

**KETTERING BOROUGH  
TENANTS' FORUM**

**Monday 22nd March 2021 at 6.00pm**  
[www.kettering.gov.uk/youtube](http://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](http://www.kettering.gov.uk/youtube)
2. Select the following video (located at the top of the list) – “Tenants Forum 22/03/2021

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 20<sup>th</sup> January 2021 and 17<sup>th</sup> February 2021 to be approved and signed by the Chair (**attached**)
4. Matters arising from the minutes
5. Matters raised by Tenants' Forum Representatives
6. Information Items

North Northamptonshire Council – Getting Ready for Day One	John Conway
Building New Council Housing	Leanne Hunt
Capital Programme – Update ( <b>attached</b> )	Dan Hannam
Rough Sleepers – Update	Carly Hohn
7. Feedback

<ul style="list-style-type: none"><li>• Connect</li><li>• Tenant Overview and Scrutiny Panel</li></ul>	Leona Mantle Martyn Lund
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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

**BOROUGH OF KETTERING**

**TENANTS' FORUM**

**Meeting held – 20<sup>th</sup> January 2021**

**Present:** Cllr Mark Rowley (Chair), Cllr David Howes, Cllr Mike Tebbutt, Cllr Andrew Dutton and Cllr Maggie Don

**Tenant Representatives:** Martyn Lund  
Gloria Moore  
Steven Soper  
Lindsay Wooldridge  
Peter Matsa  
Simon Sheldrick  
Evelyn Odame-Asante  
Reg Carvell  
Colin Spickett

**Also Present:** John Conway (Head of Housing)  
Mark Dickenson (Head of Resources)  
Leona Mantle (Housing)  
Dan Hannam (Housing)  
Tracey Copeland (Housing)  
Pearl Nathaniel (Finance)  
David Pope – Committee Administrator

**20.TF.28 APOLOGIES**

None

**20.TF.29 DECLARATIONS OF INTERESTS**

None.

**20.TF.30 MINUTES**

The minutes of the meeting held on 18<sup>th</sup> November 2020 were approved and signed as a correct record.

**20.TF.31 MATTERS ARISING**

An update was provided in relation to homelessness and housing, with the forum noting that 47 families were currently in temporary accommodation down from a peak of 234 at the end of 2019. SWEP had

been activated on a couple of occasions with further action taken due to wind chill. A total of five new rough sleepers had been identified who had been offered temporary accommodation with additional wrap-around support services.

## **20.TF.32 MATTERS RAISED BY TENANT'S FORUM REPRESENTATIVES**

Thanks were offered to the council for resolving two tenant representative issues. Further good news stories being publicised on the Council's social media accounts were requested.

It was heard that housing exchanges between tenants had been paused as a result of Covid-19.

## **20.TF.33 RENT REVIEW**

Mark Dickenson, Head of Resources attended and provided a detailed presentation in relation to the rent review.

The meeting noted that from 1<sup>st</sup> April, the Council would no longer exist as a result of the move to form part of North Northamptonshire unitary authority and as part of that move there was a requirement to have a single Housing Revenue Account (HRA) serving the only two stock-holding authorities, KBC and Corby. Within this JRA would sit two ring-fenced neighbourhood accounts, one for each area.

The HRA budget setting process was detailed and the approved, balanced 2020/21 HRA budget for KBC was outlined with estimated outturn figures provided showing an £89,000 surplus.

The rent increase being suggested was one that adhered to government guidelines, matching the Consumer Price Index (0.7%) +1%.

The Medium Term Financial Plan was provided to the forum who noted a number of assumptions, including rent increases and salary inflation. This plan assumed an annual rent increase of 2% based on continuation of government guidance, with assumed CPI rates of 1% +1%.

John Conway, Heading of Housing provided a capital budget update, noting that significant investments, especially in relation to boiler replacements, had drastically reduced repairs outlay.

The forum was informed of the structure regarding the Council's loans relating to the buy out from the subsidy system. £72.9m was borrowed in 2012 made up of fixed rate maturity loans, with £27m repaid based on original plans put in place from April 2012.

