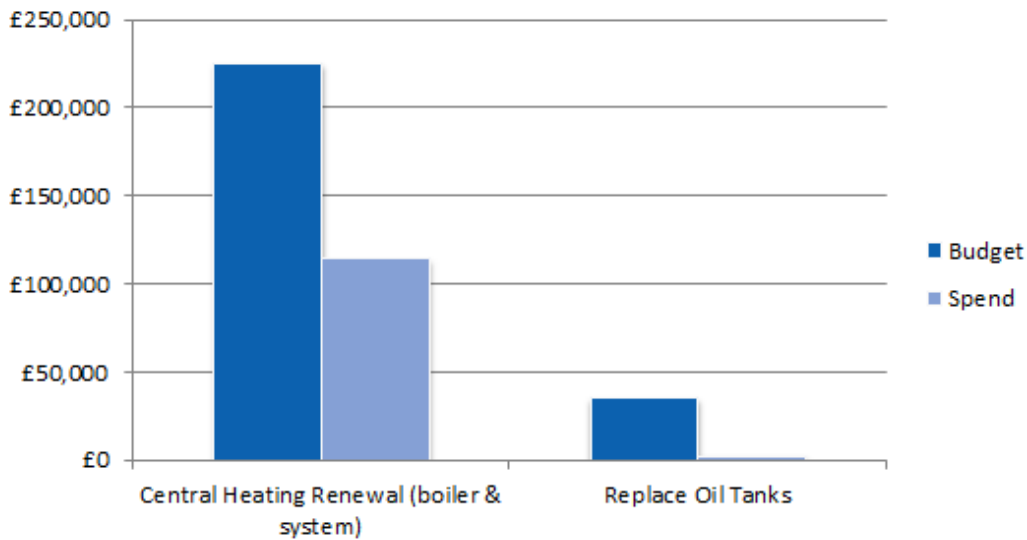


Kitchens, Bathrooms & Electrical Upgrades

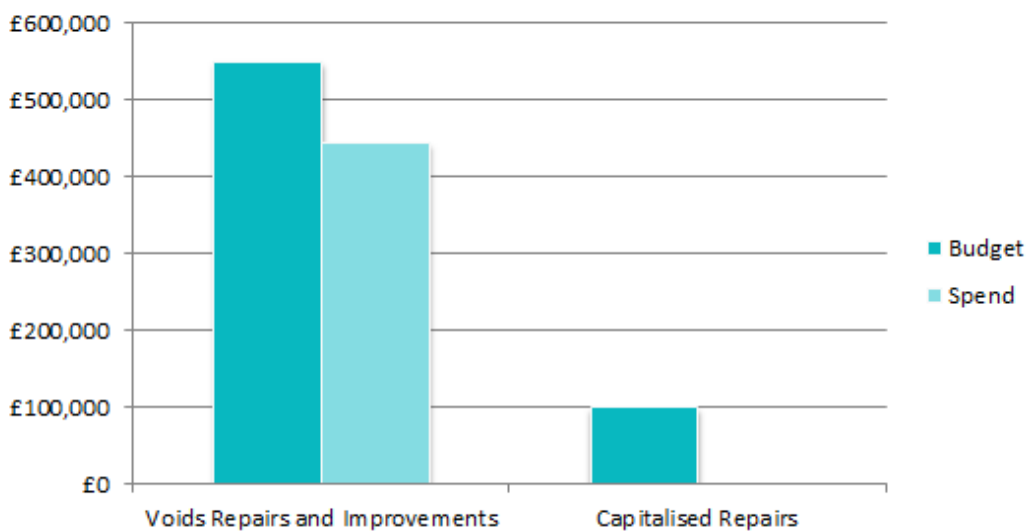


Financial Update

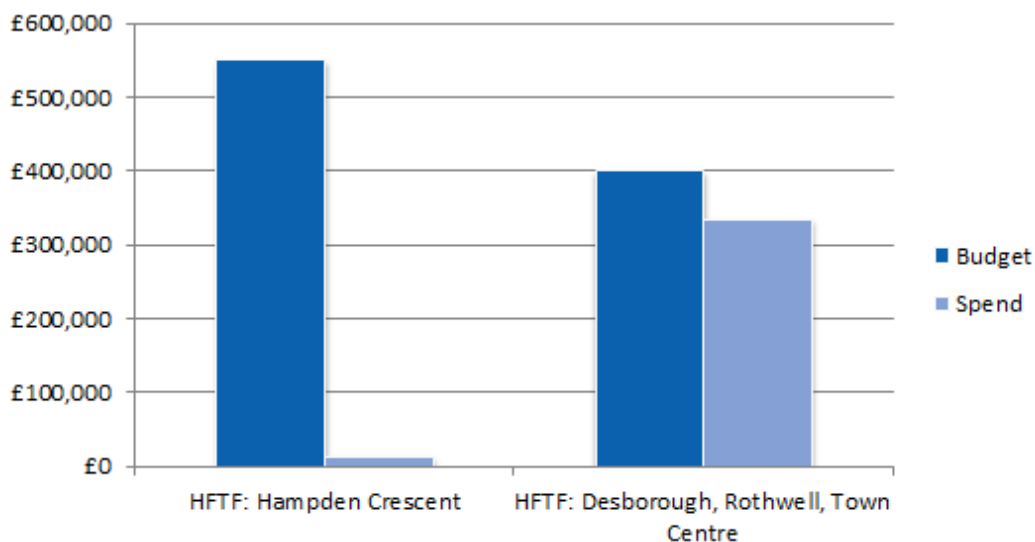
Central Heating & Oil Tanks



Voids & Repairs

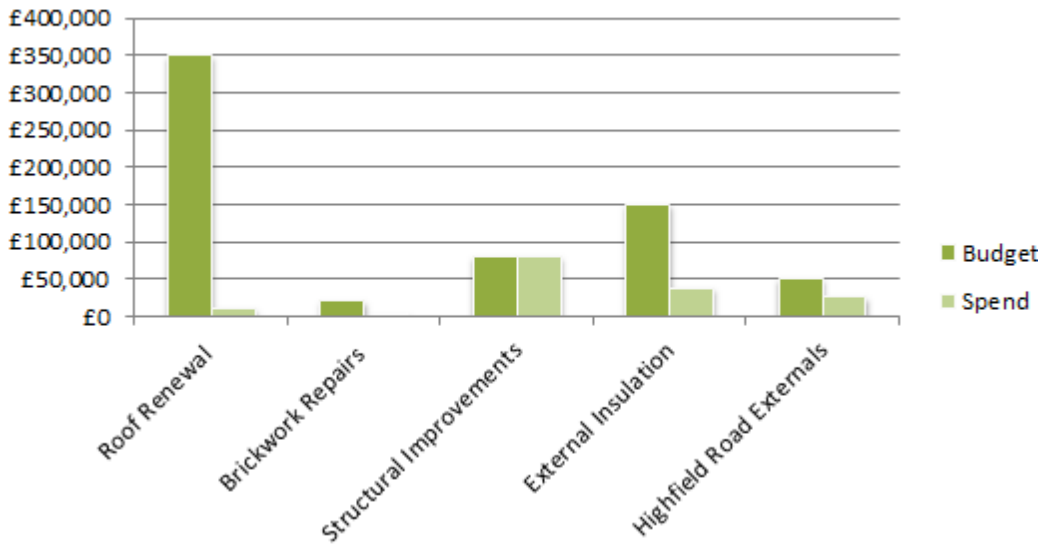


Homes For The Future

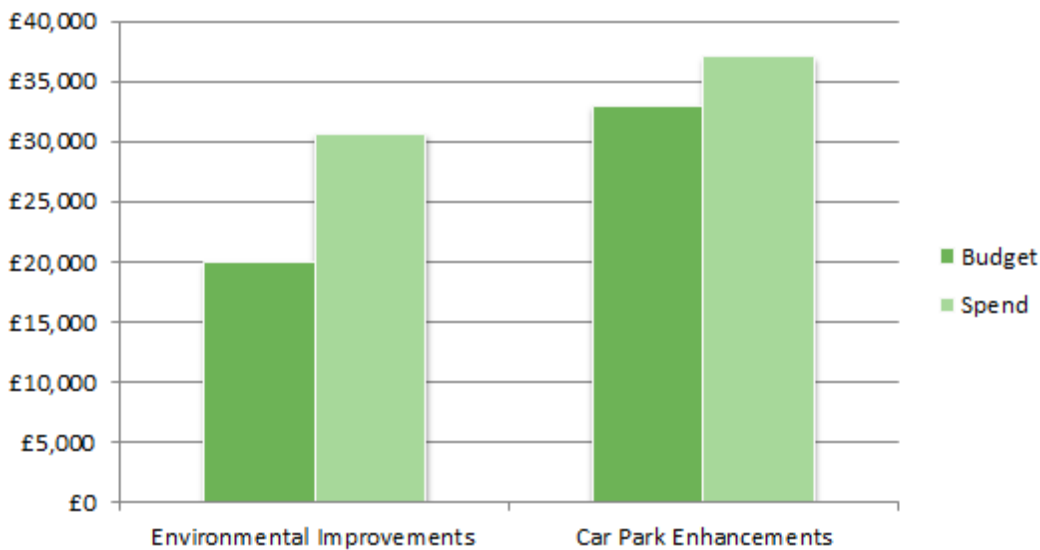


Financial Update

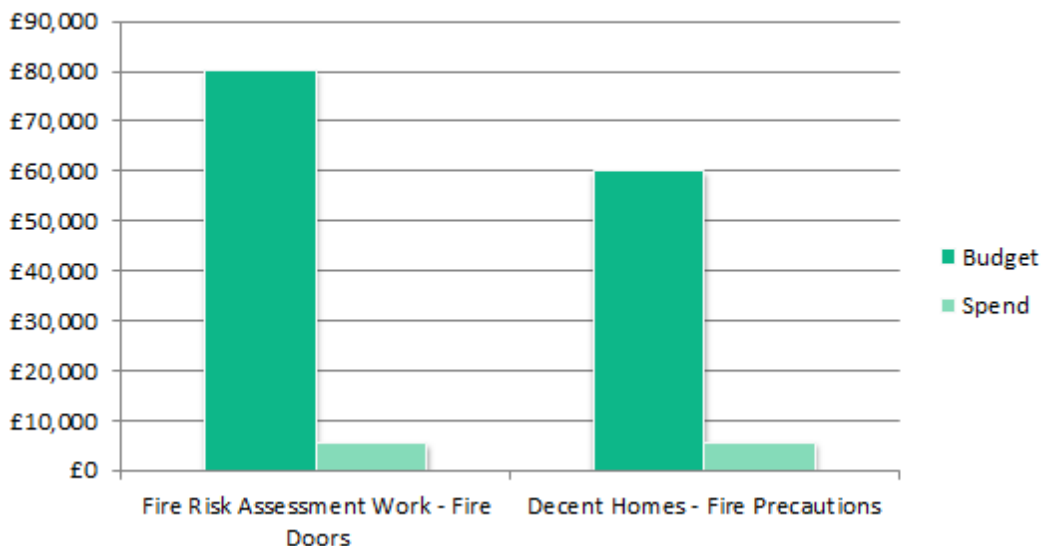
Externals Works



Environmental Improvements

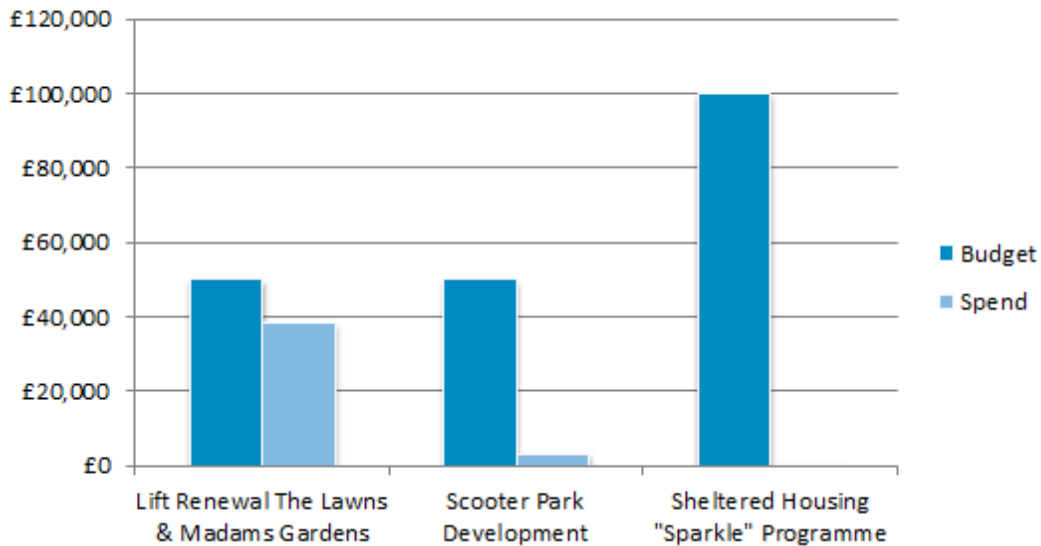


Fire Safety Improvements

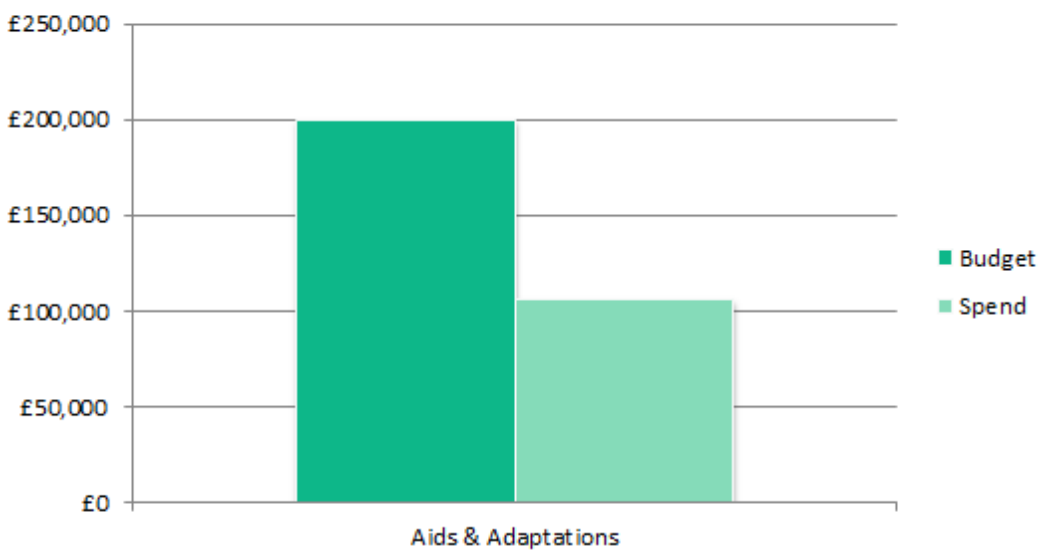


Financial Update

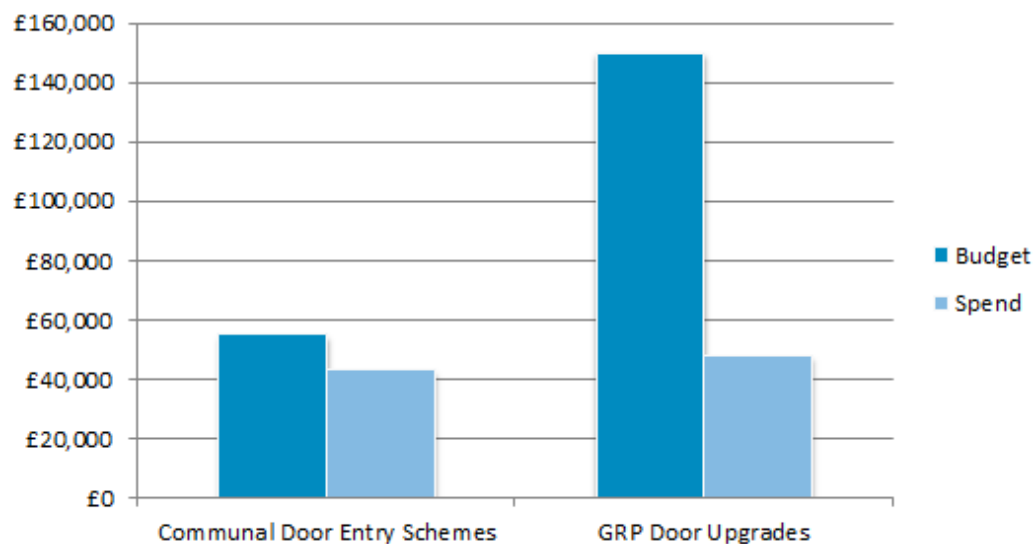
Sheltered Improvements



Aids & Adaptations



Communal Door Entry & GRP Doors



