

Asset Management Report

Tenant Forum

November 2018

(based on September 2018 data)



GRP Doors – Lime Road, Kettering



Programme Update

Programme	18/19 target	Apr	May	Jun		Jul		Aug		Sep		Oct		Year to date
		C	C	C	T	C	T	C	T	C	T	C	T	
H420 Aids & Adaptions (LAS)	36	2	2	3	3	3	2	1	1	4	3	-	-	15
H435 Bathrooms	20	1	1	2	1	1	1	2	1	1	1	-	-	8
H435 Kitchens	20	1	1	1	1	1	1	2	2	2	2	-	-	8
H440 Door Entry Systems	46 (9 blocks)	-	-	-	-	-	-	-	-	-	-	-	-	0
H442 Boilers	160	16	21	30		37		25		-		-		129
H443 Roofing	50	0	4	6	6	4	4	4	4	6	6	-	5	24
H446 GRP Doors	88	3	10	23	23	11	15	6	6	2	2	-	9	55
H461 HFTF Hampden Crescent	18	-	-	-	-	18	18	-	-	-	-	-	-	18
H463 HFTF Desborough	3	0	3	-	-	-	-	-	-	-	-	-	-	3

C = Completed

T = Target

- Not scheduled / TBC



Project Focus



H462 Fire Risk Assessments

Managed by Dave Parker

- ❑ An FRA is a survey carried out within properties to general needs communal blocks and sheltered schemes, where there is an enclosed communal area.
- ❑ The reason for an FRA is to determine any risks that harbour the means of escape and to stop the spread of fire and smoke ingress into the flats.
- ❑ In the past we have only carried out FRAs to communal areas within blocks and schemes, however we are currently going into flats to assess any risks.
- ❑ The Council has a 'stay put policy' in the majority of our schemes and communal blocks, by carrying out FRA's inside the flats the FRA maintains this policy.
- ❑ Any actions highlighted from an FRA are carried out as part of a capital programme to rectify the action.
- ❑ Examples of actions will include:-
 - Service ducts between flats which may require fire stopping
 - Upgrades on fire doors
 - Sterile communal areas
 - Emergency lighting and signage are up to standard
- ❑ The Council are running a program to revise current FRAs at our sheltered schemes.



Finance Update



Programme	Working budget	Spend to date (£)	Spend to date (%)	Projection	Variance (under) over
H420 Aids & Adaptions	250,000	100,000	40	250,000	0
H430 Electrical Upgrades	123,000	21,000	17	100,000	(23,000)
H435 Kitchens & Bathrooms	375,000	129,000	34	375,000	0
H440 Door Entry Systems	88,000	7,000	8	100,000	12
H441 Windows	21,000	23,000	110	29,000	8
H442 Central Heating / Boilers	276,000	213,000	77	276,000	0
H443 Roofing	249,000	76,000	31	249,000	0
H446 External GRP Doors	150,000	54,000	36	80,000	(70,000)
H447 Void Works	548,000	87,000	16	650,000	102,000
H448 Structural Improvements	30,000	2,000	7	4,000	(26,000)
H450 Environmental Improvements	113,000	23,000	20	60,000	(53,000)
H456 Fire Precautions (doors)	50,000	8,000	16	25,000	(25,000)
H461 HFTF Hampden Crescent	929,000	891,000	96	929,000	0
H462 Fire Precautions	61,000	4,000	7	30,000	(31,000)
H463 HFTF Desborough	0	198,000	0	199,000	199,000
H473 Sparkle Programme	50,000	43,000	86	56,000	6,000
H474 1-4-1Homes	12,000	0	0	12,000	0
H475 Housing Association Grant	55,000	0	0	55,000	0
H477 Scott Road New Build	2,753,000	0	0	2,753,000	0
H478 New Build Albert Street	35,000	3,000	9	35,000	0
TOTALS	6,168,000	1,882,000	31%	6,267,000	99,000

Working budgets include fixed costs of running the service.

Performance Tracker

Programme	18/19 target	Apr	May	Jun		Jul		Aug		Sep		Oct		Year to date
				C	T	C	T	C	T	C	T	C	T	
Decent Homes	9%	11.13	11.07	10.86	10.72	10.73	10.49	-						10.73%
SAP Ratings	D	64.54	64.54	64.55	64.55	64.55	64.56	-						D
Percentage of valid *AGSCs	100%	98.6	98.4	98.2	98.3	98.4	98.4	-						98.4%
Stock Conditions Surveys	400	15	18	18	35	50	35	20	35	25	35	-	0	146
Satisfaction Surveys	45%	3	3	3	9	39	2	2	5	11	-	4		38%

Energy Performance Certificate (EPC) show energy current and potential energy rating of a property, known as 'SAP' ratings, divided into bands ranging A – G (D = 55 – 68).

Annual Gas Safety Check (AGSC) compliance rate.

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Compliment from resident's satisfaction survey – Level Access Shower at St Andrews Close, Broughton

"The whole job was perfect. Very pleased."

