



Asset Management Report

December 2015



Financial Update

Scheme

Spent so far

Improving Access for Disabled People	£161,000
Decent Homes Electrical Upgrades	£50,000
Decent Homes Kitchen & Bathroom Renewal	£147,000
Door Entry Systems	£28,000
Central Heating Renewal	£156,000
Roof Renewal	£14,000
Brickwork Repairs	£4,000
GRP External Doors	£131,000
Major Works Voids	£593,000
Structural Improvements	£109,000
External Insulation	£48,000
Highfields Environmental Improvements	£43,000
Replacement Oil Tanks	£5,000
GRP Fire Door Replacements	£46,000
Car Park Enhancements	£39,000
Homes for the Future Hampden Crescent	£17,000
Fire Risk Assessment Remedial Works	£10,000
Homes for the Future Desborough	£341,000
Empty Homes	£1,000
Lift Renewals	£38,000
Major Works	£0
Scooter Park Development	£8,000
Highfield Road Externals	£27,000
Sheltered Housing 'Sparkle Programme'	£1,000

Budget

	£4,059,000	
Spent	£2,294,000	56.5%

Programme Update

Balconies on Dalia Road

We do not anticipate any further costs for this work.

We would expect the works shown in our schedule of 30/09/15 to take 8-10 weeks to complete, subject to weather. The works to date have not been completed, due to a number of contractual issues that have now been resolved.

The remaining balconies at Marion Sq and Scott Road will be going out to three contractors for quotations next week. Hopefully the work can begin after the Christmas break, subject to weather conditions.

The Major Voids Work (MVWs)

All MVW surveys continue to be submitted to Housing for approval, as per senior management team's instruction.

Roofing contract at Weekley Glebe Road

Progressing as planned. To date, six blocks have been completed and customer satisfaction survey sheets will go out in the next week. We will be dropping the scaffold over the Christmas Period.

Northumberland Road will be started in February 2016 and will be finished by the end of the financial year.

Cyclical Maintenance Contract

Now finalised, this code has an estimated overspend of £25k - mainly due to the estimate of Harry Potter House and The Lawns being far more than Simon Morelli estimated and the discovery of asbestos in the soffits. We also included the soffits and gutters at the annex of Harry Potter House.

Sparkle Project at Harry Potter House

We received three tenders for this work. The successful contractor was Novus Ltd, with a price of approximately £16.5k. The works are due to start in December and conclude by the end of March 2016. A tenants meeting was held on the 25 November advising them of all salient points with regards to the commissioning of the Sparkle contract. It was decided to use a 'Dot & Dab' system for the annex walls, which will provide a cleaner and quicker way of installation.

Tunstall have been sent a purchase order for the work at both Harry Potter House and The Lawns. Once they have indicated the route that the cables will require, any chasing out will be done as an extra by the successful main contractor.

Tunstall have indicated that the initial quotation required more works than was envisaged and will send us an update on the implications with regards to the extra costs. Once this has been received it will be passed onto Darren Ibell for approval.

Three contractors will quote for the carpet installation: G&M Rugs, Concept Flooring and Eagle Flooring. To date, this part of the project has not been awarded.

EWI Contract

The first stage of the EWI contract is up and running. Retrofit, the main contractor, have advised that they will try and have the scaffold down for the Christmas period. If not, tenants will be informed of the scaffold remaining in position over the Christmas period.

Removal of Debris from cavities at Highfield Road

This contract has now been concluded.

Programme Update

Cavity Wall Insulation

We received complaints from the following tenants: 4 Hall Close, Weston by Welland; 17 Church Road, Pytchley; and Cemetary House, Rothwell. All these are ongoing and we will report on them ASAP.

Fire door Contract

This has now been completed with one door outstanding due to leaseholder living abroad. 83 out of 84 doors

Scooter Stores

We have now received the quotations and the contract has been awarded to JADA Construction for £20k. Work is due to start shortly on sites at Yeomans Court, Windsor Gardens, Tudor Court and St Andrews Court.

New Homes

We have recently purchased three new properties:

36B Alexandra Street, Kettering - works to be completed week ending 4 December

29B Thorngate Street, Kettering - works to be completed week ending 11 December

78 The Oval, Kettering - works to start in Jan 2016

Hampden Crescent

We have now appointed Berrys as our consultants, who are putting together a report for full council. We are almost at the stage of appointing the heating contractor for the district heating system.

Fire Risk Works

We expect to send out the necessary tender for the works to complete all of the fire risk assessment remedial works before Christmas.

Door Entry

All works have been completed this year. We are in the process of putting together a three-year programme. We have been through the process to finalise contractors; the tender will be sent out before the Christmas break.

Depot Update

Scheme	Completed	Proposed completion in December
A&A	34	2
Electrical upgrades	79	7*
Kitchens & Bathrooms	19	2
Central heating / boilers	116	7
External walls	2	**
GRP Doors	192	8
Voids	60	***
Oil heating tank replacement	7	1

*This is an estimate as the upgrades are being carried out as part of major void works

**Holding off doing any more re-pointing due to weather

***Majors only

