

ST. LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England

Company Number 05564649

West Area Board Meeting

REPORT

Date : 14 July 2008

Item : 06

Subject : Decent Homes Programme
Progress Report

Presented by : Paul Elliott
Assistant Director for Capital
Programmes

Prepared by : Julie Roebuck
Senior Project Manager - Capital
Programmes

Purpose : Update board members on Decent Homes
Programme.

Recommendation :

Area Board discuss and note the contents of this report.

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**To the Chair and Members of the
ST LEGER HOMES OF DONCASTER WEST
AREA BOARD**

**Agenda Item No. 06
Date: 14 July 2008**

1. Report Title

1.1 Decent Homes Programme Progress Report

2. Purpose

2.1 The purpose of this report is to: -

Update board members on the outcome of Decent Homes works for 2007/8

To provide an analysis of customer satisfaction feedback during 2007/08

To provide an overview of the 2008/9 programme

3. Recommendation

3.1 Board discuss and note the contents of this report.

4. Report Summary

4.1 This report provides an overview of progress for the Decent Homes Programme.

Section six provides a summary of the works completed during the 2007/8 programme

Section seven provides a summary of customer satisfaction feedback for the 2007/8 programme and a detailed analysis of the number and themes for customer complaints.

Section eight provides a detailed overview of the 2008/9 programme and identifies the homes included in this years programme listed by work type.

5. Background

5.1 The current Decent Homes programme commenced in November 2004, since this time a number of Decent Homes schemes across the borough have been delivered. This paper reports on progress of projects, customer satisfaction properties omitted from schemes for the period - 2007/08.

5.2 Members should note that during 1st January - 31st March 2008 the size of programme increased with an average of 1,200 properties in possession

and receiving One Hit, external or window and door works throughout the period. Pre September 2007 the handover rate was between 30-40 property completions per week. However, from January 2008 the programme increased and delivered approximately 450 property completions per week. (Approximately 280 window and door completions, 140 One-hit works completions and 30 External works completions).

- 5.3 Going forward from April 2008 onwards the handover rate reduces to an average overall of approximately 95 properties per week for the duration of 2008-09 for all schemes (One-hits, Externals and Windows & Doors).

6. Summary of 2007-08 Programme

- 6.1 This section provides a detailed overview of the works completed during 2007/8.

Contained in the table below is a summary position of the Decent Homes programme as at 31st March 2008.

Number of properties profiled to be completed – 31 st March 2008	Number of properties actually completed – 31 st March 2008	Number of properties in possession – 31 st March 2008
2,500- One Hit Programme	2,560- One Hit Programme	274- One Hit Programme
7,500- Window and Door Programme	6,778- Window and Door Programme	631- Window and Door Programme
295- External Works Programme	67 - External Works Programme	0- External Works Programme
2500 linear metres - Environmental Works Programme	1900 linear metres- Environmental Works Programme	N/A

Profiled expenditure (cumulative) to the end March 2008	Actual expenditure (cumulative) to the end March 2008
£55m	£56,035,739

6.2 The following section identifies the Decent Homes projects that have been, or are in, the process of being delivered. The projects are listed by location; with projects in the East listed first, followed by projects in the West.

Capital Projects – East

Scheme	Description of Scheme	Start Date	Profiled completion date	Properties on Scheme	Properties completed to date (31 st March 2008)	Anticipated/ Actual Completion date	Estimated Project Cost	Contractor Used	Key Issues
Kingsway, Stainforth	Demolition of stock	1st April 2006	31st March 2008	168	162	31st March 2008	£350,000	DSR	Problems with decanting and getting last two properties vacant so they can be demolished.
Dunscroft & Fishlake	Decent Homes Works - One Hit Works	12th February 2007	3rd September 2007	150	141	Completed 17 th August 2007	£2,416,000	Bramall Construction	Scheme Complete
Rossington Phase 2	Decent Homes Works - One Hit Works	6 th August 2007	26 th October 2007	33	33	26 th October 2007	£430,000	Bramall Construction	Scheme Complete
Rossington Early Works	Decent Homes Works - One Hit Works	6 th August 2007	26 th October 2007	47	47	26 th October 2007	£660,000	Bramall Construction	Scheme Complete
Rossington NCB	Decent Homes Works - One Hit Works	10 th September 2007	28 th February 2008	194	191	28 th February 2008	£2,646,000	Bramall Construction	Scheme Complete
Rossington Radburn Road (Non Traditional)	Decent Homes Works - One Hit Works	24 th September 2007	31 st March 2008	248	248	31 st March 2008	£4,252,000	Bramall Construction	Internal works complete. Remaining external render systems still ongoing anticipated completion 31 st May 2008.