Officers then proposed the recommendation for the Rent Review 2020/21 as follows:-

- Average rent Increase - **+1.7%**
- Average weekly rent per property - **£82.34**
- Average weekly increase - **+£1.38**

Questions were asked in regard to:

- Corby's loan structure and repayments
- Corby's rent level recommendations and harmonisation
- Rent rate options offered to tenants annually
- Void property repair budgets

*(The officers and councillors left the Chamber at 6.40pm to allow tenants time to discuss the decrease and vote. They were recalled to the Chamber at 7.00pm)*

**RESOLVED** that the members of the Tenants' Forum agreed to the 1.7% increase for 2020/21

## **20.TF.34 FUTURE NORTHANTS UPDATE**

John Conway provided an update on the preparations for the move to Unitary Authorities in the county.

The meeting noted that the corporate leadership team had been appointed for North Northamptonshire and taken up their posts, assistant director positions were currently being recruited to, with no further recruitment envisaged until the authority came into being on 1<sup>st</sup> April. Work was underway to ensure that services would be operating safe and legally from day one of the new authorities.

A North Northamptonshire Housing Group had convened with a work programme devised to prioritise areas of housing that had to be in place by vesting day. This was broken down in three areas, Housing Strategy, Private Sector Housing and Council Housing.

Housing Options in the different authorities that would comprise the new unitary had been working closely for some years to harmonise processes. A draft Housing Allocations scheme would be presented to the Shadow Executive for approval and day to day operations were being harmonised to provide a consistent approach to homeless applicants.

Further policies relating to private housing and enforcement would also be submitted to the Shadow Executive for approval,

Updates were provided on a number of projects underway with Corby in relation to council housing including cyclical safety checks, Out of Hours services as well as capital programme review to possibly utilise economies of scale.

A summary of the projects being undertaken by the Tenancy Team was outlined to the forum including work to convert fixed term tenancies to put KBC and Corby tenants on an equal footing. A draft tenancy agreement had been prepared and was ready for consultation to have in place by 1<sup>st</sup> April.

Questions were asked in regard to the continuation of tenant involvement and consultation in the new unitary structure.

## **20.TF.35      CAPITAL PROGRAMME UPDATE**

An update was provided with regard to the progress of the capital programme for 2020/21, with the meeting noting that areas such as kitchens and bathrooms had been impacted by lockdown.

Roofing, door entry systems and boiler installations were all progressing well.

Further updates were provided in regard to External Wall Insulation and the Homes for the Future projects. The Sparkle Project and Hidden Homes projects had been paused due to Covid-19 implications.

A brief review of works at Hampden Crescent was provided now the project had completed, with all properties tenanted.

Questions were asked in relation to budgets and aids and adaptations.

## **20.TF.36      FEEDBACK**

### **Connect**

An editorial panel would meet the following day for the final edition of Connect as KBC. A celebratory issue was being considered to have good news stories and positive stories how council housing had benefitted tenants.

### **Tenant Overview and Scrutiny Panel**

Martyn Lund advised that regular meetings checking performance indicators and monitoring the service were continuing online.

(Tenants' Forum No. 4)

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**20.TF.37     AOB**

A report was requested in regard to the work of the environment panel during the previous year.

A request was made regarding the contents and impact of the governmental white paper relating to housing.

**20.TF.38     PRIZE DRAW**

Evelyn Odame-Asante won the prize draw.

**20.TF.39     DATE OF NEXT MEETING**

It was noted that the next meeting on 10<sup>th</sup> March 2021 would be the last Tenants' Forum meeting for Kettering Borough Council.

(The meeting started at 6.00 pm and ended at 7.41 pm)

Signed .....

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**BOROUGH OF KETTERING**

**TENANTS' FORUM**

**Meeting held – 17<sup>th</sup> February 2021**

**Present:** Cllr Mark Rowley (Chair), Cllr David Howes, Cllr Mike Tebbutt, Cllr Andrew Dutton and Cllr Maggie Don

**Tenant Representatives:** Martyn Lund  
Gloria Moore  
Steven Soper  
Lindsay Wooldridge  
Peter Matsa  
Simon Sheldrick  
Evelyn Odame-Asante  
Reg Carvell  
Peter Harvey

**Also Present:** John Conway (Head of Housing)  
Dan Hannam (Housing)  
Pearl Nathaniel (Finance)  
Leona Mantle (Housing)  
Kate Booth – Corby Tenants' Voice  
Derek Young – Tenant Participation Officer (Corby)  
Anne Ireson – Committee Administrator

**20.TF.41 APOLOGIES**

Apologies were received from Cllr Jim French.