Programme Update

Mobility Scooter Storage Programme

The Council have recently completed its first scooter store pilot project, at The Lawns in Kettering. The scheme was delivered in conjunction with Street Scape and Considine Building Solutions, and led by our Project Manager Dave Parker. The shelter, which can comfortably house two mobility scooters, is constructed from fire proofed timber, houses two individual power up charge points and external and internal sensory lighting. They are fully lockable by key, and entirely weather proof.

Feedback to date from customers at the scheme has been very positive, and work is now being done to firstly review how this facility is to be used, ensure that it is fully recognised by leading insurance companies in terms of providing secure storage provision, and that the service charge for the use of the facility can be easily attributed and collected on a periodic basis. Northants Fire & Rescue have recently endorsed the product, and assuming we get positive results from our review, it is the intention to deliver a further five shelters before the end of the current financial year, the locations of which are still being discussed with Sheltered Housing and Neighbourhood Management colleagues.



2015/16 Target vs. Completions

Contract	Targeted	Completed
Roof Renewal	120	0
Sparkle Project	81	0
Electrical Upgrades	300	59
Kitchens & Bathrooms	188	59
Communal Door Entry Schemes	36	12
Central Heating Renewal	626	73
GRP Door Upgrades	315	67
External Insulation	10	0
Highfield Road Externals	128	24

Project Heading	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16
Kitchens							
Bathrooms							
Heating							
Electrical Upgrade							
GRP Doors							
Roof Renewal							
External Insulation							
Highfield Road Externals							
Communal Door Entry							
Sparkle Project							

Programme Update

Sparkle Project

Part of the capital programme this year is the Sparkle Project. We will target two sheltered schemes for improvement every year for the next five years.

These works include:

- ◇ Complete redecoration of the communal areas where required.
- ◇ New carpets in the communal areas
- ◇ Brand new door entry systems
- ◇ New communal lighting

Harry Potter House and The Lawns are the first sheltered schemes on the 2015/16 Sparkle project.

Sheltered Scheme	Financial Year
Burton House	2018/19
Castle Gardens	2016/17
Hazeland House	2016/17
Madams Gardens	2018/19
St Andrews Court	2017/18
Tudor Court	2017/18
Windsor Gardens	2019/20
Yeomans Court	2019/20



We are working with Tunstall, who will be providing and installing the new door entry systems. These systems are designed to be secure and robust to ensure our tenants feel safe in their homes.