Armthorpe Laburnham Drive	Decent Homes Works - One Hit Works	22 nd October 2007	28 th February 2008	132	127	28 th February 2008	£1,213,000	Bramall Construction	Scheme complete
Armthorpe Mansfield Crescent	Decent Homes Works - One Hit Works	14 th January 2008	28 th February 2008	66	52	28 th February 2008	£1,308,000	Bramall Construction	Anticipated completion date 2 nd May 2008
Armthorpe Beach & Bevre Road	Decent Homes Works - One Hit Works	14 th November 2007	31 st March 2008	81	83	31 st March 2008	£1,109,000	Bramall Construction	Anticipated completion date 2 nd May 2008
Armthorpe Lime Tree Crescent	Decent Homes Works - One Hit Works	19 th November 2007	31 st March 2008	104	90	31 st March 2008	£1,132,000	Bramall Construction	Anticipated completion date 2 nd May 2008
Thorne – South Common	Decent Homes Works - One Hit Works	20 th August 2007	28 th February 2008	406	394	28 th February 2008	£4,170,652	Henry Boot	Scheme complete
Moorends Auckland Grove	Decent Homes Works - One Hit Works	1 st October 2007	28 th February 2008	150	129	28 th February 2008	£1,800,000	Henry Boot	Scheme complete
Barnby Dunn/ Moss/ Sykehouse	Decent Homes Works - One Hit Works	22 nd October 2007	28 th February 2008	105	73	28 th February 2008	£1,260,000	Henry Boot	Scheme complete
Cantley	Decent Homes Works - One Hit Works	7 th January 2008	30 th April 2008	92	81	30 th April 2008	TBA	Wates Living Space	Anticipated completion date 2 nd May 2008

Stainforth/ Moorends	Windows and Doors	10 th December 2007	31 st March 2008	601	275	31 st March 2008	TBA	Nationwide	Anticipated completion date 30 th April 2008
Armthorpe	Windows and Doors	24 th September 2007	31 st March 2008	124	121	31 st March 2008	TBA	Keir	Scheme complete
Thorne	Windows and Doors	24 th September 2007	31 st March 2008	60	50	31 st March 2008	TBA	Keir	Scheme complete
Hatfield	Windows and Doors	24 th September 2007	31 st March 2008	367	360	31 st March 2008	TBA	Keir	Scheme complete
Edenthorpe, Kirk Sandall & Barnby Dunn	Windows and Doors	1 st December 2007	31 st March 2008	249	239	31 st March 2008	TBA	Keir	Scheme complete
Finningley	Windows and Doors	1 st February 2008	31 st March 2008	1	1	31 st March 2008	TBA	Keir	Scheme complete
Bessacarr/ Cantley	Windows and Doors	24 th September 2007	31 st March 2008	504	397	31 st March 2008	TBA	Sovereign	Anticipated completion date 30 th April 2008

Town Moor	Windows and Doors	24 th September 2007	31 st March 2008	1079	1087	31 st March 2008	TBA	Sovereign	Scheme complete
Torne Valley	Windows and Doors	1 st December 2007	31 st March 2008	244	244	31 st March 2008	TBA	Anglian	Scheme complete
Wheatley	Windows and Doors	1 st February 2008	31 st March 2008	107	107	31 st March 2008	TBA	Anglian	Scheme complete

Capital Projects – West

Scheme	Description of Scheme	Start Date	Profiled completion date	Properties on Scheme	Properties completed to date (31 st March 2008)	Anticipated/ Actual Completion date	Project Costs	Contractor Used	Key Issues
Hexthorpe	Decent Homes Works - One Hit Works	26 th June 2006	27th July 2007	288	288	Completed - 27th July 2007	£3,267,000	Bramall Construction	Scheme complete
Skellow	Decent Homes Works - One Hit Works	7 th February 2007	31st July 2007	145	145	Completed - 31st July 2007	£2,447,500	Bramall Construction	Scheme complete