**20.TF.42 DECLARATIONS OF INTERESTS**

None.

**20.TF.43 MINUTES**

It was noted that the minutes of the meeting held on 20<sup>th</sup> January would be submitted to the next meeting of the Tenants' Forum for approval.

**20.TF.44 WELCOME**

Corby tenants present on Zoom and viewing the meeting via You Tube were welcomed to the meeting and advised to contact Leona Mantle with any questions.

## 20.TF.45 INFORMATION ITEMS

### North Northamptonshire Tenancy Agreement – Consultation

A presentation was given to the Forum on the new tenancy agreement for Kettering and Corby tenants.

A question and answer session followed the presentation as summarised below:-

<b>Question</b>	<b>Answer</b>
Are credits on rent accounts carried forward in the same way as debts?  Are agreed payment systems if people have existing debts maintained. If so, is that acceptable?	Yes.  <i>If a former tenant owes money it is chased and collected, but this debt remains separate to the current rent account. We can attach the former debt to the current tenancy and it is then collected in a separate way. There will only ever be a manageable agreement.</i>
Are there significant changes for Leaseholders?	<i>Through transformation work, we will be looking at services to leaseholders after 1<sup>st</sup> April. Existing services will continue.</i>
Are the existing policies on pets and dangerous dog breeds continuing and will they still be enforced?	<i>Existing policies will remain for local residents. Moving forwards into transformation of services, we will be working to ensure the same policies apply for the whole of North Northamptonshire.</i>
Will there be an opportunity to promote insurance?	<i>Insurance is mentioned as part of the sign-up process.</i>
What is the definition of immoral activity?	<i>The term “immoral” is antisocial behaviour terminology and generally refers to drugs and prostitution.</i>
In the agreement, tenants are required to allow gas checks. Enforcement action can be taken if access to properties is denied and tenants can be made to pay for the check themselves. Has this provision always been there and has it ever been used?	<i>Where we are unable to gain access for the annual gas safety check, we can and do take action to enforce entry when other avenues have failed.</i>

There are new clauses (eg on drugs and sheds etc.). Will this create a lot of enforcement work and what are the powers?	<i>Most clauses in the new tenancy agreement are related to actions housing teams want to enforce and have been enforcing for some time. The clauses provide clarity to tenants. A variety of actions are available to take against criminal activity.</i>
Can we make sure that space in communal areas in all sheltered accommodation is provided for mobility scooters? This will ensure needs are met and storage provided for disabled tenants. Will this be available in all sheltered accommodation communal areas in the future?	<i>We have provided pods and charging points for mobility scooters in some sheltered schemes. In future, we will continue to assess the need for such areas and look at projects when we are refurbishing schemes.</i>

### **North Northamptonshire Tenancy Policy – Consultation**

A presentation was given to the Forum on the North Northamptonshire Tenancy Policy. A question and answer session followed the presentation as summarised below:-

<b>Question</b>	<b>Answer</b>
Is full support given to people with learning difficulties or reduced mental capacity before they are issued with a tenancy agreement and will their needs be determined before their tenancy begins?	<i>We have a pre-tenancy process, viewings, affordability assessments, one-to-one meetings and welcome meetings. We work in partnership with health and social care partners to determine tenants' needs in such cases.</i>
Will local lettings policies continue?	<i>We will continue to operate local lettings policies where necessary which will be evidence-based and time limited.</i>
Where a joint tenancy has irrevocably broken down and one tenant gives notice to end the tenancy, the other tenant is also deemed to have given notice. This could mean the remaining tenant becomes homeless. How can we protect people in such circumstances?  Could this be emboldened in the policy so it is made clear when people enter into a joint tenancy?  A joint tenancy can protect tenants if one	<i>Ending of joint tenancies is a difficult task for neighbourhood management teams. One party to a joint tenancy can end the whole tenancy. We look at options available to households. There are cases where if a tenancy has been satisfactory and if the property is suitable for continued occupation, there is a provision to direct let. There may be circumstances where a tenancy has legally ended and a tenant needs to move to other accommodation.</i>

