

# WARWICK DISTRICT COUNCIL

**TO: HOUSING COMMITTEE 25<sup>th</sup> January 2000**

**SUBJECT: Structural Repairs to Stamford Gardens High Rise flats.**

**FROM: PROPERTY SERVICES**

## **1. PURPOSE OF REPORT**

- 1.1 Following consultation the Housing Business Unit, to approve proposals to undertake repairs to the structure of the high flats at Stamford Gardens as identified in the survey by the Council's specialist consultant.

## **2. BACKGROUND**

- 2.1 The programme of work to the Council's high rise flats identified by the consultant's has seen to date seen the completion of Eden Court, Lillington and Radcliffe Gardens, Leamington Spa. The next block in terms of priority is Stamford Gardens, Leamington Spa.

## **3. PROPOSALS**

- 3.1 The Consultants' survey of Stamford Gardens has identified only relatively minor problems with the external fabric of this building. These include some concrete and brickwork repairs, replacement of the asphalt covering and iron railings to the balcony areas. It is proposed to carry out these repairs. The structure is already thermally insulated and therefore the external thermal cladding as applied to Radcliffe Gardens is not necessary. This work will need planning permission
- 3.3 Within the contract, it is also proposed to replace the existing painted panels fitted to the balconies of both the high rise and low rise flats at Stamford Gardens with a maintenance free product.
- 3.4 Provisional Programme and Estimates

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

2000/2001 Budget Provision                      £500,000

(Inc fees)  
**Less** Commitments to date                      £ 0

Based on the tenders for the structural work undertaken at Eden Court and Radcliffe Gardens, it is estimated that this work will cost approximately £320,000

**4. KEY ISSUE STRATEGIES**

4.1 This work is reflected in the Community Strategy and Environmental Strategy E.N3 Step 8.

**5. RECOMMENDATIONS**

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

5.2 Authorise the seeking of the necessary Planning Permission and tenders and for the Head of Property in consultation with the Chair of Housing to accept the lowest.

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

**BACKGROUND PAPERS:**                      **Nil**

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Areas in district affected:                      Milverton.