

**KETTERING BOROUGH
TENANTS' FORUM**

Wednesday 17th February 2021 at 6.00pm
www.kettering.gov.uk/youtube

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This is a virtual meeting of the Tenants Forum to be held using Zoom and live-streamed via YouTube.

Forum Members and officers will be sent Zoom meeting joining instructions separately

To watch the live meeting on YouTube, please follow the instructions below:-

1. Click or visit the following link www.kettering.gov.uk/youtube
2. Select the following video (located at the top of the list) – “Tenants Forum 17/02/2021

Please Note: If you visit YouTube before the start time of the meeting you may need to refresh your browser – the video will only start a minute shortly before the meeting commences

AGENDA

1. Apologies
2. Declarations of Interests*
 - Disclosable Pecuniary Interests
 - Personal Interests
3. Minutes of the meeting of the Forum held on 20th January 2021 to be approved and signed by the Chair (**to follow**)
4. Matters arising from the minutes
5. Matters raised by Tenants' Forum Representatives
6. Information Items
 - North Northants Tenancy Agreement – Consultation Leona Mantle
 - North Northants Tenancy Policy – Consultation Leona Mantle
 - Aids and Adaptations Policy review Leona Mantle
 - Capital Programme – Update Dan Hannam
7. Feedback
 - Connect Leona Mantle
 - Tenant Overview and Scrutiny Panel Martyn Lund
8. Any Other Business
9. Prize Draw

*** Members are asked to make any declarations of financial or other interests they may have in relation to items on this agenda. Members are reminded to make a declaration at any stage throughout the meeting if it becomes apparent that this may be required when a particular item or issue is considered.**

The membership of this Committee is:

Cllr Jim French, Cllr Maggie Don, Cllr Andrew Dutton, Cllr David Howes, Cllr Mark Rowley and Cllr Mike Tebbutt

Substitutes:-

Cllr Mark Dearing, Cllr Karl Sumpter, Cllr Margaret Talbot, Cllr Lesley Thurland and Cllr Clark Mitchell

TENANTS FORUM	Agenda Item
Wednesday 17 th February 2021	6 (i)

Consultation on North Northamptonshire Council Tenancy Agreement Tenancy Policy

This report provides a briefing to the Forum.

The Forum are asked to **discuss** the proposals and provide feedback on the draft Tenancy Agreement and Tenancy Policy.

INTRODUCTION

From 1st April 2021, North Northamptonshire Council will be the landlord of the council homes previously owned and managed by the Boroughs of Kettering and Corby.

Background

North Northamptonshire Council has a housing stock of 8,413 homes. This comprises 7,425 general needs properties and 988 homes within sheltered housing schemes.

We let approximately 600 tenancies per annum, through the letting of void properties and the provision of new council homes.

It is necessary to have a comprehensive tenancy agreement which clearly identifies the rights and responsibilities of tenants and NNC, as landlord.

All social landlords are required to have a tenancy policy which sets out the tenancies it will offer, the circumstances in which those different tenancies will be offered, and the way those tenancies will be managed.

Discussion and Decision

The Forum will be presented with a summary of:

- A, North Northants Tenancy Agreement
- B. North Northants Tenancy Policy

For consultation and discussion.

Next Steps

All feedback, including the views of the Tenants Forum, will be considered in the preparation of the final Tenancy Agreement and Tenancy Policy.

A letter will be sent to all tenants on 18th February 2021, giving statutory notice of the new landlord and the intention to vary the Tenancy Agreement of all Kettering Borough Council and Corby Council Tenants and an opportunity to comment on the new agreement.

The Tenancy Agreement and Tenancy Policy will be presented, along with a summary of consultation responses, to the Shadow Executive on 25th March 2021 for approval.

From vesting day, all new tenants of North Northamptonshire will be offered a tenancy according to the Tenancy Policy and will be agreeing to the new tenancy agreement.

All existing tenants will be served a second statutory variation notice on Monday 12th April 2021, to vary their tenancy agreement with an effective date of Monday 10th May 2021.

