

15(B)

WARWICK DISTRICT COUNCIL

TO: HOUSING COMMITTEE - 25TH JANUARY, 2000

SUBJECT: RADCLIFFE GARDENS - A REQUEST FOR COMPENSATION FROM THE RESIDENTS' ASSOCIATION

FROM: HOUSING

1. **Purpose of Report**

1.1 To seek the views of Members on a request for compensation from the Radcliffe Gardens Residents' Association.

2. **Background**

2.1 Compensation has been requested in view of the recent major works which has just been completed at Radcliffe Gardens. The Contract for bathroom and kitchen upgrading works began 11th January, 1999 and ran for 17 weeks. On 1st March, 1999 the recladding commenced and finished 38 weeks later on 8th October, 1999.

2.2 It is not standard practice to compensate tenants following completion of improvement works, although that is not to say it has never happened in the past. Compensation has occasionally been paid when tenants have incurred additional costs in direct relation to the improvement works or when the contract may not have run smoothly. This is not the case in this instance.

3. **Details of Improvement Works at Radcliffe Gardens**

3.1 The re-cladding works necessitated the use of green mesh security material being placed over the building. This restricted light into the flats throughout the spring and summer months of 1999. The works also resulted in a lot of dust, dirt and continual noise.

3.2 Tenants are claiming for the additional usage of electric lights and the dry cleaning of nets and curtains.

4. **Key Issue Strategies**

4.1 No key issues implications.

5. **Recommendations**

5.1 There is no doubt that an inconvenience was caused to the tenants during the lengthy improvement process, due to the specific nature of the works.

- 5.2 If Members are minded to make a compensation payment to take account of the dust, noise and additional costs, then the figure of £50 is suggested.

Jean Hartley
Housing Services Manager

Background Papers

Nil

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Areas in District Affected: Brunswick Ward