<p>dies. Can people be added to the tenancy if a tenant gets married?</p>	<p><i>The best way to protect people is to make sure they are aware when they take on a tenancy that one party can end it, and the risks a sole tenant takes if they add someone to the tenancy.</i></p> <p><i>We agree it is important for people to understand the risks of a joint tenancy and we will look at highlighting this clause.</i></p> <p><i>There is no legal right to request that someone be added to a tenancy. We can consider a request for a new tenancy if the couple went through a comprehensive verification of their circumstances. There would then be succession rights to the tenancy.</i></p>
<p>Termination of tenancy – does an email suffice.</p>	<p><i>We do need a signature that we can evidence against the tenancy agreement.</i></p>
<p>How will someone with learning difficulties maintain their council tenancy if their carer/parent dies and they are placed in more secure and safe accommodation?</p>	<p><i>The policy will bring greater advantages through the new unitary authority working with adult social care and health and social care services.</i></p> <p><i>In these cases we will look at the best type of supported provision.</i></p>
<p>Will the document be available in different languages?</p>	<p><i>We will need to understand the whole breadth of languages in the new Council area and provide documents in common community languages. We will also print documents in a large print format (font size 12 or above) upon request. We can also print on different colour paper.</i></p>

### **Aids and Adaptations Policy Review**

A presentation was given to the Forum on the Aids and Adaptations Policy Review. A question and answer session followed the presentation as summarised below:-

<b>Question</b>	<b>Answer</b>
Who is the occupational therapy provider, how do you contact them and where are details published?	<i>We use Olympus Care. Contact details are published in the policy and in other places. We can also receive recommendations from other providers.</i>
<p>If an elderly tenant doesn't want to move to more suitable accommodation, they can be refused permission to adapt. Would they be refused a stair-lift?</p> <p>Once a property has been adapted or another property allocated, do tenants then forfeit the right to buy that property?</p>	<p><i>We do currently refuse applications for adaptations where a number of factors are taken into account. Under-occupation is one of them.</i></p> <p><i>There is a review process and we would work with the tenant to encourage a move to more suitable and safe property. Reviews are very rare. A Home Move Adviser will help tenants to move to a property where it is easier for people to live independently.</i></p> <p><i>If we can evidence that a property has been significantly adapted and is of a unique character, we can exclude that property from the right to buy scheme.</i></p>
An ageing population is now living longer so demand for adapted property will keep growing. There few properties with special features for disabled people – can we look at providing such properties in future builds?	<i>We have recently started a number of new schemes. Six bungalows in Albert Street suitable for elderly people with mobility issues are being built. We are shortly starting work on the Scott Road scheme and there will be some units suitable for disabled people. Two future sites will include four-bed houses with extended ground floors suitable for disabled family members. Building such homes helps the general population as it frees up larger family-sized homes..</i>

### **Capital Programme Update**

A report was submitted which gave an update on the 2020/21 Capital Programme, including an update on sites.

Discussion was held on door entry systems, particularly in relation to security. It was agreed to liaise with the contract cleaners and residents if necessary. It was noted that neighbourhood managers would monitor any reported breaches of security.

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Clarification on monitoring information on other projects, such as door replacement, was requested.

Discussion ensued on boiler replacement and parts. Boiler repair or replacement was looked at on a case by case basis and the Council were moving to a different system of stores inventory for the new Council which included stock being kept on vans. Some boilers had a seven-year warranty which usually covered parts.

Other area of repairs, such as electrical installations, were also being looked at with a view to making repairs more efficient by targeting resources.

An offline discussion with Desborough councillors on the Lawrence's site was requested. Updated plans were being considered which included retention of the factory building.

**20.TF.46      FEEDBACK**

**Connect**

The latest edition of Connect would be published in March and included a Future Northants update. Thanks were extended to tenant representatives on their input. Other items included Covid safety, rents, elections and the census.