Leona Mantle
Tenancy Services Manager
09.02.2021

Asset Management Report 2020-2021

Tenant Forum
February 2021

based on December 2020 data

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Agenda Item
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Programme	18/19	19/20	20/21	Year to date completed	Percentage completed
	Completed	Completed	Target		
H430 Decent Homes- Electrical EICR's	275	362	200	280	100%
H442 Boilers	317	245	300	367	100%
H435 Kitchens and Bathrooms	48	2	55	0	0
H440 Door Entry Systems (blocks)	46	8	25	22	88%
H443 Roofing	54	32	80	34	42.5%
H446 Doors	80	32	210	45	21.43%
H449 External Wall Insulation	0	0	28	6	21.43%
H479 Homes For The Future	18	21	14	0	0
H473 Sparkle	1	1	1	0	0
H465 Hidden Homes	0	0	4	0	0
H462 Decent Homes - Fire Precautions	0	23	23	3	13.04%
H420 Aids & Adaptions(LAS & SOB)	34	31	-	28	-
H447 Voids Repairs and Improvements	9	22	-	33	-

2020/21 Capital Programme Update

Programme	A brief summary of where each project is taking place
H430 Decent Homes- Electrical EICR's	Blocks on Barnes Close, Fishton Close, Highfield Road, Highfield Crescent, Roughton Close and Whiteford Drive. Testing smoke alarms and conducting EICR's, completing any remedial works identified during testing.
H442 Boilers	At this time of year we will be installing mainly ad hoc replacements due to high demand
H435 Kitchens and Bathrooms	Almond Road, Laburnum Crescent, Orchard Crescent and Walnut Crescent and ad hoc replacements included. Jeakins Weir appointed as contractor. On hold due to lockdown restrictions
H440 Door Entry Systems	All of the 88 blocks all will have the new KMS system installed by the end of this financial year.
H443 Roofing	Completing Pytchley Road Estate, Kettering then onto Queensway Burton Latimer. Delay due to problems sourcing tiles
H446 Doors	Pytchley Road, Naseby Road and in Barton Seagrave. There are also 23 ad hoc replacements planned. Asbestos surveys now completed and works underway.
H449 External Wall Insulation	Naseby Road, Kettering works underway
H479 Homes For The Future	Starting in Spencer Street Rothwell. We will be completing the 4 remaining properties in Desborough alongside 10 properties on Spencer Street. Hoping to decant first tenants mid to end of January 2021
H473 Sparkle	St Andrews Court – on hold due to lockdown restrictions
H465 Hidden Homes	Harry Potter House and St Andrews Court - on hold due to lockdown restrictions
H462 Decent Homes - Fire Precautions	Highfield Road estate & further works being carried out to Town Centre blocks. Minor works carried out to Sheltered Schemes bin storage areas.
H420 Aids & Adaptions (LAS & SOB)	Level Access Showers and Shower Over Bath's to be installed on an ad hoc basis following a referral from an occupational therapist.
H447 Voids Repairs and Improvements	Repairs and improvements are carried out on an ad hoc basis whenever a property is vacated by a tenant to ensure it is re-let at an appropriate standard. The average turn around time is currently 15 days Which is significantly quicker and more cost effective than when being carried out by a contractor.