Campsall – Early Works	Decent Homes Works - One Hit Works	6 th August 2007	22 nd October 2007	39	38	Completed - 22 nd October 2007	£475,000	Wates Living Space	Scheme complete
Scawthorpe 1, 2, 3 & Arksey	Decent Homes Works - One Hit Works	24 th September 2007	17 th March 2008	416	326	18 th April 2008	£4,992,000	Wates Living Space	Anticipated completion date 2 nd May 2008
Hyde Park & Balby Ivor Grove	Decent Homes Works - One Hit Works	24 th September 2007	28 th February 2008	204	121	31 st March 2008	£2,448,000	Wates Living Space	Anticipated completion date 2 nd May 2008
Barnburgh	Decent Homes Works - One Hit Works	5 th November 2007	28 th February 2008	43	43	28 th February 2008	£516,000	Wates Living Space	Scheme complete
Scawsby	Decent Homes Works - One Hit Works	18 th February 2008	31 st May 2008	92	29	31 st May 2008	TBA	Henry Boot	No issues.
Toll Bar	Decent Homes Works - One Hit Works & Flood Repairs	8 th December 2007	June/July 2008	138	22	June/July 2008	£3,000,000 to £4,000,000 (initial estimate)	Henry Boot	No issues.
Braithwell	Decent Homes Works - External	14 th January 2008	22 nd February 2008	38	14	28 th February 2008	£105,320	Bramall Construction	Delays associated with YEDL undertaking works to electrical supplies. Currently seeking legal advice.
Sprotbrough	Decent Homes Works - External	14 th January 2008	28 th February 2008	43	36	28 th February 2008	£200,548	Bramall Construction	No issues, revised completion anticipated of 31 st May 2008.

Woodlands	Decent Homes Works - External	14 th January 2008	28 th February 2008	214	17	18 th April 2008	£1,299,953	Bramall Construction	Delays associated with YEDL undertaking works to electrical supplies. Currently seeking legal advice.
Conisbrough/Denaby Main	Windows and Doors	17 th September 2007	31 st March 2008	583	565	31 st March 2008	TBA	Nationwide	Scheme complete
Mexborough	Windows and Doors	17 th September 2007	31 st March 2008	585	540	31 st March 2008	TBA	Nationwide	No issues, anticipate complete 30 th April 2008.
Askern Spa	Windows and Doors	1 st December 2007	31 st March 2008	129	111	31 st March 2008	TBA	Nationwide	No issues, remaining property to be complete by 30 th April 2008.
Bentley	Windows and Doors	1 st December 2007	31 st March 2008	321	297	31 st March 2008	TBA	Kier	Still experiencing delays in completion of properties, theft of doors to approx 50 properties and delays in manufacture of units and installation. Met with Director of Kier, promised improvement no achieved. Organising further meeting to obtain final completion date for works.
Adwick	Windows and Doors	1 st December 2007	31 st March 2008	886	743	31 st March 2008	TBA	Kier	Still experiencing delays in completion of properties, theft of doors to approx 50 properties and delays in manufacture of units and installation. Met with Director of Kier, promised improvement no achieved. Organising further meeting to obtain final completion date for works.

Balby	Windows and Doors	24 th September 2007	31 st March 2008	868	939	31 st March 2008	TBA	Anglian	Scheme complete
Edlington & Warmsworth	Windows and Doors	1 st December 2007	31 st March 2008	607	636	31 st March 2008	TBA	Anglian	Scheme complete
Central	Windows and Doors	1 st December 2007	31 st March 2008	23	0	31 st March 2008	TBA	Anglian	Anticipated completion 30 th April 2008.
Great North Road	Windows and Doors	1 st February 2008	31 st March 2008	66	66	31 st March 2008	TBA	Anglian	Scheme complete
Adwick	Environmental Fencing Programme	7 th January 2008	31 st April 2008	1569 linear metres	700 linear metres	31 st May 2008	TBC	BCL	No issues.
Askern	Environmental Fencing Programme	7 th January 2008	31 st April 2008	2180 linear metres	0 linear metres	3 rd July 2008	TBC	BCL	No issues.
Bentley	Environmental Fencing Programme	7 th January 2008	31 st April 2008	2186 linear metres	1200 linear metres	31 st May 2008	TBC	BCL	No issues.

Key issues to note on the Decent Homes Programme include:

6.3 **Quality of works**

During the 2007/08 programme there have been a number of issues with quality in some properties worked on by the Contractors. SLHD have investigated the problems and identified the causes of the problems to be:-

- Start up problems associated with a new project and new project teams.
- Poor management of site specific issues
- Poor sub-contractor performance

6.4 **Time in Properties**

There have been issues with properties being open for longer periods than expected. SLHD have investigated the problems and identified the causes of the problems to be:-

- Issues with windows and doors on site, which has resulted in properties not being completed within the allocated time.
- Due to inexperienced site teams elements of work have not been programmed/managed efficiently.