**Tenant Overview and Scrutiny Panel**

Martyn Lund advised that regular meetings checking performance indicators and monitoring the service were continuing online. The panel was looking forward to working with Corby tenant representatives in the future.

**20.TF.47      AOB**

A Homelessness update was requested. It was noted that 20-25 households approached the Housing department every week. Approximately 50 households were currently in self-contained temporary accommodation. Bed and breakfast accommodation was now rarely used. Rough sleeper numbers were very low. Any rough sleepers were approached and a support plan put in place working with Accommodation Concern. Some rough sleepers refused offers of accommodation.

**20.TF.48     PRIZE DRAW**

Kate Booth from Corby Tenants' Voice won the prize draw.

**20.TF.49     DATE OF NEXT MEETING**

It was noted that the next meeting on 10<sup>th</sup> March 2021 would be the last Tenants' Forum meeting for Kettering Borough Council.

(The meeting started at 6.00 pm and ended at 7.56 pm)

Signed .....

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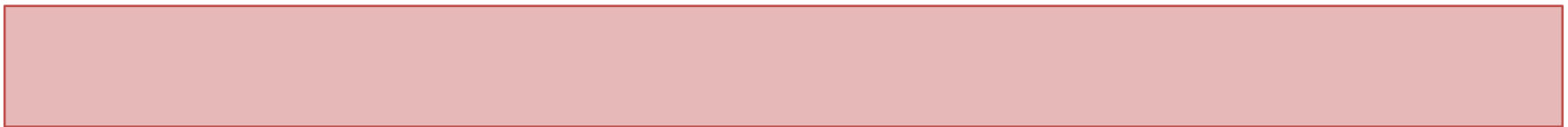
# Asset Management Report 2020-2021

Tenant Forum

March 2021

based on January 2021 data





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	339	100%
H442 Boilers	317	245	300	407	100%
H435 Kitchens and Bathrooms	48	2	55	0	0
H440 Door Entry Systems (blocks)	46	8	25	22	88%
H443 Roofing	54	32	74	47	63.51%
H446 Doors	80	32	210	110	52.38%
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	-	31	-
H447 Voids Repairs and Improvements	9	22	-	37	-

# 2020/21 Capital Programme Update

Programme	An update for this month
H430 Decent Homes- Electrical EICR's	43 properties had an Electrical Installation Condition Report carried out in January. This includes testing smoke alarms and completing any remedial works identified during testing.
H442 Boilers	33 boilers were replaced in January all ad hoc replacements
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	We have 177 roofs included in this 4 year programme (including the 32 add-ons)of these 158 have been completed and the 19 remaining are targeted to be completed by mid April 2021
H446 Doors	In total we have fitted 3125 doors to 1520 properties, there are 1650 doors to be fitted to 850 properties remaining on this cycle of door replacements.
H449 External Wall Insulation	Naseby Road, Kettering works underway
H479 Homes For The Future	Novus's Tenant Liaison Officers are in discussions with tenants to arrange the first round of decants imminently
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	Spend to Date	Spend to Date	Projection	Variance (Under) / Over
		£000	£000	%	£000	£000
<b>New Build &amp; Major Refurbishment Programmes</b>						
H463	Homes for the future	896	86	10%	450	(446)
H475	Housing Association Grant	332	0	0%	332	0
H477	Scott Road New Build	2,785	162	6%	900	(1,885)
H478	New Build - Albert Street	786	71	9%	510	(276)
H480	Stamford Road Acquisition	89	59	66%	89	0
H479	Hampden Crescent Block B	157	136	87%	179	22
	<b>Total - New Build Programmes</b>	<b>5,045</b>	<b>514</b>	<b>10%</b>	<b>2,460</b>	<b>(2,585)</b>
<b>Planned and Responsive Programmes</b>						
H420	Improving access for disabled people	300	203	68%	240	(60)
H430	Decent Homes - Electrical Upgrades	290	139	48%	200	(90)
H435	Decent Homes - Kitchen & Bathroom Renewal	440	62	14%	90	(350)
H440	Door Entry Systems	255	185	73%	255	0
H442	Central Heating Renewal	610	570	93%	610	0
H443	Roof Renewals	585	199	34%	585	0
H446	External Door Replacements	210	29	14%	210	0
H447	Voids Repairs and Improvements	400	309	77%	400	0
H449	External Insulation	260	56	22%	260	0
H462	Decent Homes - Fire Precautions	250	40	16%	250	0
H465	Hidden Homes	150	15	10%	20	(130)
H473	Sheltered Housing - "Sparkle" Programme	50	30	60%	50	0
	<b>Total - Planned and Responsive Programmes</b>	<b>3,800</b>	<b>1,837</b>	<b>48%</b>	<b>3,170</b>	<b>(630)</b>
		<b>8,845</b>	<b>2,351</b>	<b>27%</b>	<b>5,630</b>	<b>(3,215)</b>