2020/21 Finance Update

Figures Based on December 2020 Data

Cost Centre	Scheme	Working Budget £000	Spend to Date £000	Spend to Date %	Projection £000	Variance (Under) / Over £000
New Build & Major Refurbishment Programmes						
H463	Homes for the future	896	42	5%	450	(446)
H475	Housing Association Grant	332	0	0%	332	0
H477	Scott Road New Build	2,785	155	6%	900	(1,885)
H478	New Build - Albert Street	786	70	9%	510	(276)
H480	Stamford Road Acquisition	89	59	66%	89	0
H479	Hampden Crescent Block B	157	133	85%	179	22
Page 8	Total - New Build Programmes	5,045	459	9%	2,460	(2,585)
Planned and Responsive Programmes						
H420	Improving access for disabled people	300	141	47%	240	(60)
H430	Decent Homes - Electrical Upgrades	290	99	34%	200	(90)
H435	Decent Homes - Kitchen & Bathroom Renewal	500	56	11%	80	(420)
H440	Door Entry Systems	255	163	64%	255	0
H442	Central Heating Renewal	550	479	87%	610	60
H443	Roof Renewals	585	185	32%	585	0
H446	External Door Replacements	210	29	14%	210	0
H447	Voids Repairs and Improvements	400	232	58%	400	0
H449	External Insulation	260	54	21%	260	0
H462	Decent Homes - Fire Precautions	250	32	13%	250	0
H465	Hidden Homes	150	13	9%	20	(130)
H473	Sheltered Housing - "Sparkle" Programme	50	29	58%	50	0
	Total - Planned and Responsive Programmes	3,800	1,512	40%	3,160	(640)
		8,845	1,971	22%	5,620	(3,225)



2020/21 Project Focus

Door Entry Systems

There are 88 general needs blocks that require a door entry system. To date 85 blocks have had the key management system installed with the remaining 3 blocks due to have the key management system installed in March 2021.

The key management system uses a fob that we can programme directly from the main offices.

Each fob has its own unique identity code so we are able to monitor door access if necessary.

62 of the blocks have had the Bamford reinforced aluminium door and frames. These are tamperproof and considered to be one of the most secure door systems on the market.

The remaining 16 blocks have the hardwood doors and frames, these were installed approximately 10 years ago.

All blocks have a fire switch situated on the front entrance to enable emergency services to access the blocks.

