

HOUSING MANAGEMENT ADVISORY BOARD – 13TH SEPTEMBER 2017

Report of the Head of Landlord Services

ITEM 5 PLANNED MAINTENANCE

1. Painting

2017/18 budget £538,000
Allocated budget £531,424
Current spend £67,844

There has been some slippage against the planned programme schedule. Additional resources have been committed to bring it back on track.

2. Planned Maintenance

2017/18 budget £510,500 (Estates & External Works and Communal Area Improvements budgets combined)
Allocated budget £201,739
Current spend -£6,685

a. Car Parks and Footpaths

Durham Road



There is in area of footpath within the Durham Road bungalow complex that is in need of repair.

The extent of the works required is currently being considered and quotes have been received as follows:

Option 1 - resurface the entire network of footpaths

Option 2 - resurface only the worst affected area.

Garendon Green



Lift slabs and renew with tarmac

Slabs at Garendon Green paths are cracked and uneven. These will be renewed with tarmac. The width and location of the paths will be as existing. The slabs from the footpath to the doors of maisonettes will be retained, although repairs to some have been identified and will be included in the works.

Vehicles are regularly driven across the green and footpaths. This has contributed to the need for repair. It has been suggested that bollards could be utilised here to prevent this. We are exploring this option.

Chapman Street



Patch repair to car park

Whilst the majority of the Chapman Street car park is sound, there is a patch that has deteriorated.

Hickling Court



Resurface the road and footpath at the entrance to Hickling Court

Hume Street



Resurface car park

King Street



Resurface car park and relay uneven and cracked slabs to footpath

School Street



Resurface car park

Clarification is currently being sought in relation to where residential parking ends and the adjoining public car park starts. This is to ensure that the correct area is resurfaced.

2016/17 Works

The following car parks were surveyed and priced for resurfacing in 2016/17 but did not go ahead:

- Durham Road x 2 car parks
- Milton Street x 1 car park
- Pevensey Road x 3 car parks
- Rockingham Road x 2 car parks

Options for these works are currently being considered.

b. Flooring

A flooring contractor is being procured to carry out flooring in communal areas.

Paper Mill Close



Remove existing floor coverings and lay appropriate coverings.

48-62 and 92-106 Peel Drive



Replace floor covering to existing concrete floor

c. Shed Doors

Timber shed doors beyond repair are being replaced with GRP (glass reinforced plastic) maintenance free doors. In addition to one off replacements, this is occurring at the following locations:



Rutland Street x 33 shed doors



Barrow Street x 5 shed doors

Single and double bin store doors are being replaced. A pilot set of double bin store doors have been installed at Park Court. Subject to successful installation the remaining sets will be ordered.



d. Miscellaneous

Epinal Court - Bike barriers



Supply and fit bike barrier and fence - including gate access for mowing

Brookside – Gable end cladding



Over 50% of the timber cladding to the gable ends of 3, 7 and 9 Brookside was rotten. Rather than renew with timber it was agreed to replace it with maintenance free cement board cladding.



Completed cladding renewal

Gloucester Avenue - Canopy support / RWP



This job remains outstanding. Prices have been requested.

e. Peel Drive Improvement Project

Blocks 48-62 and 92-106 Peel Drive have been chosen as pilot projects for communal area upgrade.

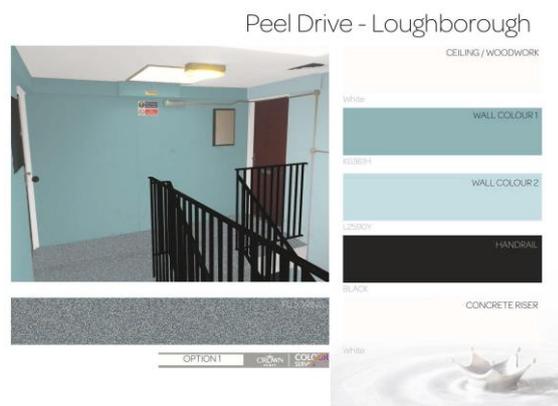
The work will consist of, in this order:

- Door entry upgrade (complete)
- Roofing (programmed to commence in September)
- Lighting upgrade
- Internal redecoration
- Flooring

The internal redecoration and flooring will be funded from the Planned Maintenance budget.

The internal painting specification includes flame retardant paint with a clear top coat to make cleaning easier.

Tenants have been consulted on the proposed colour scheme below. One block are happy with it, the other has requested an alternative to consider.



Officers to Contact

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