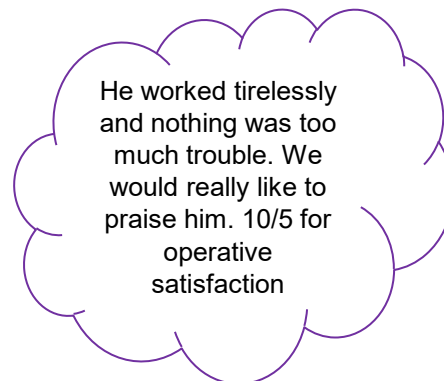
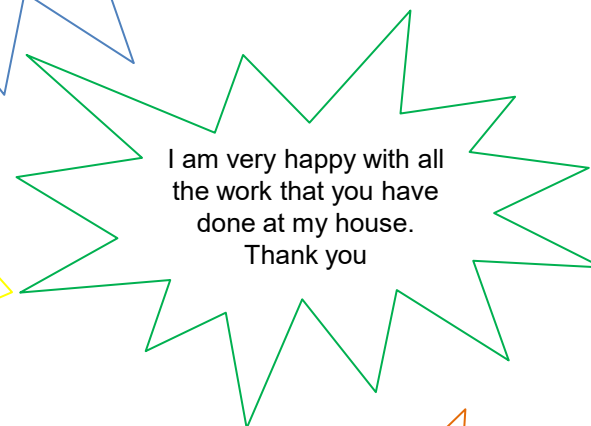
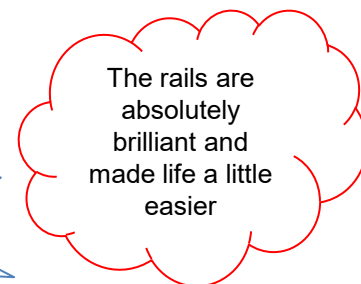
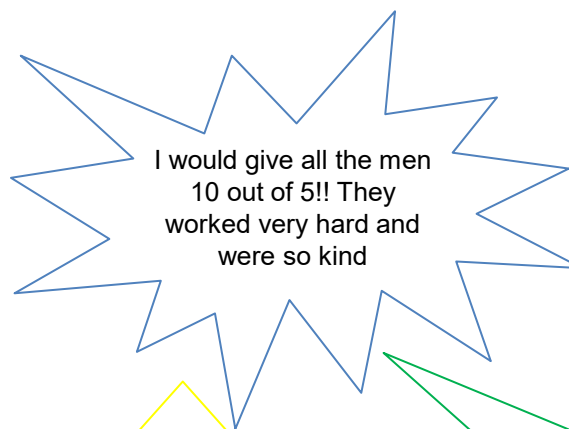
## Overview of 2020-2021

This last year has proved to be a difficult one for everybody due to the Covid19 pandemic and all of the restrictions that came along with it.

Despite this, our teams, operatives and contractors have worked tirelessly to continue to provide the best services possible to our tenants. Due to their hard work and perseverance we have managed to provide at least some of the projected works for this last year.

Boiler Replacements and Electrical Safety Checks both exceeded their targeted forecasts and the Door Entry System Replacements hit 100% as targeted.

Our Improving Homes For Disabled People project was impacted by the pandemic with access to indoors restricted for most of 2020 but despite this we still managed to install 34 Level Access Showers and we even managed to receive a few compliments from tenants along the way.