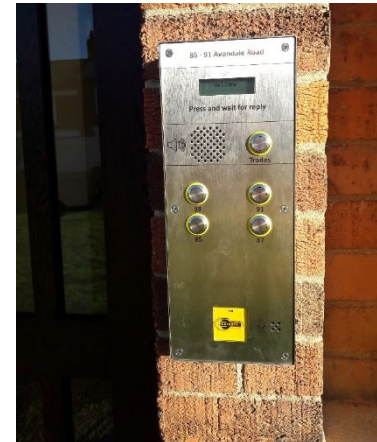
BEFORE



AFTER



NEW PANEL

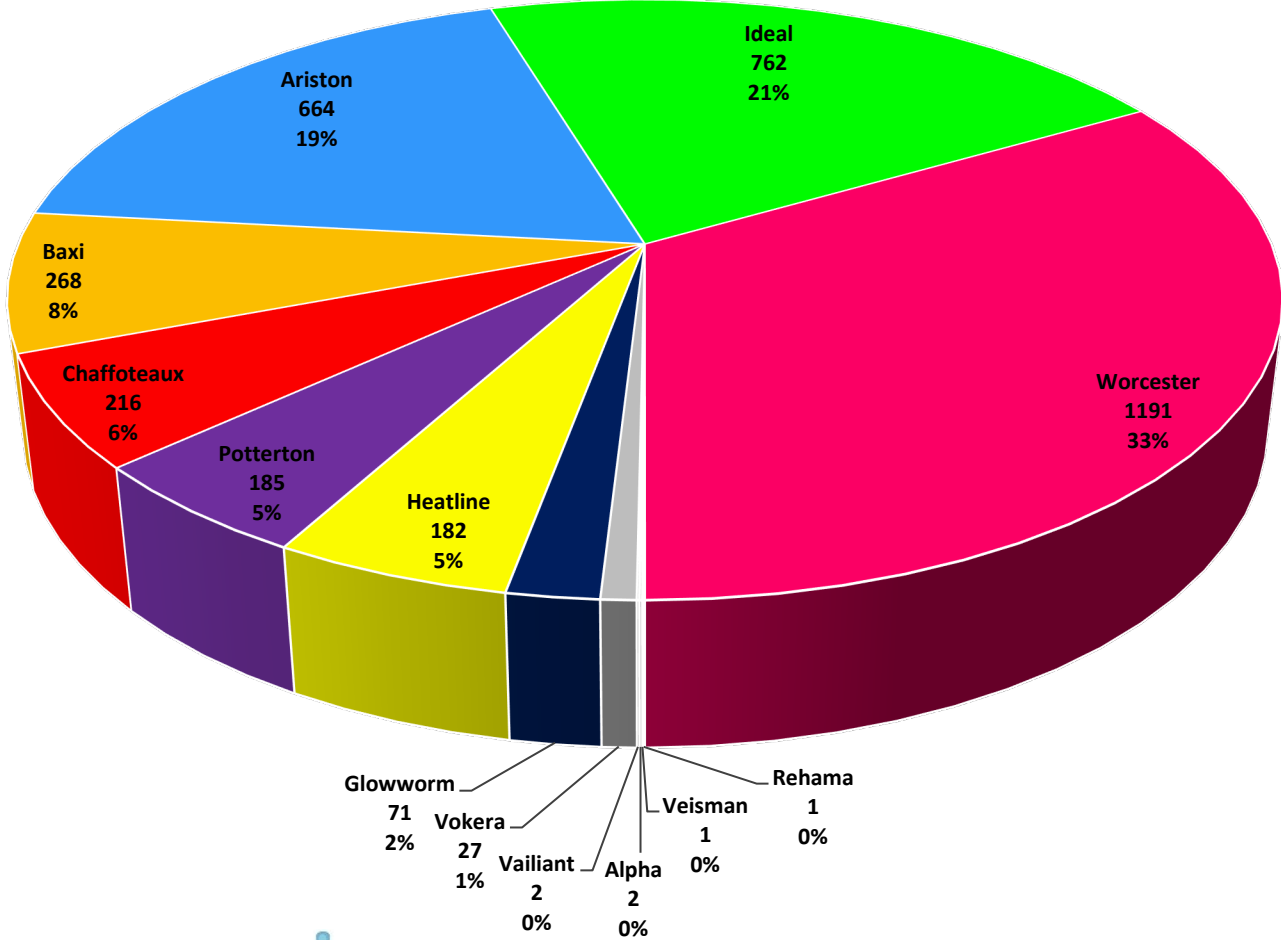


NEW DOOR



2020/21 Boiler Types

- Rehama
- Veisman
- Alpha
- Vailiant
- Vokera
- Glowworm
- Heatline
- Potterton
- Chaffoteaux
- Baxi
- Ariston
- Ideal
- Worcester



2020/21 Compliance Tracker

Programme	20/21 target	Total Properties Applicable	Number of properties	Year to date
Percentage of valid AGSCs	100%	3507	3504	99.94%
Legionella Testing	100%	120	102	85%
Decent Homes- non decency	10%	3567	3063	14.14%

As our asset management software runs on a calendar year rather than the financial year the Decent Homes figure has increased due to components showing as being due for replacement now that it is 2021. This figure includes all decent home failures that are due to be replaced by the end of 2021 they are not necessarily overdue or failing at present.

Page 11	Current KBC Housing Stock EPC Information		Current KBC Housing Stock Fire Risk Assessments		
	EPC Band	Number of properties	Percentage of total stock	FRA Status	Number of Blocks (91 total)
A	0	0%	No FRA	0	0%
B	88	2.39%		Works Identified	46
C	1272	34.59%	Works Completed		45
D	605	16.45%			
E	100	2.72%			
F	2	0.05%			
No EPC held	1610	43.79%			

Due to Covid19 non essential internal works were put on hold. We are aiming to complete most of these works by the end of the financial year.



2020/21 New Build Update

Blockwork has started at the Albert Street scheme as shown.

The contracts have now been signed for Scott Road with a 1st February start date. The contractor will now move to site set-up and mobilisation.

The Executive Committee have approved the Grange Methodist Church site. Once the planning application is determined we will start the second stage of the tender process to appoint a contractor for the scheme.

There is a meeting with Homes England on 3rd Feb about the Lawrences site. Historic England have offered further pre-application advice, free of charge, on the new layout and a Pre-app will be submitted to Planning early February 2021.

