

COMMUNITIES & SOCIAL AFFAIRS COMMITTEE

18 MARCH 2015

REPORT OF HEAD OF COMMUNITIES & NEIGHBOURHOODS

THE HOUSING ASSET MANAGEMENT PLAN (HAMP) – NEW BUILD, BECKMILL COURT & GRANBY HOUSE REGENERATION UPDATE

1.0 PURPOSE OF REPORT

1.1 For members to note and comment on the Regeneration Plans for Beckmill Court & Granby House as part of the Housing Asset Management Plan (HAMP)

2.0 RECOMMENDATIONS

2.1 **Members note the progress the New Build Programme has made in delivering the first Council New Build Project in nearly 30 years.**

2.2 **Members provide comments and approve the Feasibility Report for Beckmill Court as set out in Appendix B**

2.3 **Members provide comments and approve the Feasibility Report for Granby House as set out in Appendix C**

3.0 KEY ISSUES

3.1 The Housing reform changes, introduced in April 2012 gave Councils full financial control over their housing stock enabling them to manage it, specifically from an asset management perspective, more strategically. To facilitate a more strategic approach, Members in September 2012 approved the development of a Housing Asset Management Plan.

3.2 A robust HAMP provides a complete and structured approach to the long-term management of land and property assets as tools for the efficient and valuable delivery of community benefits.

3.3 Members of this Committee approved the HAMP at their meeting of 20 March 2013 and a further refreshed HAMP in September 2013 and 12 November 2014. Some of the key areas within the HAMP were:-

- New Build of Affordable Housing
- Beckmill Regeneration
- Granby House Major Improvements

3.4 The main challenge of producing the HAMP was firstly to, consider protection of existing assets and then secondly, to deliver other aspirations such as building new Council houses and regenerating run down estates. Getting the balance right between these objectives is crucial to make best use of the financial resources that are available.

This report primarily relates to the New Affordable Housing Build Project and Beckmill and Granby Regeneration projects.

3.5 New Build

The 10 affordable housing projects are being progressed very well and the project has fulfilled the 2 key principles of project management:-

- Project being in time

- Project being in Budget

As members may be aware a formal celebratory event to mark the completion of this Council's first Council Housing Build programme for nearly 30 years is taking place on 20th March 2015

The New homes have been built to comply with level 3 of the Code for Sustainable Homes and have been secured by design.

Members are asked to note that this project has created much needed affordable homes and also significantly improved areas that were previously unused and attracted anti-social behaviour. Images are shown at Appendix A.

These properties are being let at Affordable Rent as per the Tenancy Policy approved by this committee, and the tenancies will be Flexible tenancies that require a 5 year review.

Officers are now compiling the next programme of new build and this will be reported to this Committee in June and early indications are that this will generate further 15-20 new Homes.

3.6 Beckmill Regeneration

A feasibility report for Beckmill Court has been prepared and is attached as Appendix B. The report covers extensive External and Internal programme works which include:

- **Installation of new gas fired heating systems.** Design philosophy – strip out existing electric heating system, install new gas fired boiler within flat store rooms and connect gas supply pipes from meters located at GF level, through electrical risers within the central core of the blocks and into existing meter cupboards off existing landings. New gas supply required and considered as part of this report.
- **New mechanical ventilation.** Existing flats have condensation issues caused partly by a lack of suitable ventilation and potential inadequate or irregular heating patterns (works above will assist with total mitigation). This report considers the installation of new mechanical extract ventilation within the kitchen and bathrooms of each flat to remove moisture at source.
- **External Building Enhancements.** The report assesses the feasibility of installing new insulated renders and cladding to the external facades of all flats from an aesthetic, structural, cost and programme perspective. The proposals include the replacement of the existing windows with aluminium or PVC windows and involve building out of central 'drying' areas to add architectural interest to the facades. Existing steel / wire mesh handrails / balustrades are to be replaced with stainless steel glazed replacements.
- **Improvements to Landscaping.** Existing landscaping is unattractive and worn with the site being used as a pedestrian walk through and town car park. The proposals consider the improvements of the perimeter fencing with defensive planting aimed at improving the security and enclosure of the site. Existing tarmaced areas are to be replaced with block pavers with an overhaul to the schemes parking philosophy. A seated area, children's play area and a new planting scheme aim to create a more pleasant place to live.
- **Condition Survey Related Work.** The buildings superstructure and individual flat issues are highlighted and addressed through the works proposed above with the exception of poor condition asphalt coverings and lack of lighting in the communal areas which require renewal.

Officers are analysing the report to ensure that it covers the main programme of works. These comprehensive works will significantly improve the lives of our tenants living in there and also considerably improve the physical environmental. Examples of which are provided below:-

Option A – Insulated renders / Corium Brick Cladding (Vantage Point 1)



Option A – Insulated renders / Corium Brick Cladding (Vantage Point 2)



Option B – Insulated Renders and Timber Cladding (Vantage Point 1)



Option B – Insulated Renders and Timber Cladding (Vantage Point 2)

Option A - Before and After (Vantage Point 1)



Option B – Before and After (Vantage Point 2)



Members are asked to consider and comment on the report with a view to approving the works detailed in the report.