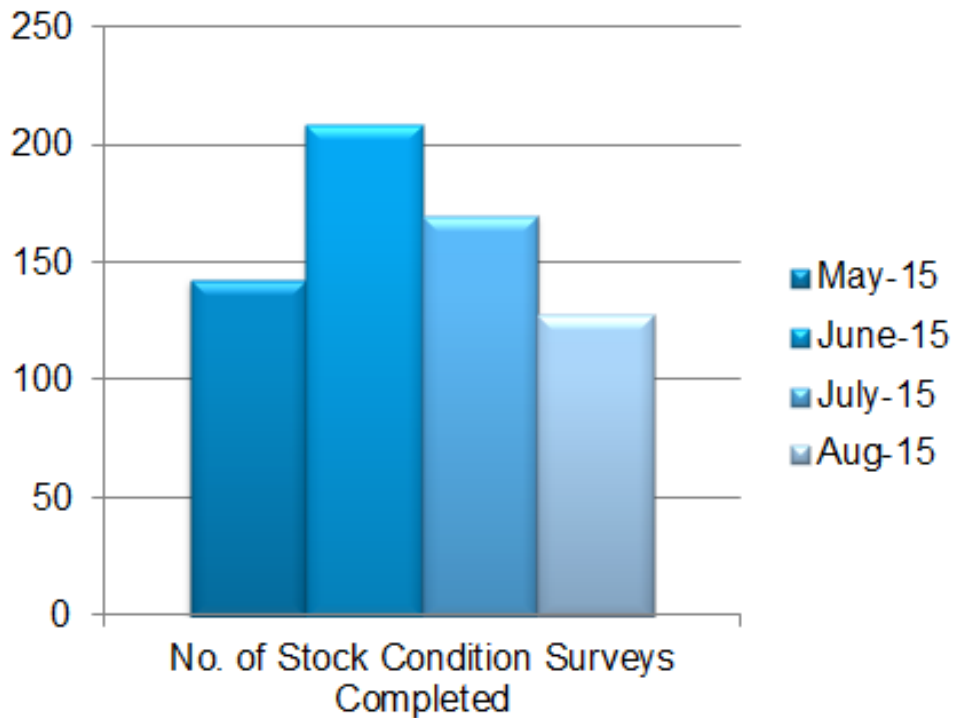
Dave Hopper will be in charge of the Sparkle project, he will make sure that the completions dates are met and that tenants are kept informed of the progress. Dave has already had several meetings with the residents at Harry Potter House and The Lawns to confirm what will happen over the next few months and to get their feedback on paint colours and carpets.

We aim to have completed all works at The Lawns and Harry Potter House before April 2016.



Stock Condition Surveys

The surveyors are continuing with the stock condition programme despite the many of the Capital projects consuming their time. We are currently planning on bringing in an external company to ensure we hit our target of over 1500 properties surveyed by April 2016.



Fire Risk Assessments

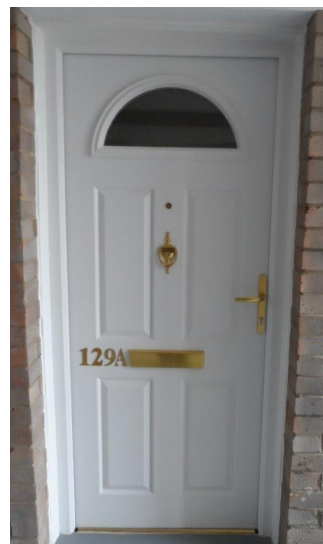
We are currently carrying out inspections on our communal blocks to ensure the work recommended during the last Fire Risk Assessments has been completed, as a Local Authority, we are legally obliged to carry out these follow-up inspections.

We are also arranging for an external company to undertake the remaining Fire Risk Assessments, from which we shall create a programme of works for future Fire Safety Improvement projects.

These works can include:

- Additional lighting
- Smoke detectors
- Fire extinguishes
- Signage
- Fire safety doors

We are currently running an ongoing contract to upgrade the existing flat entrance doors to a GRP, secure by design, fire rated door.