SLHD have implemented positive management actions to address the above issues (item 5.3 and item 5.4). On-going problems with the performance of two contractors, Wates (One-Hit works) and Kier (Windows & Doors) has resulted in the following actions:-

- Workshop held between SLHD management and Wates to discuss issues and lessons learnt.
- Wates Living Space and Kier have reviewed their organisational structure and introduced new management.
- Stringent monitoring and frequent communications with both construction partners to ensure their performance improves in accordance with set standards.
- Introduced capping on number of properties each constructor can have in possession at any one time, 5 x weekly possessions.

6.5 **Communication**

We are currently in the process of implementing the following improvements:-

- Introduction of site tours with ward councillors prior to commencement of each decency scheme

- Streamlining of communications pack, introducing invitation cards to launch and choice events
- Production of a Tenants Choice Brochure
- Introduction of a mobile display trailer

6.6 Delivery of the programme

Overall the programme has been successful in delivering the vast majority of the proposed works. During January to March 2008 the Decent Homes programme was at its most intense. The majority of schemes were operational with 1,200 properties in possession during the peak of the programme.

6.7 Property Omissions from the programme

*1026 properties were omitted from the 2007/08 programme. The omissions fall within the following categories:-

Decent Homes Programme 2007/08					
Number of Properties Omitted from Programme					
Programme	Declines	Appeals	Right to Buy	No Access	Removed
One-Hit	99	100	64	33	119
*Window & Door	13	0	141	320	137
TOTAL	112	100	205	353	256

*The Window and Door programme is currently being reconciled

An account of the above categories follows:-

Declines

All tenants have the right to refuse works under the Decent Homes programme, unless works are required for Health and Safety reasons, i.e. electrical rewiring. Tenants can decline packages of work, but not individual elements of work within each package, except in exceptional circumstances. The majority of declines are confirmed at survey stage, however declines are still received up to schemes commencing, often due to a change in tenancy and/or the tenant has had a change of mind.

Appeals

Prior to works commencing, tenants receive a Scope of Works letter which details all elements of works that are scheduled for the tenants' home. The elements of work are acknowledged at the time the property is surveyed. If, upon receiving the Scope of Works letter, the tenant disagrees with the content of work, the tenant has 14 days to complete an 'appeals' form and return SLHD, following which arrangements are made for a further assessment to be undertaken in the tenants home. If the assessment confirms the same as the original survey, the tenant has the opportunity to

accept or continue with the appeal. To continue, the matter is then presented to the "Appeals Panel" to determine the final outcome, though the panel do not have delegated authority to override the decency specification/standard. The panel is made up of the following representatives:-

- 1 x Council representative
- 1 x Tenant representative
- 1 x Independent representative

*During 2007/08 the Appeals panel dealt with 2 appeals which were not upheld.

Right to Buys

Tenants who have applied for the right to buy (RTB) their home. In this instance the property is removed from the scheme. The property is re-directed to SLHD Business Planning who, pending a change in status (i.e. the RTB application is cancelled) will re-issue the property to the Decent Homes scheme at a later date.

No Access

Where there has been a failed attempt to access a property by contractors, tenants are notified and given the opportunity to provide access at the next available opportunity in line with the scheme schedule of works. Following 3 failed attempts, contractors are permitted to notify SLHD following which they are removed from the scheme. Tenants are kept informed at all stages. Properties removed are re-directed to SLHD Business Planning and reissued to the decency programme at a later date.

Removals

Rationale for removal of other properties from schemes include abusive tenants, sold properties, leasehold properties, substandard level of cleanliness and property archetype issued inconsistent with planned scheme of works, i.e. non-traditional properties issued by Business Planning instead of traditional properties as per planned works.

7. Customer Satisfaction

- 7.1** For March 2008 there was a slight decrease in the Customer Satisfaction rating to 92.02% across all schemes, with a return rate of 55%. The decrease in satisfaction is a result of the ongoing problems experienced by Wates (refer to item 5.4)
- 7.2** A total of 383 complaints were received on Decency during the reporting period - 2007/08. The table below demonstrates how many of the complaints were upheld, not upheld, or partially upheld (where only part of the complaint is upheld).

Decent Homes Programme – 2007/08: Complaints Analysis

Number of complaints received	383
Number of complaints upheld	174
Number of complaints not upheld	80
Number of complaints partially upheld	129

7.3 Comparatively, the number of complaints received in relation to the number of properties that have had decency works carried out during 2007/08, amounts to 4% dissatisfaction across the overall programme.

