

# WARWICK DISTRICT COUNCIL

## HOUSING PROGRAMME & PROGRESS REPORT FOR 1999/2000



FOR

HOUSING COMMITTEE 13<sup>TH</sup> March 2000

Members are requested to note the following information relating to Housing Major Works schemes currently managed by the Property Services Unit.



PLEASE NOTE that the schemes included in this report are those that

- 1) Have not previously been reported as complete with the final account audited and final certificate paid.
- 2) Are currently under construction.
- 3) Have been previously programmed.
- 4) Are under consideration for future programmes.

and

Prepared by the Property Services Business Unit

Judy Ball  
March 2000

# **WARWICK DISTRICT COUNCIL**

## **SECTION A**

### **CAPITAL WORKS**



## ENERGY CONSERVATION

The Council has been active in the need to address the issue of energy efficiency.

To date, the more major of these schemes have included:-

### Programmes that have been completed:

### Programmes that are 'on-going'

External Brick Cladding of Concrete dwellings.	Replacement of inefficient heating systems.
Overcladding concrete 'Unity' panels at Westbrook House.	Improved control systems for communal lighting.
Overcladding concrete to High Rise Flats at Radcliffe Gardens.	Replacing old timber porches in P.V.C.u. with double glazing timber.
Installation of low energy lighting at Very Sheltered Schemes.	Application of an insulated exterior to solid brick dwellings.
Double glazing to all high rise flats and replacement of defective windows (complete except for areas that are under a conservation scheme).	
Installation of cavity wall and loft insulation (including upgrading of existing loft insulation).	
Installation of combined heat and power units at Very Sheltered Schemes.	

Schemes within this report will be highlighted with the symbol  to aid their identification as measures that we

consider are making a positive contribution to Energy Conservation.

# **WARWICK DISTRICT COUNCIL**

## **SECTION B**

### **REVENUE WORKS**

SCHEME	TOTAL ESTIMATED GRANT	NO. OF UNITS	COMMENCEMENT	COMPLETION	COMMENT	HOUSING ASSOCIATION
£						
<b>PARTNERSHIP HOUSING</b>						
Hatton Hospital Site (Phase II)	£861,745	30	1998/1999	1999/2000	Scheme Complete	Jephson
Mercia Way, Warwick	£132,486	5	2000/2001	2000/2001	Start delayed. Flood barrier under consideration	Bromford Housing
Mother & Baby Units, Leamington Spa	£18,000	-	-	2000/2001	Property under consideration	Christian Alliance Housing Association
Tachbrook Street, Leamington Spa Regeneration of Charles Gardener Rd (Phase I)	£74,997	5	1999/2000	1999/2000	Work in Progress	Ashram
Hatton Hospital Site (Phase III)	£63,602	8	1999/2000	1999/2000	Scheme Complete	Warwickshire Rural Housing Assoc. in conjunction with Bromford Housing
27 High Street, Leamington Spa	£200,000	7	1999/2000	2000/2001	Work due to start shortly. (Old Town Site)	Servite Houses
South Sydenham (Phase II)	£260,000	13	2001/2002	2002/2003	Works due to start Autumn 2001	Orbit
Warwick Gates (Heathcote Site)	£2,675,856	99	2000/2001	2001/2002	Work due to start in April 2000.	Bromford Housing