Customer Involvement



Meet & Greet - August 2015

Property Services proved to be the most popular table at August's Meet & Greet.

Dozens of tenants queued up to have their repairs and improvement questions answered or to view our display.

The next Meet & Greet will be Thursday 19th November in Rothwell.

Our Display Boards

2015/16 Capital Programme

Where are we working this year?

PLUS! We're continuing the Homes For The Future project.

The External Wall Insulation project is creating excitement amongst staff and residents so we're pleased to be able to add the following properties to the To Do list

Central Avenue, Kettering
Washington Square, Kettering

2015/16 SPARKLE PROJECT

Two sheltered schemes have been highlighted for improvement this year. Harry Potter House and The Lawns will benefit from new communal lighting, new carpets and a complete redecoration of the communal areas.

The Lawns, Kettering

We plan to complete two sheltered schemes per year, for the next five years.

Stock Condition Surveys

The Property Services team has created and undertaken a 3 year Stock Condition programme in order to survey every home. This helps keep our asset management system up to date and ensures that our future Capital Programmes are accurate.

So far we've surveyed over 400 hundred properties!



Tenant Forum Enquiry

Following an enquiry at the September Tenants Forum, we can confirm that the external store between the bin store plots 9 and 10 is to be demolished as part of the next phase of work. The remaining external stores will all be removed as part of the ongoing Environmental Improvements Project, which is scheduled to last four to five years.

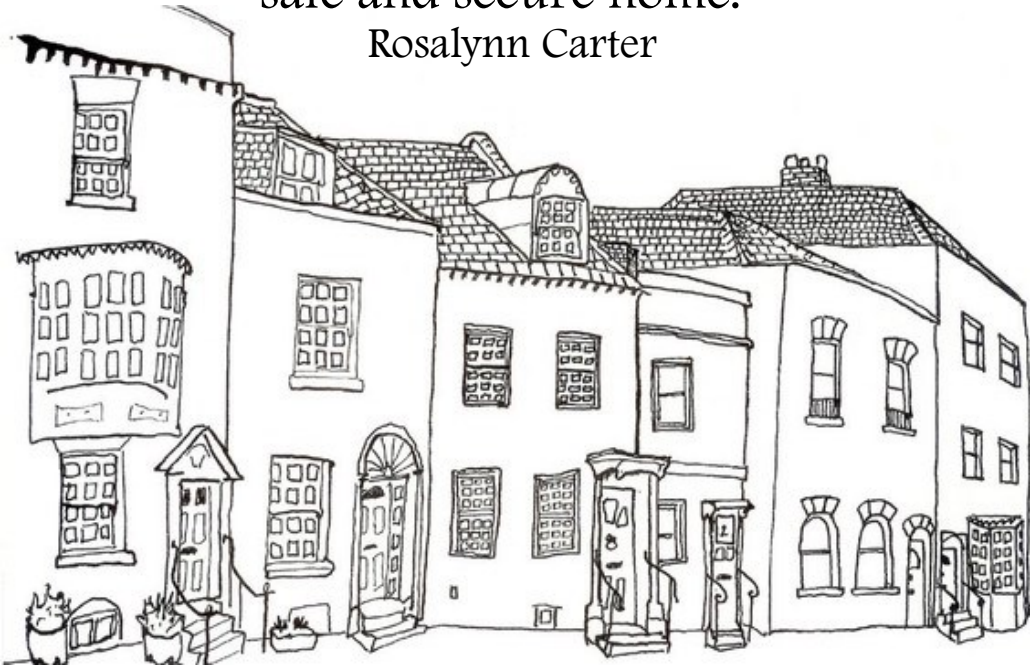


Final Thoughts



“There’s nothing more important than a good, safe and secure home.”

Rosalynn Carter



Property Services Team

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We’re looking forward to welcoming new members to the Property Services team soon!

October 2015