The report provides an indicative project timeline which is shown below:

Key Milestone	Date
Board Approval to Works	Friday 20th March 2015
Gleeds Appointment	Monday 23rd March 2015
New Gas Supply Application	Friday 6th April 2015
Design Development	Friday 22nd May 2015
Board Approval to Proceed to Tender	Friday 5th June 2015
Contractor Appointment	Friday 26th June 2015
Gas Supply Install	Friday 21st August 2015
Contract Start Date	Monday 20th July 2015
Contract Completion Date	Friday 1st January 2016

3.7 Granby House

A feasibility Report for Granby House has also been produced, which is attached as Appendix C. The report covers major improvement works which can be summarised as below:

- **Installation of a new gas fired heating system.** Design philosophy – strip out existing electric heating system, install new central boiler and distribution pipework to heat stations located within store rooms in each flat, the heat station will meter the gas use by each tenant. New gas supply required and considered as part of this report.
- **New mechanical ventilation.** Existing flats have condensation issues caused partly by a lack of suitable ventilation, potential inadequate or irregular heating patterns (works above will assist with further mitigation). This report considers the installation of new mechanical extract ventilation within the kitchen and bathrooms of each flat to remove moisture at source.
- **Internal Circulation Enhancements.** Existing corridors have painted brick finishes, aged vinyl floor tiles and an unacceptable lighting lux level. In addition, existing fire doors appear non-compliant and a number of accessibility issues have been highlighted and considered. This report assess the works and costs involved with uplifting these spaces.
- **Communal Kitchen Upgrade.** In response to resident feedback regarding poor layout and condition of the existing kitchen Gleeds have assessed minor reconfiguration and refurbishment works.
- **Communal Bathroom Upgrades.** Existing communal bathrooms are inaccessible to residents and are in poor condition. Some bathrooms are used as storage spaces and the total disuse of sanitary ware in these areas present an increased risk of legionella. This report assess options involving refurbishment of existing shared bathrooms to provide new assisted level access shower and bathing facilities and new store rooms.

Officers are analysing the report to ensure that it covers the main programme of works. These comprehensive works will significantly improve the lives of our tenants living in there and also improve the physical environmental. An example of which is provided below:-



Members are asked to consider and comment on the report with a view to approving the works detailed in the report.

The report provides an indicative project timeline which is shown below:

Key Milestone	Date
Board Approval to Works	Friday 20th March 2015
Gleeds Appointment	Monday 23rd March 2015
New Gas Supply Application	Friday 10th April 2015
Design Development	Friday 1st May 2015
Board Approval to Proceed to Tender	Friday 8th May 2015
Gas Supply Install	Friday 10th July 2015
Contractor Appointment	Friday 17th July 2015
Contract Start Date	Monday 10th August 2015
Contract Completion Date	Friday 6th November 2015

3.8 It is important that this programme is not just seen as a physical asset improvement and to maximise its positive impact this programme will be complimented by working with the tenants living in these homes and officers from community safety, community consultation, early intervention and housing, and welfare are part of the Project Board.

3.9 In regards to procurement of works the officer Project Board with advice from the Welland procurement unit intends to proceed through the Scape Framework.

4.0 POLICY AND CORPORATE IMPLICATIONS

4.1 The HAMP overall and related projects contained in the document directly relate to the following corporate priorities:

- Improving the well-being of vulnerable people
- Improve quality of life for people living in the most disadvantaged neighbourhoods
- To provide high performing services that are efficient and meet customers' needs

The projects members are updated on in this report significantly support the priorities highlighted above.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

5.1 Members have previously been presented with the HRA business Plan which shows that a number of projects are being developed within the HAMP.

5.2 The Beckmill Regeneration and Granby House Improvement projects have been approved by members previously and are included in the HRA capital programme and have been budgeted for accordingly. A further report outlining the final costs will be presented to this committee at their meeting in June 2015.

6.0 LEGAL IMPLICATIONS/POWERS

6.1 There are no other legal implications directly arising from this report.

7.0 COMMUNITY SAFETY

7.1 There are no direct links to community safety arising from this report. However, some projects do promote independent living and impact on the quality of life, which relate to safer communities.

8.0 EQUALITIES

8.1 An Equalities Impact Assessment form for the HAMP has been completed by the Head of Communities & Neighbourhoods which confirms that there are no specifically adversely affected groups and therefore no action plan is necessary.

9.0 RISKS

9.1

Probability
↓

Very High A				
High B	2			
Significant C				
Low D				
Very Low E			1, 3	
Almost Impossible F				
	IV Neg- ligible	III Marg- inal	II Critical	I Catast- rophic

→
Impact

Risk No.	Description
1	Projects costs become unaffordable
2	Impact of the inability to borrow beyond the self financing cap to fund capital projects
3	Impact of the programmes have little impact on the physical and social environment
4	
5	

10. **CLIMATE CHANGE**

10. There are no climate change issues directly arising from this report.

11. **CONSULTATION**

11. The tenant's forum were previously updated on the development of the HAMP and previously TFEC were consulted on the HRA Business Plan and Asset Management Strategy, to which the HAMP is based on.

12. **WARDS AFFECTED**

12. All wards

Contact Officer: Harinder Rai-Head of Communities & Neighbourhoods
Date: 2 March 2015

Appendices : Appendix A- Images before & After new Build Programme
Appendix B- Feasibility report for Beckmill Court
Appendix C- Feasibility report for Granby House

Background Papers: HRA Business Plan
HAMP

Reference : X : Committees/CSA/2014.15/180315/HR- HAMP