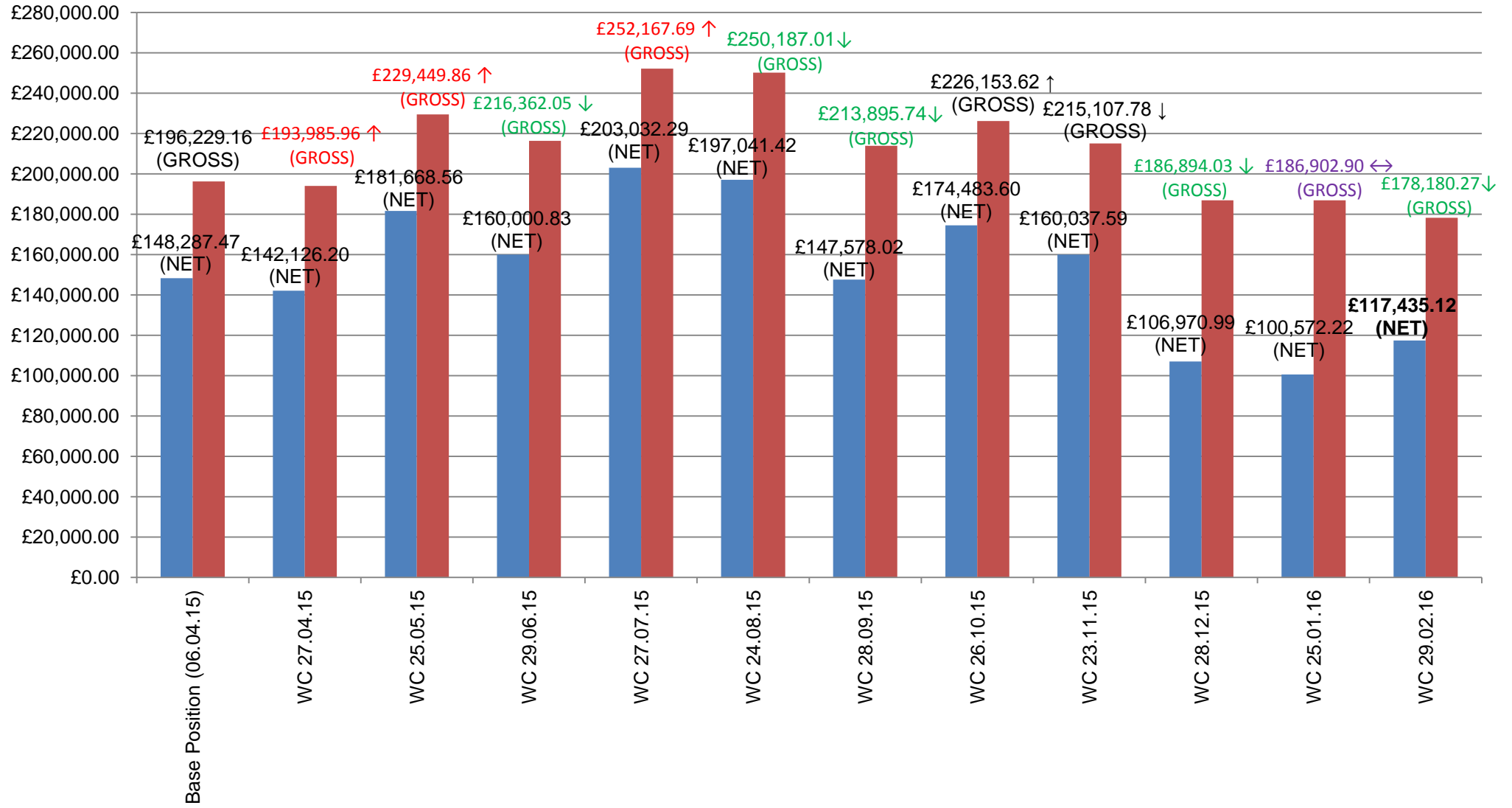


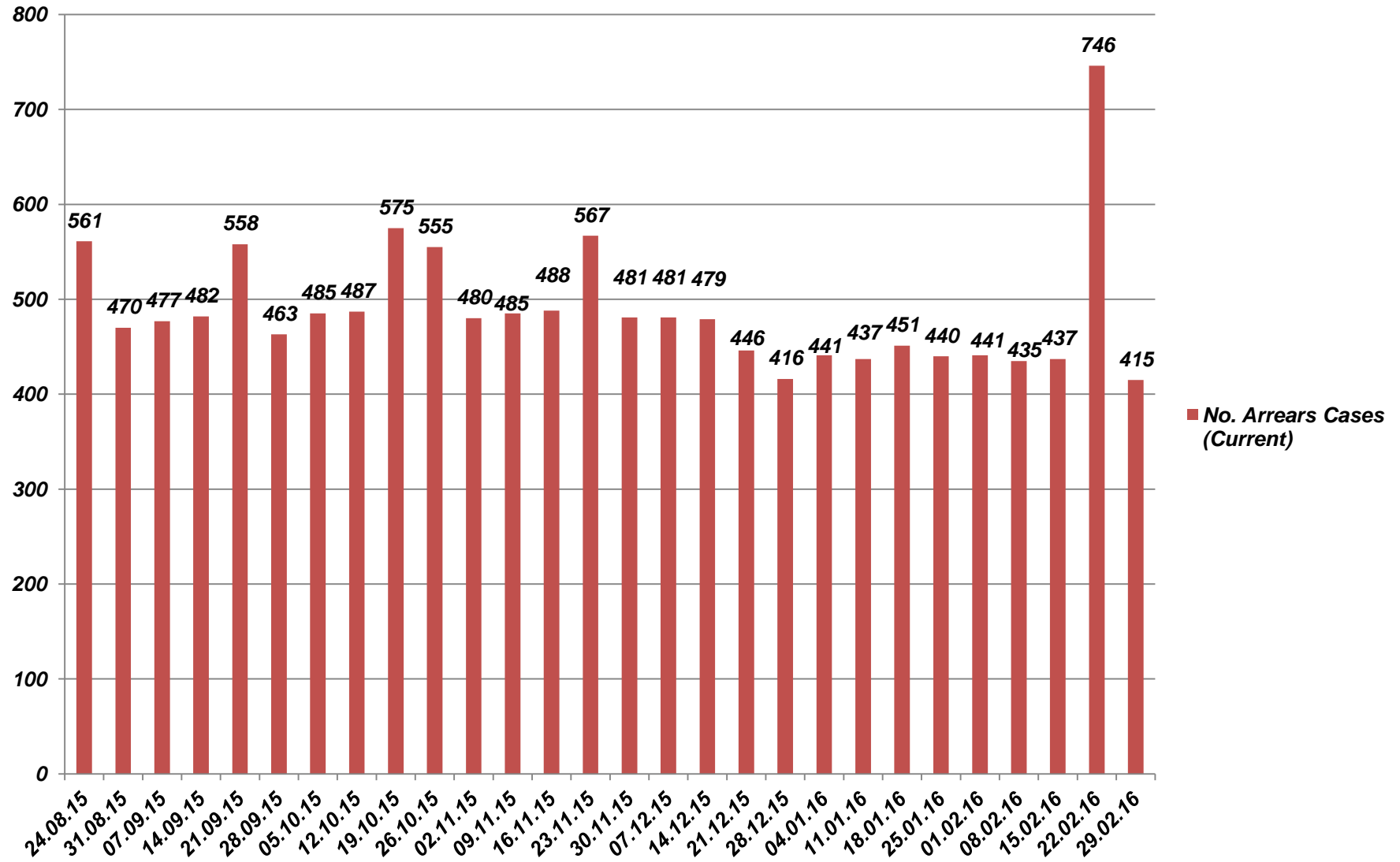
Current Tenant Balance Monthly 2015-2016



Month	April	May	June	July	August	September	October	November	December
Arrears (Net)	£142,126.20	£181,668.56	£160,000.83	£203,032.29	£197,041.42	£147,578.02	£174,483.60	£160,037.59	£106,970.99
Arrears as % of Annual Rent Debit	2.8%	3.6%	3.2%	4%	3.9%	2.9%	3.5%	3.2%	2.1%
Month	January	February							
Arrears (Net)	£100,572.22	£117,435.12							
Arrears as % of Annual Rent Debit	1.9%	2.3%							

Month	April	May	June	July	August	September	October	November	December
Arrears (Gross)	£193,985.96	£229,449.86	£216,362.05	£252,167.69	£250,187.01	£213,895.74	£226,153.62	£215,107.78	£186,894.03
Arrears as % of Annual Rent Debit	3.8%	4.5%	4.3%	5%	4.9%	4.2%	4.5%	4.2%	3.7%
Month	January	February							
Arrears (Gross)	£186,902.90	£178,180.27							
Arrears as % of Annual Rent Debit	3.7%	3.5%							

No. Arrears Cases (Current Tenants)



APPENDIX 2

2015/16 Capital Programme – update			
Scheme	Number of Homes	Type of scheme	Progress Update
Properties with major structural defects	3	Introduction of piled foundations and new floor slabs. New internal layout and full refit. 2 vacant one requiring decant	All completed and occupied. Extensive ramped access now added to the two bungalows at St Peters Path.
Boulter Crescent Wigston	136	Whole home approach, strip to bare shell, reconfigure internal layout and refit. Full decanting programme.	2 year contract due to complete in May 2016 – now expected to complete in August.
King Street, Oadby	19	Whole home approach, within existing layout, partial decanting programme.	Contract now completed and in defects period
King Street (Phase 2) Oadby	External Works	Reconstruction and reconfiguration of failed retaining walls housing drying areas.	Tenders now in and being evaluated
Queen Street Oadby	13	Whole home approach, reconfiguration of bathroom and toilet arrangements partial decanting programme.	10 homes have been completed and the remaining three will be completed by May
Queen Street (Phase 2) Oadby	External Works	External Insulation to homes constructed with solid brickwork (no cavity)	We have established planning permission is not required – ready to tender once confirmed in writing
William Peardon Court Wigston	36	Kitchen Replacement	Contract now completed and in defects period
Kings Drive & Gibson Close Wigston	23	Kitchen Replacement	Contract let, works commence on 14 th March
Property Purchase (Right to buy replacement)	1	Purchase of house with ground floor bedroom to mobility standards; adapt further & carry out full refurbishment	Works completed 2 nd March, property let from 7 th March 2016.

