

**OPERATIONAL BOARD  
23 FEBRUARY 2017**

# **ITEM A5**

## **ESTATES MAINTENANCE LARGE SCALE PROGRAMME 2017/18**

Report of the Head of Housing Investment

### **1. SUMMARY**

- 1.1 Derby Homes allocates funds each year from its HRA Capital and Revenue allocations to deliver improvement works that are identified by Tenants, Councillors, Local Housing Office staff and other local agencies/partners. This budget is spent city wide on Estates Pride Large Scale works. The works can potentially include new/improved car parking, fencing and 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**

- 2.1 The Operational Board is asked to approve the Estates Pride Programme 2017-18.

### **3. REASONS FOR RECOMMENDATION**

- 3.1 The works 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

### **4. MATTER FOR CONSIDERATION**

- 4.1 Each of the five Area Managers collate requests for potential schemes throughout the year, which are passed to the Estates Pride Manager. Each of the AMs state which schemes require priority, assuming sufficient funds are available.
- 4.2 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.

- 4.3 The bids will be evaluated by the Estates Maintenance Manager and the Head of Housing 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

These will :

- increase the numbers of customers reporting satisfaction with their neighbourhoods and create areas where people choose to live;
- have cleaner, greener and safer public spaces;
- have such an impact that ensures long term sustainability of Derby Council estates.

The bids (Green List) for 2017/18 are as follows:

1. <b>Small Scale works</b> , allocation of £20,00 to each of five local areas	£100,000
2. <b>Hardstandings (city wide)</b> , installing individual drives (50 no)	£170,000
3. <b>Arkle Green</b> , match fund of DCC improvements to existing play area	£35,000
4. <b>DCC Parks Dept</b> , DH match fund DCC to Alvaston Park BMX track	£10,000
5. <b>Lambe &amp; Rauche Court</b> , widescale improvement works	£190,000
	<b>£505,000</b>

The above schemes are all recommended for completion, due to their stock condition and their potential impact.

The bids above are all forecasted costs, using historical data and include a contingency, for unforeseen works. Therefore all costs can change due to their nature and rates of procurement.

The additional list of bids (Amber List) 2017/18 are as follows:

6. <b>Maple Drive</b> , additional parking (planning approved)	£20,000
7. <b>Radnor Street</b> , landscaping works to rear of properties	£35,000
8. <b>Pine Court</b> , creation of sensory garden	£15,000
9. <b>Downing House</b> , renewal of paths to flats	£20,000
10. <b>Metcalfe Close</b> , renewal of paths to flats	£20,000
11. <b>Yates Street</b> , path renewals and privacy fencing	£55,000
12. <b>Tintagel Close</b> , path renewals and landscaping works	£180,000
13. <b>Sinfin (Scotts Estate)</b> , additional parking , planning approved (4 locations)	£50,000

14. <b>Rivermead House</b> , improved parking and entrance improvements (planning required)	£90,000
15. <b>Haddon Drive</b> , structural work to retaining walls	£20,000
16. <b>Madeley Court</b> , path renewals	£40,000
17. <b>St Clares, St Swithins, St Davids Close</b> , path renewals	£30,000
18. <b>Shardlow Road</b> (54/56), renewals of paths to flats	£15,000
19. <b>Locko Court</b> , renewal of car park area surface	£55,000
20. <b>Sussex Circus Local Office</b> , additional parking (planning required)	£20,000
21. <b>Lapwing Close</b> , renewal of paths to flats	£30,000
22. <b>Ballater Close</b> , installing patio doors to allow better use of gardens	£15,000
23. <b>Ellesmere Avenue</b> , resurface of car park	£15,000
24. <b>Crayford Road</b> , resurface of car park	£25,000
25. <b>Oaklands Avenue</b> , resurface of car park	£10,000
26. <b>Racecourse flats</b> , resurface of car parks	£20,000
27. <b>Oriel Court</b> , path renewals	£40,000
28. <b>Knightsbridge</b> , renewals of paths to flats	£45,000
29. <b>Southcroft</b> , renewal of car park surface	£15,000
	<b>£880,000</b>

## **5. OTHER OPTIONS CONSIDERED**

- 5.1 The Operational Board is asked that, subject to funding, pressures, savings in procurement or scheme underspends which schemes will be completed as per the lists above.

## **IMPLICATIONS**

### **6. CONSULTATION IMPLICATIONS**

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

## **7. FINANCIAL AND BUSINESS PLAN IMPLICATIONS**

- 7.1 The total amount of Estates Pride funding for 2017/18 is £1.25 million. Of this total £100k is allocated and costed to the Estate Response Officers, to allow for the continuation of the scheme of works they complete, such as fly tipping and other estate improvements.

## **8. ENVIRONMENTAL IMPLICATIONS**

- 8.1 As outlined in the report.

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

Legal and Confidentiality  
Council  
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: None