# 2020/21 Project Focus

## Major Voids

Our Voids Team managed to turn over a spectacular 37 major voids this year which has far exceeded previous years turnover.

The in-house voids team have proved to be faster, more reliable and more cost effective than using external sub-contractors.

The speed, quality and quantity of these renovated properties meant that we were able to re-let them to new tenants in a more timely manner than previous years. Attached are some before and after images.





# 2020/21 Boiler Types

Vailiant

Vokera

Glowworm

Heatline

Potterton

Chaffoteaux

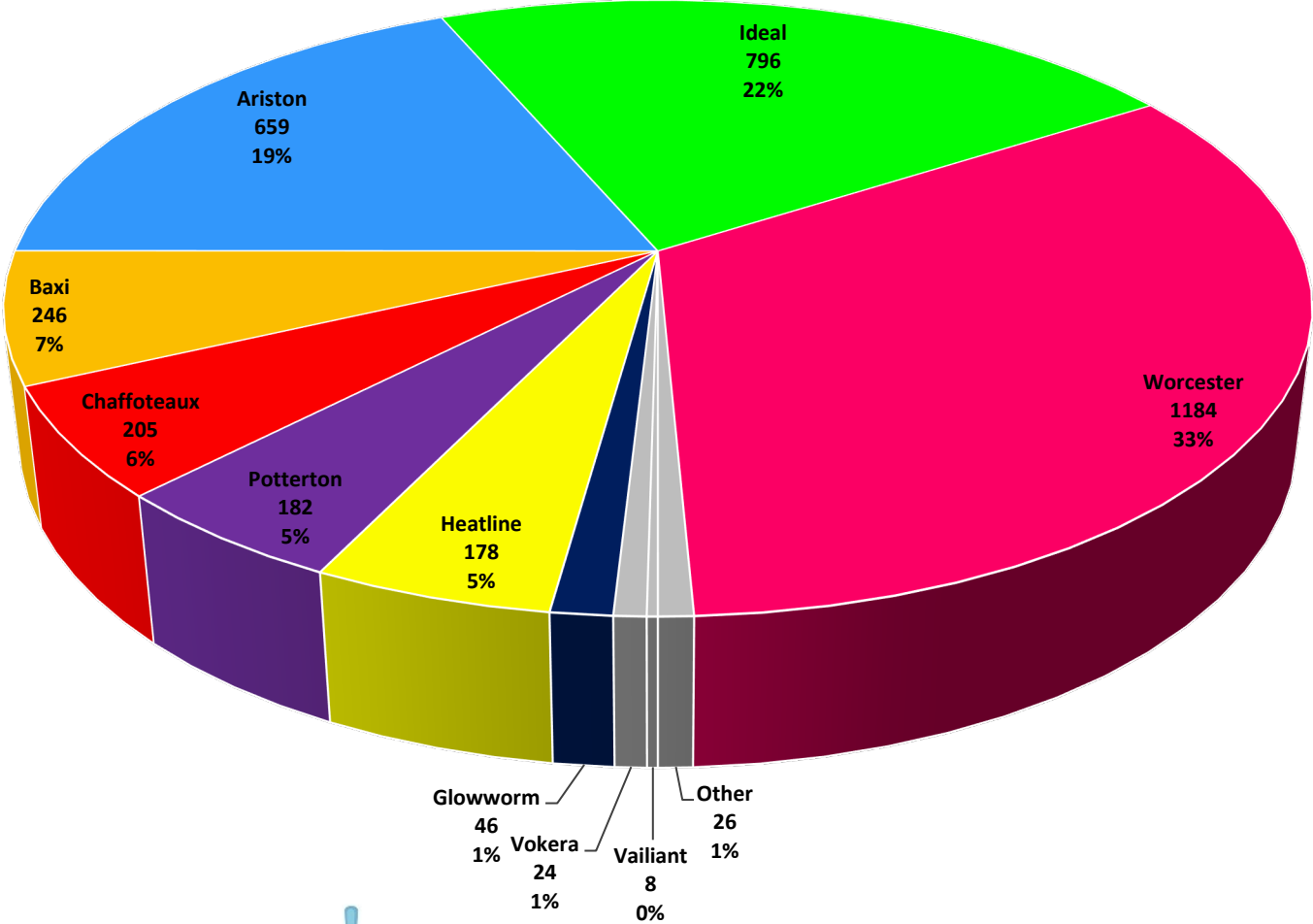
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Ariston

