

2017/18 Capital Programme Projects – Final Report - Full Year to 31.03.2018			
Scheme	Number of Homes	Description	Procurement Method & Update
HRA Capital Projects			
Elizabeth Court	75	<ul style="list-style-type: none"> - Extract defective cavity wall insulation and clear cavity of rubble and debris; refill with bead system. - Fit new windows and install external wall insulation to replace tiled panels between windows. - Install Positive Input Ventilation (PIV) systems to all homes. - <i>Additional work</i> – fit new gutters while buildings have scaffold erected. - <i>Additional work</i> – reconfigure and update incoming electrical supplies and switching 	<u>Procurement: Low Carbon Expert</u> <ul style="list-style-type: none"> - Planning permission obtained - Appointed Low Carbon Exchange - All properties surveyed - Resident event held - Works on site from June 2017 - Main works were - <u>Completed November 2017</u> <ul style="list-style-type: none"> - Additional electrical works - <u>Completed December 2017</u>
Kings Drive / Gibson Close	23	Replacement of bathrooms with low access shower rooms	<u>Procurement: Ridge Consultants</u> <ul style="list-style-type: none"> - Works on site April to July 17 - <u>Works Completed Q2</u>
Malham Way	25	Replacement kitchens, bathrooms, boilers and electrical upgrades where not already undertaken, e.g. at re-let of property	<u>Procurement: Ridge Consultants</u> <ul style="list-style-type: none"> - Tendered and awarded to: - Mercer Building Solutions - Resident event held - Works started September - <u>Completed December 2017</u>

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Marriot House	27	Fire safety upgrade of existing fire stop walls in roof space and bringing common areas up to current safety standards.	<p><u>Procurement: Ridge Consultants</u></p> <ul style="list-style-type: none"> - Tenders received for work to common areas including; frames glazing and fire doors between compartments in corridors; entrance fire doors to flats and replacement kitchen windows to passages; and updating of control systems. - <u>Work did not start until first quarter of 2018/19.</u> - Work is also to be undertaken to improve fire stop and compartment arrangements in the roof-space. - Quotes have been obtained to consider fitting a sprinkler or mist system that would extinguish any fire at source.
Junction Rd / Maromme Sq / Burgess St	54	Fire and other safety upgrades, to include:- new flat doors, new emergency lighting, replacement of damaged gas and electricity meter box doors, closing gaps in balustrades (to comply with current building regulations), redecoration of stairwells.	<p><u>Procurement: in house.</u></p> <p>Doors awarded via EEM framework</p> <p>Meter box covers – Direct Labour</p> <p>Painting - Tendered</p> <ul style="list-style-type: none"> - Emergency Lighting / T sockets - Painting – communal areas - Balustrade rails – infill gaps <p>Mostly complete by end of March</p> <p>some painting and snagging ran over into 2018/19.</p> <p><u>Completed Q1 2018/19</u></p>
William Peardon Court	36	Mechanical and Feasibility Study carried out for	<u>Procurement: CJR Midlands</u>

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		<p>replacement of communal heating system (rather than just boilers) or provision of individual heating system. Initial report received April 2017 suggesting works circa £400k. Revised report and costs of £230k received 8th September and now under review for works in 2018.</p>	<p>- Boilers were serviced and had all burners replaced for winter 17/18. Work was deferred to 2018/19</p> <p>- Replacement scheme designed and tenders Q1 2018/19.</p> <p><u>Works to start on site Q2 2018/19 to complete by end of September 2018.</u></p>
14 Junction Road	2	<p>Convert large 3/4 bedroom maisonette to 2 homes. It is believed all issues have now been resolved and a programme / costs can be agreed.</p>	<p>Procurement: Ridge Consultants Planning permission obtained</p> <p>Tenders have been received and contract awarded</p> <p><u>Start on site Q2 2018/19</u></p>
Decent Homes – past refusals	3	<p>- Two houses and one flat have undergone major refurbishment following very long term tenancies (one in excess of 50 years duration).</p>	<p>Procurement: in house.</p> <p><u>Three major projects completed in 2018/19</u></p>
Central heating and boiler replacement	Approx 45 boilers	<p>- Responsive where parts are no longer available or repair uneconomical.</p> <p>- Planned – currently replacing at Regent Close</p>	<p>Procurement: in house.</p> <p>- SOR or by quotation</p> <p>- Mostly responsive upon major breakdown or uneconomic to repair</p> <p><u>Some planned replacements also completed in Q4.</u></p>

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Major adaptations	Per OT Rec.	<ul style="list-style-type: none"> - Projects drawn up and tendered individually - Equipment procured by County e.g. stairlifts - Rate of referrals has reduced 	Procurement: Dave Barry - Referrals progressed upon receipt <u>All Works Completed by Q4</u>
Front and rear doors (composite)	20 Doors	<ul style="list-style-type: none"> - 19 doors completed at Davenport Road - 1 x fire door at Churchill Close 	Procurement: in house Awarded via LHC framework <u>All Works Completed by Q4</u>
Car hard standings	4 new hard standings	<ul style="list-style-type: none"> - Ongoing annual programme - 12 addresses currently on waiting list - Scheme not currently being actively promoted 	Procurement: in house <u>All Works Completed by Q4</u>
GF Capital Projects			
Belmont House Hostel	5 Bedrooms (up to 10 bed spaces)	Convert existing house to homeless accommodation	Procurement: in house - Start on site end January 2018 - 16 week programme <u>Completed end of May 2018.</u> <u>Open day held and occupied immediately as scheduled</u>
Bushloe House Meeting Rooms	3 rooms	Create new meeting rooms adjacent to reception	Procurement: tendered in house <u>Completed April 2018</u>
Bushloe House Boiler	2 boilers	Phase 2 – Replacement of remaining 2 boilers	Procurement: CJR Midlands

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Replacement		<ul style="list-style-type: none"> - Remove redundant equipment from bunker - (Two oil tanks and ventilation compressor) - Controlled asbestos removal within cellar and three story asbestos external flue - Install 2 no. replacement boilers - Provide capacity to link the two systems so either can act as backup 	<u>Completed October 2017</u>
Bushloe House (Room 111)	1 room	Clear store, repair and decorate to bring back into use as an office.	Procured in house. <u>Work Completed Q3</u>
Additional Project (Room 108)	1 room	2 nd Store cleared to make interview room for HR Team – January 2018	Work being completed by Property Team direct labour <u>Work Completed Q4</u>