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>ROOFING: 1998/99</b>							
<b>Contract Ref: 660</b>							
Glebe Court, Whitnash, Leamington Spa	£22,080	£21,770	8	Jan. '99	Mar. '99	Four Season Roofing	Scheme Complete. Final Account Agreed.
<b>Contract Ref: 665</b>							
Masters Road, Whitnash, Leamington Spa	£22,731	£23,951	23	Dec. '98	Feb. '99	N & D Roofing	Scheme Complete. Additional costs due to unforeseen structural repairs.
<b>ROOFING: 1999/00</b>							
<b>Contract Ref: 674</b>							
Chapman Court, Garden Court	£46,231	£43,010	43	May. '99	Sep. '99	Lewis Roofing Midland Ltd	Scheme Complete. Final Account to be Agreed.
<b>Contract Ref: 683</b>							
Watling Road	£27,157	£25,916	14	Aug. '99	Nov. '99	F. H. Roofing	Scheme Complete. Final Account to be Agreed.
<b>Contract Ref: 688</b>							
Windmill Road, Leamington Spa	£5,836	£7,142	4	Jun. '99	Jul '99	KAD Roofing	Scheme Complete. Final Account Agreed. Additional cost due to unforeseen structural repairs.
<b>Contract Ref: 710</b>							
Humphris Street, Warwick	£28,979	-	15	Mar. '00	May. '00	Lewis Roofing	Consultation with leaseholders in progress.
<b>ROOFING: 2000/01</b>							
<b>Contract Ref: 727</b>							

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
Albion Street, Kenilworth	(£90,000)	-	42	May. '00	Sept. '00	-	Out to Tender.
<b>REPLACE DOOR/LOCKS: 1999/2000</b>							
Contract Ref: 700							
Leamington Spa and Warwick	£5,765	-	165	Jan. '00	Mar. '00	Allworks Ltd	Work in Progress
<b>SANITARYWARE REPLACEMENT: 1998/99</b>							
Contract Ref: 605							
Kenilworth & Rural	£49,340	£47,560	35	Apr. '98	Jun. '98	Cranston & Plummer Ltd.	Scheme Complete. Final Account Agreed.
Contract Ref: 649							
Radcliffe Gardens, Leamington Spa	£112,139	£114,465	66	Jan. '99	Apr. '99	Allworks Ltd	Scheme Complete. Final Account Agreed. Additional Cost for extra soil pipes which were not identified in need of replacement until works commenced due to inaccessibility.
<b>SANITARYWARE REPLACEMENT: 1999/2000</b>							
Contract Ref: 701							
Hyde Road, Kenilworth	£67,372	£18,294	24	Jan. '00	Mar. '00	Allworks Ltd.	Work in Progress.
<b>SANITARYWARE REPLACEMENT: 2000/2001</b>							
Contract Ref: 725							



FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
Sargeant Street, Swadling Street, Flavel Crescent	(£200,000)	-	-	-	-	-	Approved by Committee. Detailed Consultation in Progress.
<b>WATER SERVICES: 1999/00</b>							
<b>Contract Ref: 668</b>							
Shops & Flats: Shakespeare Avenue, Warwick	£6,261	£6,243	12	Feb. '99	Apr. '99	Allworks Ltd	Scheme Complete. Final Account Agreed.
<b>FOUNDATIONS/STRUCTURES: 1997/98</b>							
<b>Contract Ref: 663</b>							
Radcliffe Gardens, Leamington Spa	£494,760	£507,051	54	Mar. '99	Sept. '99	Connaught Group Ltd	Scheme Complete. Final Account Agreed. Additional cost due to further consultation with resident affecting the ground floor/balcony walkway to improve security.
<b>FOUNDATIONS/STRUCTURES: 1999/00</b>							
<b>Contract Ref: 676</b>							
Concrete Repairs to Chimneys: Kingsley Road, Bishops Tachbrook	£20,808	£16,150	37	Jun. '99	Aug. '99	Churchman- Fenner & Brown Ltd	Scheme Complete. Final Account to be Agreed.
<b>Contract Ref: 681</b>							
Asphalt Walkways & Balconies: Kennedy Square, Leamington Spa	£7,210	£7,191	15	May. '99	Jun. '99	Quarry Asphalt Limited	Complete. Final Account Agreed.
<b>Contract Ref: 689</b>							