Ideal

Worcester

Other



# 2020/21 Compliance Tracker

Programme	20/21 target	Total Properties Applicable	Number of properties	Year to date
Percentage of valid Annual Gas Safety Checks	100%	3512	3511	<b>99.97%</b>
Legionella Testing	100%	88	69	<b>78.41%</b>
Decent Homes- non decency	10%	3560	3082	<b>13.44%</b>

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.

Current KBC Housing Stock Energy Performance Certificate Information			Current KBC Housing Stock Fire Risk Assessments		
EPC Band	Number of properties	Percentage of total stock	FRA Status	Number of Blocks (91 total)	Percentage of Blocks (91 total)
A	0	0%	No FRA	0	0%
B	87	2.36%			
C	1290	35.06%	Works Identified	46	50.55%
D	617	16.77%			
E	101	2.75%			
F	2	0.05%	Works Completed	45	49.45%
No EPC held	1582	43.00%			

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.





## Scott Road, Kettering New Build

**Scott Road, Kettering** - Contractor is now on site and good progress is being made. Groundworkers are on site and have begun to install the drainage onsite (see below pictures). They will soon begin piling works for the foundations. The programme may have slipped by one week due to inclement weather in the past few weeks, but the contractor will attempt to mitigate this by rescheduling works where possible. Current completion date for the site is January 2022

Scott Road- Site Details	
Dwelling mix	12 x 1b2p flats
	4 x 2b4p houses
	3 x 3b5p houses
	1 x 4b7p house
	2 x 2b4p bungalows
<b>Total</b>	<b>22 units</b>

## Albert Street, Kettering New Build

**Albert Street, Kettering** - Progressing as programmed. Radon membranes have now been laid, temporary driveways have been installed and the block and beam floors have been started on some plots. Current completion date is August 2021.

Albert Street- Site Details	
Dwelling mix	6 x 1b2p bungalows
<b>Total</b>	<b>6 units</b>



## The Grange Methodist Church, Stamford Road, Kettering New Build

**The Grange Methodist Church, Stamford Road, Kettering-** This is in for planning but due to the move to unitary it is unlikely to go to Planning Committee until June 2021. The first stage of the tender process has already been completed, giving us a short-list of six contractors. Once planning is granted the second stage of the tender process will commence to select a contractor to build the site. A start on site is anticipated in Autumn 2021.

### The Grange Methodist Church- Site Details

<b>Dwelling mix</b>	4 x 2b4p bungalows
	2 x 3b5p houses (standard)
	2 x 3b6p houses (with GF bedroom and built to M4(3) accessibility standard)
<b>Total</b>	8 units

**The former Lawrence's Factory site, Desborough-** A revised layout which retains and converts all existing buildings on the site has now been submitted to Planning for pre-application advice. The scheme will be discussed at a Design Surgery on 10<sup>th</sup> March 2021, where representatives from Highways, Planning, Community Services and the emergency services will review the plans and provide feedback on anything that could be improved prior to a full planning application being submitted. It is our intention to submit a full application in June 2021 after carrying out more detailed design work following the pre-application advice stage.

Alongside the Planning process, discussions are taking place with Homes England about grant funding for the site. The costs of the scheme mean that we will not have sufficient Right to Buy receipts to deliver the site and so a bid for grant will be made under the Affordable Homes Programme 2021-26. Initial discussions with Homes England have been positive and a brief is being prepared for them to give them knowledge of the site and its importance prior to the formal bid being submitted. Historic England have reviewed the layout in light of the site's historic significance as one of the first boot and shoe factories in Northamptonshire and are "delighted" at the direction being taken for the site. They have issued a letter of support for the scheme and have offered to provide further free advice to us on the detailed design prior to the full planning application being submitted.

