

WARWICK DISTRICT COUNCIL

TO: HOUSING COMMITTEE 25th January 2000
SUBJECT: Environmental Works
FROM: PROPERTY SERVICES

1. PURPOSE OF REPORT

- 1.1 Following consultations with the Housing Business Unit, to approve environmental improvements to various areas within the district.

2. BACKGROUND

- 2.1 Following consultations with tenants/tenant groups, several areas within the District would benefit from environmental works being carried out:-
- a) Essex, Surrey and Sussex Courts, Warwick. - Drying area.
 - b) Winston Crescent, Lillington, Leamington Spa. The encasing of the rear elevation stairwell and landings.
 - c) Mason Avenue, Lillington, Leamington Spa. (ground floor maisonettes) Form rear access doors into the rear communal garden area.

3 PROPOSALS

- 3.1 At **Essex, Surrey and Sussex Courts**, it is proposed to re-instate and repair the existing drying areas and provide new perimeter fencing. Also to provide new fencing to the boundary with Priory Park.
- 3.2 At **Winston Crescent** it is proposed to fit a rainscreen to the rear elevation of the communal access area which will offer protection from the weather and prevent unauthorised access onto the property. Access for the residents to and from the rear will be by the existing key fob system.
- 3.3 The 6 ground floor **maisonettes at 108 to 118 Mason Avenue** do not have a rear access into the communal garden area. It is proposed to remove the existing window and install a P.V.C.u combination frame.

3.4 Provisional Programme and Estimates

	Essex, Surrey and Sussex Courts	Winston Crescent	Mason Avenue
Out to Tender	April 2000	Mar 2000	Mar 2000
Receipt of Tenders	May 2000	April 2000	April 2000
Anticipated Start Date	May 2000	April 2000	April 2000
Anticipated Date for Completion	July/Aug 2000	June 2000	End May 2000
Estimated Scheme Cost	£25,000	£21,000	£14,000

2000/2001 Budget Provision £100,000
(Inc fees)

Less Commitments to date £0

Total estimated cost for the 3 schemes £60,000

4. KEY ISSUE STRATEGIES

4.1 This work is reflected in EN3 step 8.

5. RECOMMENDATIONS

5.1 The Committee is requested to approve the proposals set out in Section 3.1 3.2, 3.3 and 3.4

5.2 Authorise the Head of Property in consultation with the Chair of Housing to accept the lowest tender.

Tony White
Principal Building Surveyor

BACKGROUND PAPERS: **Nil**

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Areas in district affected: Warwick West and Leamington Crown.