

ESTATES LARGE SCALE IMPROVEMENTS PROGRAMME 2016-17

Report of the Head of Housing Investment

1. SUMMARY

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).

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

1. To note progress made on the Large Scale Programme 2016-17.
2. To approve the additional schemes listed in paragraph 3.6.

3. MATTER FOR CONSIDERATION

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

3.2 Work focuses 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 are 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 also ensures that there is sufficient evidence and reason for the work, and that it benefits both Derby Homes and our communities.

These 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.

3.4 The Operational Board approved the priorities for the Large Scale Programme 2016-17 at its meeting on 25 February 2016 and an update is provided below.

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

The amber 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.

The red contain two schemes which are dependent on external factors and funding. If the required funding/pressures apply, could jump straight to green.

Green

BMX, maintenance year 2 of 5

This is a committed spend and ongoing.

Rivermead House, parking improvements & redesign 3 no. entrance

Derby Homes are about to start the consultation with the residents.

Bath Street, maisonette improvements, creation of 2 secure drying areas

Works are in progress.

Hardstandings, city wide individual car standings (approx 48 no.)

Works are in progress.

City Parks, DH match funded improvements to DCC/DH play areas

Arkle Green, Sinfyn has been identified and is in design/procurement.

Prince Charles Avenue, parking Improvements, DH contribution(COG)

This is a committed spend, works are nearing completion.

Tintagel Court/Alexandra Gdns, path and improvement works

Consultation is in progress and we will procure when works agreed.

Fairdene Court, boundary wall

New fencing is about to start, after demolition works by neighbouring temple.

Madeley Court, paths renewals/ creation

Consultation by Local Housing Office will be completed by 12 September,

Mundy Street, improved communal car parking

These works are not proceeding, due to negative responses from residents.

Maple Drive, improved bungalow parking

Currently waiting planning permission approval.

Lambe & Rauche Courts, completion of 15/16 maintenance/improvement works

Groundworks had an August start, with remaining works currently in procurement.

BMX, DH match funded works DCC, Onslow Rd, Chaddesden Park, Osmaston Park & Alvaston Park.

DCC has stated due to reduced staffing, only the works at Alvaston will take place this year. It is planned for the other three parks for the works to take place 16/17.

Watermeadow Road, communal parking improvements

These works will not take place, after local consultation, it was agreed the works were not required.

Rebecca House, resurface car park

These works will take place once new groundworks framework is in place.

Kingsmead Close, garage Site resurface area

Some localised repairs were carried out to the area, resulting in the planned works no longer being required.

Amber

Locko Court, resurface car park

These works will take place once new groundworks framework is in place.

Stratford Road, service footpaths renewals

These works will not take place, after site inspection, paths are in reasonable condition. We have created French drains and re-flaunched all manholes etc.

Oriel Court, path renewals

After a site inspection, it has been agreed the works will not take place this year, they are in a reasonable state. They will be monitored.

Stockbrook Street Area, estate path renewals

These works have been procured and will proceed shortly

Wembley Gardens, path renewals around bungalows

Works are currently being drawn up and after consultation and procurement will proceed.

Southcroft , pavement improvements phase 2 and garage sites

These works will proceed once framework is in place.

Red

New Sinfin, improvement works and parking, with Neighbourhood contribution.

Due to no current DCC match funding and ASB has reduced, so works are currently shelved.

However improved parking at Dunoon Close, Cromarty Close, Sinclair Close & Rothesay Close are currently with DCC planning and waiting approval.

Racecourse flats (Kinross Ave), resurface car park

Once framework is in place works will proceed.

St Clares/ St Swthins Close, path renewals

Once framework is in place works will proceed.

Crayford Road, resurface rear car park

Once framework is in place works will proceed.

Osmaston Park Road, improved/increased parking to existing green areas

These works are on postponed until a review next year as there are major road works potentially taking place.

- 3.6 Approval is sought to add the following new Large Scale Works schemes to the programme.

Ashworth Avenue: metal fencing to prevent match day parking - £12,000

Ballater Close: install/create 12 rear doors to communal garden - £15,000

Ellesmere Avenue: resurface car parks - £15,000

Filbert Walk: creation of scooter store - £15,000

Laurie Place: improved parking - £15,000

Radnor Street: landscaping works to rear of properties and gardens - £30,000

Trenton Green: new paths and block paving - £20,000.

- 3.7 The above works are approximate forecasts using historical data .

4. CONSULTATION IMPLICATIONS

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

5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

The total amount of Estates Pride funding for 2016/17 is £1.3 million.

6. 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:

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Background Information: None

Supporting Information: Item A2 Estates Pride Large Scale Programme 2016-17 - Report to Operational Board 25 February 2016