Major works at relet where homes do not meet current standards	26	One or more of Kitchen / Bathroom / Heating / Rewiring / DPC /changes to layout/ (+ internal finishes) as required	3 empty homes are being extensively upgraded while vacant
Major Adaptations	29	Mostly bathroom conversions for level access bathing but also includes building of three extensions completed in the year	Currently visiting and designing project referrals made by County up to November 15.
Car Hard Standing	4	Continuation of commitment to add a small number of hard-standings each year	Includes 2 on order to be completed by 31.03.16
Boiler Replacements	36	In response to breakdown – unable or uneconomical to repair	Arrangements being made for further pro – active replacements in 2016-17
Customer Services Centre	Office	Design and build contract	Completed but awaiting fitting of platform lift for full DDA / Building Reg. Compliance.
Community Flat	1	Strip out to bare shell and refitting plus external works subject to planning permission.	Works on site

APPENDIX 3

2016 – 17 Proposed Capital Programme Projects (Subject to confirmation of roll over of budget from 2016 – 17 for schemes on site + not yet allocated)

Scheme	Number of Homes	Description	Procurement Method
Schemes on site or tendered <ul style="list-style-type: none"> • Boulter Crescent – whole home • King Street - external works • Queen Street– whole home • Queen St – external insulation • Kings Dr Gibson Close - Kitchens 	30 8 3 13 23	<ul style="list-style-type: none"> • Balance of 2 year contract for 143 homes • Retaining walls and landscape affects 8 flats • Balance of contract for 13 homes • Full contract currently at tender stage • Contact commences 14th March 	Tendered by Ridge Consultants
Kitchens and Bathrooms <ul style="list-style-type: none"> • Kenilworth Drive - both • William Peardon Ct – Bathroom only • Kings Dr Gibson Close – Bathroom only • Malham Way – Both • Countesthorpe Rd – Both • Bassett Street 	10 >36 >23 >25 >7 >8	To deliver balance of original ten year programme <ul style="list-style-type: none"> • To be surveyed • Level access showers in most cases - some done • Level access showers in most cases - some done • Some done at relet – to be surveyed • Some done at relet – to be surveyed • Some done at relet – to be surveyed 	To be tendered using consultants
Previously Refused Decent Homes Work	15 to 20 (estimate)	Examples: electrical upgrades or rewiring; DPC and re-plastering; heating upgrades, kitchens and bathrooms	By quotation, Schedule of Rates or priced against SOR book.

Boiler Replacement Programme	100	In two batches of fifty – traditional heat only boilers (15 – 18 years old) with hot water cylinders. To be replaced with combi boilers and new controls. System upgrades will be added where radiators are in poor condition, need resizing or are badly silted up.	Priced item in Gas Service Contract Schedule of Rates awarded via NHC procurement framework.
Communal Heating Replacement Phase 1 – William Peardon Court	36	There are a number of possible options, replacement of commercial size boilers, complete replacement of communal heating system, provision of individual heating systems to each flat.	Specialist heating consultants to be appointed to help identify best solution and tender works.
Replacement of Door Entry Systems	All door entry controlled blocks	Current systems becoming obsolete as spare parts and replacement fobs are no longer available.	We have not found a pre-procured framework so will be looking to use consultants to help specify and tender.
Chartwell House Concrete Repairs	41	Concrete repairs to be followed by external redecoration (walkway ceilings etc.)	Works scheduled being prepared by structural engineers to be tendered
Brabazon Road Concrete Repairs	Shops and leasehold maisonettes	Survey and make safe currently being undertaken	Quotation or tender depending on extent of works
External Doors	Phases of 50	Replacement of failed composite doors (original contractor went out of business)	Pre – tendered framework e.g. LHC framework launched 02.03.16.
External insulation to Solid Wall Homes	TBC	The aim is to come up with a programme to insulate all solid wall homes	Tender (possibly framework procurement)

External Works - Junction Road, Maromme Square, Burgess Street	Estate Works	Demolition of screen walls and delivery of revised communal garden facilities in consultation with residents.	Quotation or tender depending on extent of woks
Fire Safety Upgrades <ul style="list-style-type: none"> • Marriott House • Junction, Maromme, Burgess 	27 54	<ul style="list-style-type: none"> • Improvements to roof space compartments • Upgrading flat doors and communal areas 	To be tendered using consultants
Disabled Adaptations	30	Assuming a similar number of referrals to 2015/16	Quotation / Tender
Car Hardstanding	5	From waiting list (plus any agreed budget carry over)	Quotation