

HOUSING MANAGEMENT ADVISORY BOARD – 16TH DECEMBER 2015

Report of the Head of Landlord Services

ITEM 7 PLANNED MAINTENANCE PROGRAMME

Purpose of Report

To update the Board on the planned maintenance programme

Recommendation

The Board is recommended to note and comment on the report

Planned Maintenance Programme

Details of the work carried out and future plans are attached as an Appendix.

Officer to contact

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PLANNED MAINTENANCE REPORT
NOVEMBER 2015

PLANNED MAINTENANCE

Planned Maintenance is preventative maintenance carried out according to a fixed plan in order to prevent major costly repairs from occurring.

2015/16 WORK COMPLETED TO DATE

Cyclical Painting

Painting work completed by Novus, our outgoing painting contractor (contract expired November 2015), during 2015/16 is as follows:

- Ashfield Drive, Anstey - external
- Bird Hill Road, Woodhouse Eaves - external
- Lingdale House, Loughborough – internal (communal areas and flats) and external
- Offranville Close, Thurmaston – external (internal painted in 2014/15)
- St Michael's Court, Thurmaston – internal and external

Car Park Resurfacing

Thomas Bow have resurfaced the following car parks:

- Rutland Street, Loughborough
- Moira Street (rear of blocks 84-106 Moira Street), Loughborough
- Waterside Close, Loughborough

2015/16 WORK IN PROGRESS

Planned Maintenance - Warwick Way Estate

Encompassing the following addresses this project started on 02.11.2015:

- Blake Drive
- Copeland Crescent
- Epinal Court
- Lewis Road
- Matthew Arnold Court
- Milton Court
- Shelley Street
- Warwick Court

The scope of works covers:

- Cyclical painting, including UPVC wash down
- Replacement shed doors to all properties
- Renewing shed roofs where necessary
- Brickwork repairs

- Graffiti removal
- Removal of timber fencing to front elevation and replacement with metal (to match Milton Court and Lewis Road where this has already been done)
- Rear garden perimeter fencing where damaged or rotten
- Car park wall repairs – replacing with bollards or railings where walls are beyond repair
- White lining of car park spaces
- Repointing
- Repairs

This work is to be completed by 31.03.2016.

Cyclical Painting - Pevensey Road

Internal and external painting on Pevensey Road was started on 16.11.2015.

An inspection of Pevensey Road to identify pre paint repairs revealed rotten rafter ends at eaves, rotten tile rails and perished felt.





This work is being programmed for 2016.

Shed Doors

Nationwide are in the process of installing shed doors at the following addresses:

- Park Court
- Victoria Street



Loft Insulation

Loft insulation is currently being supplied as part of roofing works where there is a requirement to upgrade the thermal elements of the roof.

2015/16 BUDGET

Painting

- Budget: £298,000
- Allocated Value: £240,664 (quotes awaited/in progress for seven planned projects)

Planned Maintenance

- Budget: £435,000
Incorporating:
 - General Planned Maintenance (£140,000)
 - Estate Works (£75,000)
 - Neighbourhood Renewal and Parking (£80,000)
 - Paths and Fencing (£90,000)
 - Communal Improvements (£50,000)

2015/16 PLANNED WORK

Cyclical Painting

Following engagement with tenants the addresses below are programmed for painting before April 2016:

- Aingarh, old building, internal communal areas
- Chapel Street, external (including render repair)
- Dudley Court, external
- Gloucester Avenue, external
- Leicester Road, internal communal areas
- Lovett Court, external (including render repair)
- Martin Court, external (requires a replacement flat roof to the lounge at a cost of approximately £9,000)
- Park Court, internal communal areas and external (excluding balconies which were painted when repairs were carried out in 2014/15)
- Rockingham Road, internal communal areas and external (blocks including 2-42 have been re-roofed and are excluded)
- Tuckers Close, external (awaiting outcome of structural reports on balconies)
- Tuckers Road, external (awaiting outcome of structural reports on balconies)

The order of this work will be determined by Bell Group's condition surveys.

The Hut Car Park

Thomas Bow have provided quotes for installing a car park surface at The Hut, Old Ashby Road, Loughborough. Consultation is taking place with the residents group to determine the specification to go ahead with (options are block paving, tarmac or grasscrete).

2016/17 PROGRAMME

Work is taking place to survey and plan works across the borough, ensuring both that priorities in terms of property condition are met and ensuring that there is no concentration in any one geographical area. Guttering and soffits are being surveyed along with painting needs and other estate improvement issues.

Surveys have also been carried out of addresses in areas where the Council has less than 20 properties to ensure that they are not overlooked. This resulted in only Brookside, Rearsby, Green Lane Close, Seagrave, and Main Street, Swithland, warranting being added to the 2016/17 programme.

The proposed draft programme for 2016/17 for schemes identified to date are:

Anstey	Papermill Close – to include replacement of carpet in communal areas with a more suitable floor covering
Barrow upon Soar	Babington Road
Birstall	Myrtle Avenue, Acacia Avenue and Windmill Avenue
East Goscote	Strollers Way
Hathern	Golden Square
Loughborough <ul style="list-style-type: none"> • Ashby Road • Bellfoundry • General • Shelthorpe • Thorpe Acre • Town Centre – Great Central Road • Warwick Way 	Sharpley Road Rutland Street Alan Moss Road Manor Road and Manor Drive Burns Road and flat at Wordsworth Road shops Victoria Street Warwick Way and Milton Street
Mountsorrel	Boundary Road
Quorn	Castledine Street
Rearsby	Brookside
Rothley	Babington Road and Macaulay Road
Seagrave	Green Lane Close
Shepshed	Brook Street
Sileby	Park Road and St Mary's Road
Swithland	Main Street
Syston	Mostyn Avenue, Tentercroft Avenue and Brighton Avenue
Thurmaston	Sandiacre Drive
Woodhouse Eaves	Beacon Road

The confirmation and subsequent order and scope of work is subject to a detailed survey of individual properties at these addresses.

The 2016/17 draft budget is to be confirmed following consultation.