7.4 The table below provides a breakdown of the complaints received at ‘theme’ level during the same period:-

Theme Breakdown of Complaints Received (2007/08)	
Staffing Issues (i.e. Not displaying ID/Attitude of contractor/staff actions)	11%
Poor Service Delivery (i.e. correspondence/missed appointments/time for works to be completed/cleanliness of property during works/misinformed)	24%
Lack of Communication (i.e. lack of information/not returning calls/not informed when contractors are to carry out works/not informed of re-arrangements)	6%
Poor Workmanship (i.e. repair not to standard/faulty materials/repairs being recalled on numerous occasions)	30%
Outstanding Repairs (i.e. awaiting decency/scaffolding/incomplete repairs/still awaiting parts)	17%
Damage to Property (i.e. damage caused by constructor/damage to personal belongings/damage to property)	8%
Rubbish left (i.e. rubbish left/rubbish left in gardens)	4%

7.5 Staff Restructure

The Capital Investment team is currently in the process of a staffing restructure. Consequently this will see the centralisation of support service and streamline of adept project management teams.

The reorganisation will assist in focusing on lessons learnt during 2007/08 and will primarily enable us to improve the services we provide to our customers. Improvements to deliver excellent customer services, improved

quality of works, reducing the number of declines and no access are all key objectives for this service area throughout 2008/09.

Support services will interface with all key stakeholders in relation to the decent homes programme, ensuring a consistent and co-ordinated approach to the timeliness and accuracy of information flow and meeting policy standards within guidelines. In addition, the centralised customer care team will predominantly focus on active collaboration with tenants and stakeholders, monitoring and review of customer satisfaction, the implementation of service improvements and making sure that all customers are satisfied with the overall service they receive.

Turner Townsend is currently undertaking a Business Process Re-engineering (BPR) exercise within Capital Investment. The BPR procedure will look at our work processes and how we interface with customers/stakeholders to determine a rationale that will make our services more efficient

8. Summary of 2008-09 Programme

- 8.1 The funding available for the 2008-09 works has been notified to DMBC and SLHD and is confirmed to be £54,188,766

This budget has been allocated as follows:

1.1.	One Hit Capital Programme – PPC	£26,007,675
1.2.	One Hit Capital Programme – NEC	£17,731,850
1.3.	External Works – PPC	£ 4,000,000
1.4.	Environmental Works	£ 1,500,000
1.5.	Asbestos Surveys	£ 885,000
1.6.	Management Fee	<u>£ 4,064,151</u>
	Total	<u>£54,188,676</u>

- 8.2 The 2008/9 programme is in accordance with the overall Decent Homes Investment Strategy that was approved by Cabinet on the 21st February 2007. The majority of the work carried out under the decency programme during 2008/09 will be carried out as “One Hit” works.

The estates identified have been sequenced to give priority to designated elderly accommodation and these dwellings will be brought up to a decent home standard first.

- 8.3 **The Sequence of Proposed Works is set out below:**

ONE HIT CAPITAL PROGRAMME

This work will be carried out by the constructors included in the PPC

framework contracts and the NEC contract. The total budget available for this is £43,739,525.

The estates to be carried out this year have been allocated to each contractor with a balance held back for allocation later in the year based on their KPI performance.

The works have been sequenced to give priority to designated elderly accommodation.

The detailed allocations for the One Hit Capital programme are shown on the following tables:

