

# Teachers' Housing Association Maintenance Programmes 2017 -18

The maintenance programmes undertaken at THA are approved on an annual basis by the Operations Committee. The works fall within 2 main budget headings, the first budget is that of Cyclical Maintenance which covers painting and decorating to the common parts of the properties and the second budget is that of Major Repairs.

## 1. Cyclical Decoration (Decoration of common parts)

We carry out cyclical decoration approximately every five years. The actual timeframe when works take place will depend on the condition of the property and the results of an inspection completed by the maintenance surveyor. THA is responsible for decorating the external parts of the properties and any communal interior areas. Tenants are responsible for the decoration within their home.

Cyclical decoration is due at the following schemes this financial year:

### **Romaleyn House, Romaleyn Gardens, Paignton**



Following inspection redecoration is required to the external areas of this property. A specification has been prepared and this work is currently being tendered. We anticipate these works will be on site in early summer.

The original building – Romaleyn House – which is scheduled for redecoration this year

### **Sydney Court, Verona Drive, Surbiton**

Interior and external redecoration is being undertaken to Sydney Court this year. Following completion of the tender process, the contract has been awarded to Reliance Contractors. Work will commence in May 2017. Tenants have been consulted regarding the colour scheme.

### **Haringey Area**

Tenants residing in individual properties which are included within this year's programme will be notified. A specification of works is in preparation and will be sent out to contractors as a tender shortly. We will contact the relevant tenants once a contractor has been appointed. Work should commence around July 2017.

## 2. Major Repairs Programmes

Major Repair programmes are compiled from data collected as part of the Stock Condition Survey together with works identified by staff as being required to maintain the condition of our properties. The anticipated works to be completed this year are as follows:

## **Peter Kennedy Court, Shirley, Croydon**

The communal boilers at the scheme were replaced last year with modern energy efficient models. We have recently instructed Imperium Systems to renew the control panel to the boilers as the existing system does not run smoothly with the higher specification of technology used in the new boilers. We anticipate the works will be undertaken in the summer so that disruption to heating at the scheme will be kept to a minimum.

## **The Anchorage, Christchurch, Dorset**

We are pleased to advise that Grove Millican (Consultants) and Jubb (Structural Engineers) have collaborated to find a working solution to the problem of stabilising the boundary wall at this scheme. We have also sought advice from Alderwood Consultancy with regard to works to retain the mature trees in the vicinity and have worked in partnership with Christchurch Borough Council to design a specification which preserves the character of this Grade II listed property. We have received the necessary approvals from the Local Authority, completed a tender process and have recently appointed a local civil engineering company, PTC, to carry out the works. Works commence in early May 2017 and we look forward to the satisfactory resolution of this long standing issue.



## **Romaleyn Gardens, Paignton, Devon**

We are working with lift consultants, Movveo, to establish the most cost effective method to either refurbish or replace two of the lifts at this scheme. The stock condition survey had flagged that the lifts were likely to need attention in approximately 2021 but, following receipt of notification that there is a need for expensive repair works at the current time, we have brought this review forward so as to achieve value for money. The first stage of the review is a thorough examination and report on the condition of both lifts so that the appropriate action plan can then be drawn up.

## **General Programmes**

We are continuing with electrical upgrades to a number of properties across the stock. Electrical safety surveys are carried out on a five year cycle and identified repairs are carried out.

## **Dunham Gardens, Sutton Park, Hull**

The kitchens at this scheme are some of the oldest in our stock and we will therefore be starting a refurbishment programme at this scheme. We are currently working with Procurement for Housing which is a purchasing club set up for housing associations to obtain more competitive prices than can be obtained by single associations. We are in discussion with Moores Furniture Group for the supply of the kitchen units which is a change from the kitchen unit suppliers we have used on previous programmes. We are hopeful that this will be the start of a mutually beneficial partnership which we can extend to other schemes in future refurbishment programmes.

