

Committee:	Tenants and Leaseholders Consultative Forum
Date:	28 February 2008
Subject:	INFORMATION REPORT – Update on Decent Homes progress
Responsible Officer:	Gwyneth Allen
Portfolio Holder:	Councillor Camilla Bath
Exempt:	No
Enclosures:	None

## Section 1 – Summary

This report sets out progress on the delivery of the Council's decent homes programme

### **FOR INFORMATION**

## Section 2 – Report

### 2.1 POSITION AS AT 30 NOVEMBER 2007

2.2 The Tenant and Leaseholder Forum (TLCF) will recall that the position reported to the January 2008 TLCF meeting, showed the following completions as at 30 November 2007.

Radway <sup>1</sup>	112
Kier	40
<b>Total</b>	<b>508</b>

### 2.3 POSITION AS AT 1 FEBRUARY 2008

- 2.4 Kier's management of the programme has been strengthened, with a number of new project officers and managers being appointed to improve strategic direction.
- 2.5 A number of new sub-contractors have been appointed, both replacing some whose work was considered not to be up to a high enough standard and increasing the number of workers on site.
- 2.6 Work is being better managed through the division of the programme into a number of service units, each responsible for delivering around 10-20 units per week.
- 2.7 A new supply centre has been established, replacing a "just in time"<sup>2</sup> approach, which had, in practice, significantly held up the Decent Homes programme. The supply centre allows site managers to acquire materials for renovation quickly and easily and introduces a significant amount of flexibility, which previously did not exist.
- 2.8 The additional costs are being borne by Kier.
- 2.9 Robust procedures are in place – including sign-off on properties by council officers – to ensure that work is of a high standard.
- 2.10 The 232 outstanding properties from the Apollo project have been transferred to Kier who have engaged additional resources to deliver the works thereby avoiding any dilution of the resources need to deliver their original 2007/08 programme.
- 2.11 In addition, a further 92 properties where only rewiring or only heating works are required have been brought forward from 2008/09 to the 2007/08 programme. Again Kier have engaged additional resources to deliver these works thereby avoiding any dilution of the resources needed to deliver their original 2007/08 programme.
- 2.12 Works to 78 properties, where the only element required is replacement windows, has been brought forward from the 2008/09 and 2009/10

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<sup>1</sup> The numbers below relate only to those properties, where the only elements requiring attention to make them decent homes compliant, are doors and windows

<sup>2</sup> "Just in time" is the approach to stock management used which attempts to order products just as they are about to be needed, thus limiting the amount of storage space required and increasing efficiency.

programme and awarded to Radway, the Council's window specialist contractor.

2.13 As at week ending 8 February 2008 the position was as follows:

	Completions	No. of properties in contract	No. outstanding
Apollo	356	356	0
Radway <sup>3</sup>	144	234	90 <sup>4</sup>
Kier	235	1151 <sup>5</sup>	916 <sup>6</sup>
<b>Total</b>	<b>735</b>	<b>1741</b>	<b>1006</b>

2.14 The Council's target for 2007/08 is to complete decent homes works to 1720 properties. This means 985 homes would have to have been completed between 8 February 2008 and 31 March 2008 if this target is to be achieved.

### Section 3 – Further Information

3.1 None

### Section 4 - Contact Details and Background Papers

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Background Papers:

None

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<sup>3</sup> The numbers below relate only to those properties, where the only elements requiring attention to make them decent homes compliant, are doors and windows

<sup>4</sup> Comprises 12 outstanding from 2007/08 programme plus 78 brought forward from 2008/10 programmes

<sup>5</sup> Kier's contractual target to 31/03/08 is 827 of which 29% (235) are completed

<sup>6</sup> Comprises 592 properties from 07/08 programme plus 232 properties transferred from Apollo contract plus 92 properties b/f from 08/09 programme