Bungalows - Phase 1

SCAWSBY (Traditional)	290	152 x 241 (Traditional), 5 x 249 (Airey)	99	28/01/2008	16/05/2008
CLAY LANE - BRICK ESTATE	531	60 x 241 (Traditional), 2 x 245 (Easiform)	12	31/03/2008	09/05/2008
MEXBOROUGH - HIGHWOODS ESTATE (Tr	834	466 x 241 (Traditional), 24 x 249 (Airey)	181	08/04/2008	11/07/2008
BALBY - GALSWORTHY ESTATE	632	288 x 241 (Traditional)	95	14/04/2008	18/07/2008
WHEATLEY - TRADITIONAL ESTATE (TRAD	521	334 x 241 (Traditional)	68	14/04/2008	11/07/2008
ROSSINGTON - CENTRAL DRIVE ESTATE	922	123 x 241 (Traditional)	43	15/04/2008	10/06/2008
CANTLEY 1 ESTATE	911	114 x 241 (Traditional)	77	22/04/2008	07/07/2008
BALBY - STANLEY GARDENS ESTATE	637	41 x 241 (Traditional)	40	28/04/2008	27/06/2008
ROSSINGTON - CLAY FLAT LANE ESTATE	923	132 x 241 (Traditional)	30	28/04/2008	20/06/2008
CANTLEY 6 ESTATE (Non Trad)	916	176 x 244 (Wimpey)	55	06/05/2008	11/07/2008
BENTLEY NEW VILLAGE - ASKERN ROAD E	203	251 x 241 (Traditional)	3	06/05/2008	06/06/2008
BENTLEY NEW VILLAGE - BENTLEY CENTR	201	57 x 241 (Traditional)	5	06/05/2008	06/06/2008
ARMTHORPE - BUNGALOWS ESTATE	566	24 x 241 (Traditional)	16	06/05/2008	20/06/2008
CADEBY	680	4 x 241 (Traditional), 2 x 249 (Airey)	4	19/05/2008	20/06/2008
ADWICK UPON DEARNE	270	10 x 241 (Traditional)	4	19/05/2008	20/06/2008
DENABY MAIN - OLD DENABY	822	6 x 241 (Traditional)	2	19/05/2008	20/06/2008
ARMTHORPE - WALBANK ESTATE	568	95 x 241 (Traditional)	83	19/05/2008	15/08/2008
DUNSCROFT - BROADWATER ESTATE	94	150 X 241 (Traditional)	113	21/05/2008	05/09/2008
BLAXTON	960	16 x 241 (Traditional)	6	27/05/2008	25/07/2008
ARMTHORPE - TOFTSTEAD ESTATE	567	24 x 241 (Traditional)	14	07/07/2008	15/08/2008
BAWTRY (Traditional & Airey)	950	114 x 241 (Traditional), 4 x 249 (Airey)	41	11/07/2008	08/08/2008
CANTLEY 6 ESTATE (Traditional)	916	53 x 241 (Traditional)	51	14/07/2008	15/08/2008
EDENTHORPE - TRADITIONAL ESTATE	572	60 x 241 (Traditional)	8	21/07/2008	22/08/2008
			1,050		

Other Dwellings - Phase 2

Estate Title	Estate Number	Description of Total Stock	Property Numbers
MEXBOROUGH - HIGHWOODS ESTATE (Tr	834	466 x 241 (Traditional), 24 x 249 (Airey)	322
MEXBOROUGH - HIGHWOODS ESTATE (Nc	834	1 x 245 (Easiform), 43 x 252 (Reema)	68
BENTLEY NEW VILLAGE - ASKERN ROAD E	203	251 x 241 (Traditional)	214
BENTLEY NEW VILLAGE - BENTLEY CENTR	201	57 x 241 (Traditional)	26
CADEBY	680	4 x 241 (Traditional), 2 x 249 (Airey)	2
ADWICK UPON DEARNE	270	10 x 241 (Traditional)	6
DENABY MAIN - OLD DENABY	822	6 x 241 (Traditional)	4
WHEATLEY - TRADITIONAL ESTATE (TRAD	521	334 x 241 (Traditional)	283
CLAY LANE - BRICK ESTATE	531	60 x 241 (Traditional), 2 x 245 (Easiform)	50
BLAXTON	960	16 x 241 (Traditional)	9
AUSTERFIELD	940	5 x 241 (Traditional), 2 x 249 (Airey)	7
STAINFORTH - ASHFIELD GROVE ESTATE	31	273 x 241 (Traditional);	273
EDENTHORPE - NON TRADITIONAL ESTAT	573	2 x 244 (Wimpey), 7 x 249 (Airey)	6
CANTLEY 6 ESTATE (Non Trad)	916	176 x 244 (Wimpey)	120
BALBY - GALSWORTHY ESTATE	632	288 x 241 (Traditional)	190
BAWTRY (Traditional & Airey)	950	114 x 241 (Traditional), 4 x 249 (Airey)	77
EDENTHORPE - TRADITIONAL ESTATE	572	60 x 241 (Traditional)	53
CLAY LANE - CONCRETE ESTATE	532	3 x 241 (Traditional), 51 x 245 (Easiform)	53
CANTLEY 4 ESTATE	914	156 x 241 (Traditional)	63
ARMTHORPE - BUNGALOWS ESTATE	566	24 x 241 (Traditional)	8
ARMTHORPE - TOFTSTEAD ESTATE	567	24 x 241 (Traditional)	10
ROSSINGTON - NCB IMPROVED ESTATE	926	17 x 241 (Traditional), 28 x 244 (Wimpey)	37
ARMTHORPE - WALBANK ESTATE	568	95 x 241 (Traditional)	13
ROSSINGTON - CENTRAL DRIVE ESTATE	922	123 x 241 (Traditional)	76
DUNSCROFT - BROADWATER ESTATE	94	150 X 241 (Traditional)	37
ASKERN - INSTONEVILLE ESTATE (GC 200	363	126 x 241 (Traditional), 16 x 249 (Airey)	142
HATFIELD - WOODHOUSE ESTATE	81	14 x 241 (Traditional)	14
CANTLEY 6 ESTATE (Traditional)	916	53 x 241 (Traditional)	2
BALBY - STANLEY GARDENS ESTATE	637	41 x 241 (Traditional)	1
CANTLEY 1 ESTATE	911	114 x 241 (Traditional)	35
SCAWSBY (Non Trad)	290	86 x 244 (Wimpey)	106
THORNE - NORTH COMMON ESTATE	13	69 x 241 (Traditional); 17 X 249 (Airey)	86
WHEATLEY - TRADITIONAL ESTATE (HOW)	523	29 x Howard	29
HYDE PARK CENTRAL ESTATE	552	46 X 241 (Traditional)	46
HYDE PARK TRADITIONAL ESTATE	551	2 X 241 Traditional	2
SCAWSBY (Traditional)	290	152 x 241 (Traditional), 5 x 249 (Airey)	38
ROSSINGTON - CLAY FLAT LANE ESTATE	923	132 x 241 (Traditional)	102
FINNINGLEY	980	13 x 241 (Traditional);	13
ASKERN - MOSS ROAD	363	141 x 241 (Traditional)	141
			2,764