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
15 Newburgh Crescent (Underpinning Works)	£7,331	£6,487	-	Jul. '99	Jul. '99	Lloyd Construction	Scheme Complete. Final Account Agreed
<b>Contract Ref: 694</b>							
Linen Street - Rebuild part of Boundary Wall	£11,808	£17,272	-	Jul. '99	Aug. '99	Allworks Ltd	Complete. Final Account to be agreed. Additional cost due to alteration to the original specification after consultation with adjacent owners. Emergency works.
<b>Contract Ref: 698</b>							
37 Wellesbourne Road: Repairs to Foundations	£6,528	£5,463	-	Aug. '99	Sep. '99	Allworks Ltd	Scheme Complete. Final Account Agreed.
<b>Contract Ref: 718</b>							
Humphris Street Structural Repairs	£3,749	£3,376	-	Jan. '00	Feb. '00	R Pittaway Ltd	Scheme Complete. Final Account Agreed.
<b>Contract Ref: 706</b>							
91-129 Crown Way Repairs to Stairwell and Balcony	£7,150	-	-	Feb. '00	Mar. '00	Allworks Ltd	Work in Progress.
<b>Contract Ref: 724</b>							
Wellington Road/Briar Close	(£25,000)	-	-	Mar. '00	May. '00	-	At Tender Preparation Stage.
<b>FOUNDATIONS/STRUCTURES: 2000/01</b>							
<b>Contract Ref: 723</b>							
Stamford Gardens (High Rise) Structural Repairs	(£320,000)	-	-	Apr. '00	Oct. '00	-	At Tender Preparation Stage.

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>IMPROVED INTERNAL LAYOUT: 1998/99</b>							
<b>Contract Ref: 629</b>							
12-19 Castle Green, Kenilworth	£50,445	£53,931	8	Jan. '99	Apr. '99	Allworks Ltd.	Scheme Complete. Final Account Agreed. Additional cost due to extra foundation works.
<b>IMPROVED INTERNAL LAYOUT: 1999/00</b>							
<b>Contract Ref: 720</b>							
William Walsgrave House	£7,220	-	-	Mar. '00	Apr. '00	Clulee Construction	Work to Commence.
<b>LIFT REFURBISHMENT: 1999/2000</b>							
<b>Contract Ref: 695</b>							
Refurbishment of Passenger Lift at Christine Ledger Square	£60,101	-	-	Jan. '00	Feb. '00	Thyssen Lifts and Escalators	Scheme Complete. Agreement with contractor to make payments after completion of scheme.
<b>DOOR ENTRY SYSTEM: 1998/99</b>							
<b>Contract Ref: 638</b>							
Buckley Road, Burbury Close, Leamington Spa, Crompton Street, Warwick	£11,333	£8,840	12	Oct. '98	Nov. '98	Television Installation Services	Scheme Complete. Final Account to be Agreed.

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>DOOR ENTRY SYSTEM: 1999/2000</b>							
<b>Contract Ref: 659</b>							
Various Locations: Leamington Spa	£25,000	£25,736	66	Mar. '99	Apr. '99	Television Installation Services	Scheme Complete. Final Account to be Agreed.
<b>Contract Ref: 697</b>							
44 Clarendon Square	£3,700	£3,537	18	Oct. '99	Oct. '99	Compass Security Systems	Scheme complete. Final Account to be Agreed.
<b>Contract Ref: 719</b>							
Radcliffe Gardens	£10,270	-	-	Apr. '00	May. '00	Network Communications	Consultation with Leaseholders in progress.
<b>Contract Ref: 731</b>							
Various Locations Leamington/Warwick	(£37,000)	-	-	May. '00	Jul. '00	-	Tender Preparation Stage.
<b>FIRE PRECAUTION WORKS: 1998/99</b>							
<b>Contract Ref: 662</b>							
Chandos Court	£14,714	£14,699	48	Feb. '99	Feb. '99	Stirling Technical Engineers	Scheme Complete. Final Account to be Agreed. 12 months defects period.

