

**WARWICK DISTRICT COUNCIL**  
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**TO: HOUSING COMMITTEE**

**25<sup>th</sup> January 2000**

**SUBJECT: Concrete Repairs at Low Rise Flats, Lillington, Leamington Spa**

**FROM: PROPERTY SERVICES**

**1. PURPOSE OF REPORT**

- 1.1 Following consultation with the Housing Business Unit, to approve the proposals to carry out repairs to the exposed concrete to the balconies and carry out repairs to the balustrade to the flats at 50 - 52, Briar Close, 1 - 6, and 44 - 46, Wellington Road, Lillington, Leamington Spa.

**2. BACKGROUND**

- 2.1 These flats were built during the late 1950's and as a result of weathering of the concrete, some spalling has occurred. This is not uncommon, and similar repairs are currently being undertaken at Crown Way as reported to this Committee on 13<sup>th</sup> October 1999.

**3. PROPOSALS**

- 3.1 It is proposed to remove the areas of defective concrete from around the balconies, clean any exposed steelwork and cover with an epoxy resin based render finish. Included in these proposals are also any repairs to the balcony railings prior to painting.

3.2 Provisional Programme and Estimates

Out to Tender	February 2000
Receipt of Tenders	February 2000
Anticipated Start Date	February 2000
Anticipated Completion Date	March 2000

1999/2000 Revised Budget Provision (Inc Fees)	£465,000
<b><u>Less</u></b> Commitments to date	<b><u>£447,911</u></b>
Balance	£ 17,089

Estimated Scheme Costs

£ 25,000

I can confirm that there are sufficient finances available within the 1999/2000 Housing Investment Programme for these works.

**4. KEY ISSUE STRATEGIES**

4.1 These works are not directly identified within the Key Issue Strategies.

**5. RECOMMENDATIONS**

5.1 The Committee is requested to approve the proposals set out in 3.1 and 3.2 above.

5.2 Authorise the seeking of tenders and for the Head of Property Services in consultation with the Chair of Housing to accept the lowest offer.

**Tony White**  
**Principal Building Surveyor**

**BACKGROUND PAPERS:** Nil

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Areas in district affected: Crown.