In consultation with the constructors we have put together a co-ordinated programme of works setting out the sequence to be adopted for 2008-09.

There is one further allocation decision to be made during 2008/09 and these are as follows:

1. One Hit Works - This decision will be made in September. The work will be awarded to the best performing constructor at that time.

Overlap between the Bungalow work and the work to the other dwellings.

It should be noted that the above programme shows that there is an overlap period between the end of the bungalow schemes and the start of the first “other dwellings” scheme (Mexborough). During this overlap period, work will be carried out to both bungalows and houses at the same time.

EXTERNAL WORKS PROGRAMME

The total budget available for this work is £4,000,000.

The detailed allocation for the external works programme is shown on the enclosed table. They have been allocated work to 1,740 dwellings on 7 estates.

Estate Title	Estate Number	Description of Total Stock	Property Numbers	Start	Completion
CONISBROUGH (Traditional)	814	330 x Traditional, 50 x Easiform, 6 x Airey	386	18/02/2008	10/10/2008
BALBY - WOODFIELD ROAD ESTATE (Traditional)	631	410 x Traditional	400	05/05/2008	06/03/2009
BALBY - CEDAR ROAD ESTATE	633	198 x Traditional	198	05/05/2008	06/03/2009
MOORENDS - ALEXANDRA ROAD ESTATE (TRADITIOI	24	146 x Traditional, 1 x Wimpey, 101 x Ree	247	02/06/2008	24/10/2008
MARR	330	1 x Airey	1	02/06/2008	07/06/2008
DUNSCROFT - BROADWAY ESTATE (Traditional)	92	210 x Traditional, 11 x Airey	221	01/12/2008	30/03/2009
			<u>1453</u>		

WINDOW AND DOOR PROGRAMME

The detailed allocation for the Window and Door programme is shown on the enclosed table. They have been allocated work to 1,130 dwellings on 26 estates. This represents schemes commenced in 2007-08 which will be completed in 2008-09 following the amendments to Decent Homes Programme made in October 2007.

