

ESTATES PRIDE LARGE SCALE PROGRAMME 2016-17

Report of the Head of Investment

1. SUMMARY

- 1.1 Derby Homes allocates funds each year to deliver large scale improvement works that are identified by tenants, councillors, local housing office staff and other local agencies/partners. The works can potentially include improved parking, fencing, gates, lighting, landscaping and improving access (paths etc).
- 1.2 Bids are made before the start of each financial year (1 April), in line with the allocated funding. Due to the nature of the works, this allows adequate time for planning and procurement to take place on each individual scheme.

2. RECOMMENDATION

The Operational Board is asked to approve the priorities in the Large Scale Programme 2016-17.

3. MATTER FOR CONSIDERATION

3.1 The Bid

Each of the five Area Managers (AM) collate requests for potential schemes throughout the year, which are passed to the Estates Maintenance Manager. Each of the AMs state which schemes require priority, assuming sufficient funds are available.

3.2 Work will focus on:

- Strengthening communities and giving pride in where people live;
- Environmental improvements and safety;
- Benefit predominately Derby Homes tenants;
- Involve local people and partners in the decision making.

Work must demonstrate that the improvement will directly benefit an estate, community or environment. Evidence to support this will be provided to strengthen the proposed works.

3.3 Evaluation

The bids will be evaluated by the Estates Maintenance Manager and the Head of Investment for viability, cost and to establish if it fits in with any other planned large scale works. The evaluation will also ensure that there is sufficient evidence and reason for the work, and that it benefits both Derby Homes and our communities.

- 3.4 These will include:
- Increase the numbers of customers reporting satisfaction with their neighbourhoods and create areas where people choose to live;
 - To have cleaner, greener and safer public spaces;
 - To have such an impact that ensures long term sustainability of Derby Council estates.
- 3.5 The bids for 2016-17 are below and using the RAG – red/amber/green traffic light - system with our recommended priorities as follows :

	£
<u>Green</u>	
BMX , maintenance year 2 of 5	2,600
Rivermead House , parking improvements & redesign 3no entrances	100,000
Bath Street , maisonette improvements, creation of 2no. secure drying areas	20,000
Hardstandings , city wide individual car standings (approx 48 no.)	80,000
City Parks , DH match funded improvements to DCC/DH play areas	30,000
Prince Charles Avenue , Parking Improvements, DH contribution(COG)	30,000
Tintagel Court/Alexandra Gdns , path and improvement works	60,000
Fairdene Court , boundary wall	25,000
Madeley Court , paths renewals/ creation	20,000
Mundy Street , improved communal car parking	40,000
Maple Drive , improved bungalow parking	10,000
Lambe & Rauche Ct , completion of 15/16 maintenance/improvement works	200,000
BMX , DH match funded works DCC, Onslow Rd, Chaddesden Park, Omaston Park & Alvaston Park	30,000
Watermeadow Road , communal parking improvements	30,000
Rebecca House , resurface car park	25,000
Kingsmead Close , garage Site resurface area	15,000
	<hr/> 717600
<u>Amber</u>	
Locko Court , resurface car park	30,000
Stratford Road , service footpaths renewals	25,000
Oriel Court , path renewals	40,000
Stockbrook Street Area , estate path renewals	60,000
Wembley Gardens , path renewals around bungalows	25,000
Southcroft , pavement improvements phase 2 & garage sites	30,000
	<hr/> 210000
<u>Red</u>	
New Sinfin , improvement works & parking, with Neighbourhood contribution	325,000
Racecourse flats (Kinross Ave) , resurface car park	15,000
St Clares/ St Swthins Close , path renewals	40,000
Crayford Road , resurface rear car park	25,000
Osmaston Park Road , improved/increased parking to existing green areas	55,000
	<hr/> 460000
	<hr/> <hr/> 1,387,600

Please note:

The green are schemes where we are either committed to the spend or, in our opinion, are areas where works need to proceed.

- 3.6 The ambers are schemes where we would like to complete the works and it should be noted will require no formal planning process, so can be reacted to quickly.
- 3.7 However the reds contain two schemes which are dependent on external factors and funding. If the required funding/pressures apply, could jump straight to green.

4. CONSULTATION IMPLICATIONS

To enable Derby Homes to report on effective engagement, the Customer Engagement and Community Development Team will assist Derby Homes Housing Staff with creating consultations.

5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

The above works are forecasted using historical data. At the time of writing the funding is believed to be £1m.

6. COUNCIL IMPLICATIONS

The above works are subject to Derby City Council funding.

7. ENVIRONMENTAL IMPLICATIONS

As outlined in the report.

The areas listed below have no implications directly arising from this report:

Legal and Confidentiality
Personnel
Equalities Impact Assessment
Health & Safety
Risk
Policy Review

If Board Members or others would like to discuss this report ahead of the meeting please contact:

Richard Holman / Estate Maintenance Manager / 01332 888702 / Email Richard.holman@derbyhomes.org

Background Information: None
Supporting Information: None