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>REGENERATION 1999/00</b>							
Contract Ref: 696							
Charles Gardner Road Phase 2/3	£556,700	-	-	May. '00	Apr. '01	-	At Tender Preparation Stage.
<b>CONVERSION: 1999/00</b>							
Contract Ref: 680							
2/4 Saltisford Gardens	£20,925	£17,964		Mar. '99	Apr. '99	Lloyd Construction	Scheme Complete. Final Account Agreed.
<b>EXTERNAL SOUND INSULATION: 1999/00</b>							
Contract Ref: 685							
Regent Place, Dell House, The Chantry	£45,412	£35,000	38	Feb. '00	Mar. '00	New England Conservatories (Anglian Windows)	Work in Progress.
<b>ENVIRONMENTAL WORKS: 1998/99</b>							
Contract Ref: 644							
Upgrade Paths/Fencing: Fallow Hill, Sydenham, Leamington Spa	£125,496	£126,867	120	Feb. '99	Jun. '99	Gildea & Harding	Scheme Complete. Final Account to be Agreed.
Contract Ref: 654							
Security Lights: Garage Areas - St.	£3,381	£3,602	18	Oct. '98	Nov. '98	Electrical	Scheme Complete. Final Account

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
Paul's Square, Leamington Spa						Maintenance	Agreed.
<b>ENVIRONMENTAL WORKS:</b>							
1999/00							
1999/2000							
<b>Contract Ref: 732</b>							
108-118 Mason Avenue Form Rear Access Doors	(£12,000)	- -		Mar. '00	May. '00	-	At Tender Preparation Stage.
<b>Contract Ref: 711</b>							
Shakespeare Avenue	(£19,500)	- -		Mar. '00	Apr. '00	-	Tenders at Evaluation Stage.
<b>Contract Ref: 726</b>							
Essex, Surrey and Sussex Court	(£25,000)	- -		Mar. '00	May. '00	-	At Tender Preparation Stage.
<b>Contract Ref: 729</b>							
Curtain Walling, Winston Crescent	(£23,000)	- -		Apr. '00	May. '00	-	At Tender Stage.
<b>PROVISION OF PARKING BAYS: 1999/2000</b>							
<b>Contract Ref: 703</b>							
Crown Way (26 spaces)	£23,856	- -		Feb. '00	Apr. '00	Allworks	Work in Progress.
<b>ENERGY CONSERVATION: 1999/2000</b>							

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>Contract Ref: 699</b>							
PVC-u Cladding Cubbington/Tachbrook	£107,250	-		Feb. '00	Apr. '00	Cranston & Plum.	Work in Progress.
<b>Contract Ref: 707</b>							
Thermostatic Radiator Valves: Rural Areas	£23,796	-	181	Dec. '99	Apr. '00	Magna Heating	Work in Progress
<b>Contract Ref: 717</b>							
Thermostatic Radiator Valves: Whitnash	£16,372	-	121	Jan. '00	Mar. '00	Magna Heating	Work in Progress
<b>Contract Ref: 728</b>							
Bay Windows: Percy Road, Warwick	(£12,000)	-	-	Apr. '00	May. '00	-	At Tender Preparation Stage.
<b>PRE AND EXTERNAL PAINTING WORK: 1998/99</b>							
<b>Contract Ref: 672</b>							
Leamington Spa	£92,674	£133,315	1148	Mar. '99	Oct. '99	E.T.Y	Scheme Complete. Final Account Agreed. Additional cost due to tender based on notional quantities.
<b>Contract Ref: 673</b>							
Warwick, Kenilworth & Rural.	£78,353	£112,118	908	Mar '99	Oct. '99	E.T.Y. Painting Contractors	Scheme Complete. Final Account Agreed. Additional cost due to tender based on notional quantities.
<b>PRE AND EXTERNAL PAINTING WORK: 2000/01</b>							
<b>Contract Ref: 721</b>							
Leamington Spa	£138,587	-	-	Apr. '00	Oct. '00	E.T.Y.	Start Date to be Agreed.