Estate Title	Phase	Description of Total Stock	Property Numbers	Start	Completion
172 - Woodlands - Squares Estate	2	Window and Door Programme	183	02/02/2007	28/04/2008
230 - Highfields	2	Window and Door Programme	6	02/02/2007	28/04/2008
362 - Askern - Moss Rd Est	2	Window and Door Programme	15	02/02/2007	28/04/2008
363 - Askern - Instoneville	2	Window and Door Programme	5	02/02/2007	28/04/2008
364 - Askern - Marlborough Rd Estate	2	Window and Door Programme	23	02/02/2007	28/04/2008
642 - Edlington - Edlington Lane Est	2	Window and Door Programme	8	02/02/2007	28/04/2008
643 - Edlington - Granby Rd Wimpey Est	2	Window and Door Programme	20	02/02/2007	28/04/2008
820 - Denaby Main	2	Window and Door Programme	565	02/02/2007	28/04/2008
831 - Mexborough - Windhill Estate	2	Window and Door Programme	2	02/02/2007	28/04/2008
833 - Mexborough - Dolcliffe Estate	2	Window and Door Programme	23	02/02/2007	28/04/2008
14 - Thorne - Fieldside Estate	3	Window and Door Programme	38	02/02/2007	28/04/2008
160 - Adwick-le-Street	3	Window and Door Programme	44	02/02/2007	28/04/2008
320 - Clayton & Frickley	3	Window and Door Programme	10	02/02/2007	28/04/2008
330 - Marr	3	Window and Door Programme	1	02/02/2007	28/04/2008
364 - Askern - Marlborough Rd Estate	3	Window and Door Programme	14	02/02/2007	28/04/2008
382 - Norton - Estate 2	3	Window and Door Programme	12	02/02/2007	28/04/2008
470 - Skelbrooke	3	Window and Door Programme	6	02/02/2007	28/04/2008
480 - Sprotbrough	3	Window and Door Programme	43	02/02/2007	28/04/2008
583 - Armthorpe - Poets Estate	3	Window and Door Programme	18	02/02/2007	28/04/2008
635 - Balby - Balby Rd Estate	3	Window and Door Programme	4	02/02/2007	28/04/2008
660 - Braithwell	3	Window and Door Programme	37	02/02/2007	28/04/2008
670 - Clifton	3	Window and Door Programme	2	02/02/2007	28/04/2008
690 - Loversall	3	Window and Door Programme	1	02/02/2007	28/04/2008
930 - Auckley	3	Window and Door Programme	8	02/02/2007	28/04/2008
970 - Branton	3	Window and Door Programme	29	02/02/2007	28/04/2008
980 - Finningley	3	Window and Door Programme	13	02/02/2007	28/04/2008
			<u>1130</u>		

The work is being carried out by Sovereign.

ENVIRONMENTAL WORKS PROGRAMME

This work is to be carried out by a variety of constructors under either the existing framework contracts or contracts procured separately.

The total budget available for this work is £1,500,000 and the estates included in this programme are shown on the enclosed table:

Estate Title	Estate Number	Property Numbers	Start	Completion
Askern	-	125	25/02/2008	28/04/2008
Adwick, Bentley and Scawthorpe	-	84	28/07/2008	29/08/2008
Conisborough and Mexborough	-	134	29/09/2008	31/10/2008

These works will be programmed in accordance with Doncaster MBC policy.

Further ad hoc environmental works will be undertaken throughout the year as the need arises based in Anti-Social Behaviour Issues and Doncaster MBC Fencing policy. These works will be funded from the £200,000 ring fenced for such works within the above budget.

ASBESTOS SURVEYS

This work is carried out by ECS Limited under a bespoke framework contract.

This is the penultimate year of the framework; ECS are responsible for preparing a register of all asbestos with the council owned housing stock. This register is used by the Decency Contractors, the SLHD maintenance team and is required to be provided to all contractors who may have to work on the dwelling. The total budget available for this work is £850,000.

The contractor is working one year ahead of the decency programme and has an agreed monthly KPI target to achieve.

9. Consultation

- 9.1 Consultation on the Decent Homes programme, which is driven by the Investment Strategy, has been undertaken. Key groups consulted include SJC, DMBC, Contract Partners and local TARA's.

Consultation is also ongoing with staff and councillors. Throughout April and May 2008 a series of staff briefing sessions were held to raise awareness on the 2008-09 programme. We have also held a Councillor briefing session following the local elections and are now introducing site tours with ward councillors prior to commencement of each scheme.

10. Legal Implications

- 10.1 Not applicable.

11. Financial Implications / Risk / Diversity

- 11.1 The major risk is associated with the future cost of the decency programme. This risk is mitigated by monthly financial reports that highlight any areas of overspend. This risk has been further mitigated by the employment of Turner Townsend who work as the Cost Consultants for Decent Homes schemes.

12. Value For Money

- 12.1 Turner Townsend works with the Decent Homes contractors to value engineer the cost of delivering the Decent Homes programme over the forthcoming year. This helps to ensure that the programme will be delivered within the total budget of approx £303 million.

13. Diversity

- 13.1 Not Applicable.

14. Report Author

- 14.1 Julie Roebuck
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15. Background Papers

- 15.1 Not Applicable.