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>Contract Ref: 722</b>							
Warwick, Kenilworth, Rural	(£125,000)	-	-	May. '00	Oct. '00	-	At Tender Evaluation Stage.
<b>INTERNAL PAINTING COMMUNAL: 1998/99</b>							
<b>Contract Ref: 647A</b>							
Leamington Spa and Warwick	£24,537	£21,499		Jan. '99	Apr. '99	ETY	Scheme Complete. Final Account Agreed.
<b>INTERNAL PAINTING COMMUNAL: 1999/2000</b>							
<b>Contract Ref: 702</b>							
Leamington and Warwick	£45,203	£16,720	229	Nov. '99	Mar. '00	ETY	Work in Progress
<b>Contract Ref: 709</b>							
Communal Areas at Elderly Persons Accommodation: Various Locations.	£31,834	-	198	Feb. '00	Apr. '00	F A Davies Ltd	Work in Progress.
<b>REPOINT/BRICKWORK REPLACEMENT: 1998/99</b>							
<b>Contract Ref: 661</b>							
Boundary Wall: Stamford Gardens	£5,362	£4,635		Dec. '98	Jan. '99	Clulee Const.	Scheme Complete. Final Account Agreed.



FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<b>RENEWAL OF GUTTERING: 1999/00</b>							
Contract Ref: 684							
Pickard Street	£4,650	£5,185	31	May. '99	May. '99	Allworks	Scheme Complete. Final Account Agreed
<b>LIFT MAINTENANCE CONTRACT: 1999/00</b>							
Contract Ref: 541 B							
All blocks of flats where a lift exists.	£23,891	£31,724		Apr. '99	Mar. '00	Hammond & Champness	Work in Progress
<b>LIFT MAINTENANCE CONTRACT:</b>							
<b>2000/01</b>							
Contract Ref: 714							
All blocks of flats where a lift exists.	£35,000	-		Apr. '00	Mar. '01	-	Out at Tender.
<b>DOOR ENTRY MAINTENANCE/WARDEN ALARM: 1999/00</b>							
Contract Ref: 669							
	£48,000	£40,636		May '99	Mar '00	Sterling Tec Eng	Work in Progress

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					
<div style="border: 1px solid black; padding: 2px;">STAIRLIFT MAINTENANCE:</div> <div style="border: 1px solid black; padding: 2px;">1999/2000</div>							
Contract Ref: 613A							
Various Locations	£10,998	£3,796		Apr. '99	Mar. 2000	Thyssen	Work in Progress
<div style="border: 1px solid black; padding: 2px;">FIRE DAMAGE RENOVATIONS:</div> <div style="border: 1px solid black; padding: 2px;">1999/2000</div>							
Contract Ref: 704							
7 Lawford Road, Leamington Spa	£12,377	£8,507		Dec. 99	Jan. '00	Allworks Ltd.	Scheme Complete. Final Account Agreed.
<div style="border: 1px solid black; padding: 2px;">MAINTENANCE AND REPAIR OF ELECTRICAL APPLIANCES AND INSTALLATIONS</div> <div style="border: 1px solid black; padding: 2px;">2000/2001</div>							
Contract Ref: 715							
Various Locations	£190,374	-		Apr. '00	Mar. '00	Electrical Maintenance & Installations	.

FEBRUARY 2000 SCHEME	CONTRACT SUM/ (ESTIMATE)	PAYMENTS TO DATE	NO. OF UNITS	DATE OF POSSESSION	DATE FOR COMPLETION	CONTRACTOR	REMARKS
	£	£					

SERVICING AND REPAIRS OF GAS  
APPLIANCES AND INSTALLATIONS  
2000/2001

Contract Ref: 716

Various Locations	£570,030	- -		Apr. '00	Mar. '01	Magna Heating	
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