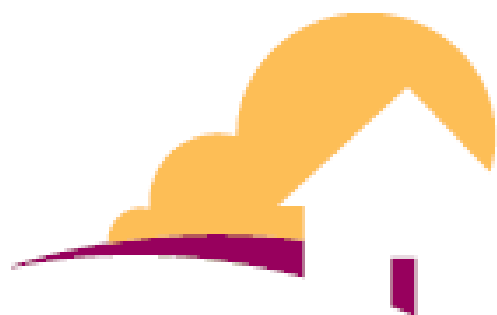


MAJOR WORKS PROGRAMME

PROPOSED
TIMESCALES



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MAJOR WORKS PROGRAMME

SNH have just completed the ten-month procurement exercise that will culminate in the appointment of three Contractors to undertake the three future major works packages. The Contracts are for a minimum of four-years but can be extended by mutual agreement for a further two-year period.

The procurement exercise has been overseen by tenant members of the Repairs and Improvements Forum (RIF) who undertook elements of the evaluation process and also took part in the site reference visits and interviews.

Although the initial Major Works Programme, laid out as part of this article, is set out over an initial period of six-years, it is anticipated that this will be accelerated to just five-years, once the major contractors are appointed and works are underway. Updates to this programme will be communicated to tenants via future copies of this newsletter.

You should find your location on the list and also which years the three major packages of work will be undertaken to your home. It is anticipated that the new Contractors will be ready to commence works by November.

Stock Condition Survey

In 2004 approximately 21% of our properties were surveyed to identify the likely expenditure required to bring them up to and beyond the Government's 'Decent Homes' Standard.

Surveyors from Ridge Property and Construction Consultants have just completed the condition surveys of those properties that were not originally surveyed in 2004. The data collected will be imported into the associations Asset Management System and used to inform future programmes of work, identifying what work is required on which properties and when this work should be undertaken.

Do not worry if you did not receive call from the surveyors, if this is the case it is most likely your property was surveyed in 2004 and we already hold the survey data we require. Rest assured you will receive another call from the Contractors Surveyor as part of the major works programme when they are in your area, please see the tables.

Internal Modernisations

The internal modernisations programme will pick up, as required, the repair or replacement of kitchens, bathrooms, upgrading of wiring installations, installation of replacement heating equipment, re-plastering, and any other internal work to make an individual property 'Decent' including the removal of asbestos.

Mears Projects (Mears) will be appointed to undertake the 'Internal Modernisation' programme; they are currently based in Welwyn Garden City but are looking to take on premises within South Northamptonshire.

Mears have a track record in the delivery of Decent Homes related work for many other social housing clients and the RIF Members were impressed by their site set up, resident liaison and voluntary work on Community Projects.

Mears are very keen to employ their own local labour directly and will be recruiting not only trade's operatives but also will be on the look out for resident liaison officers and would welcome applications from tenants for these positions. If you or any of your friends or relatives would be interested in working with Mears then please contact Clare Renyard, Office Manager, on 01707 290 105.

High Level Works

The High Level works programme will encompass, as required, any works required to a property that will involve the erection of scaffolding. This will pick up, as required, the repair or replacement of roof coverings, chimneys, fascias, soffits, rainwater goods, and include the removal of asbestos.

BSG Property Services (BSG) will be appointed to undertake the 'High Level Works' Programme; they are based near Sandy in Bedfordshire but also have a local office just outside of Syresham within South Northamptonshire.

BSG only work for social housing providers and are very experienced in Decent Homes related works; they are currently one of Aragon's, our Partner Housing Association, major works contractors and are undertaking the first phase of SNH's Internal Modernisation Programme, helping us deliver some of the 'offer document' promises from the start of the new organisation.

BSG have a specialised internal department for 'roofline works' (fascias, soffits and rainwater goods) and another for repairs and re-roofing to whole properties.

BSG only use their in-house teams and do not sub-contract this type of work, and will be recruiting not only trade's operatives but are also will be on the look out for an additional resident liaison officer and would welcome applications from tenants for these positions. If you or any of your friends or relatives would be interested in working with BSG, then please contact Amanda Inkley on 01280 851 243.

External Works

The External Works programme will pick up, as required, the repair or replacement of defective fencing, footpaths, gates, provide external redecoration and other repairs to the external fabric of the properties including the removal of asbestos from within the gardens or stores of the individual properties.

Crispin & Borst will be appointed to undertake the 'External Works' programme; although their main office is in Rainham Essex, they are also working for Aragon, our Partner Housing Association, on their responsive and void maintenance contract and have a local office just outside of Ampthill which they intend to use as their administrative base. In addition, they intend taking on local depot facilities from which to run the day to day operations within South Northamptonshire.

Crispin & Borst undertake many Decent Homes related contracts and have been involved in some long-term partnership arrangements with other Social Housing providers; they are very experienced in the type of works they are going to undertake for SNH.

Crispin & Borst are very keen on resident engagement and involvement in community projects. They will be looking to engage with the local community and are keen to employ staff from within the South Northamptonshire area once the contract commences.

Other Improvement Works

Estate and other service improvement works are yet to be defined and consultation with you will run over the next year to determine what will be undertaken and where, the results of this consultation will be published within future Tenant's newsletters.

Location	No's. of Properties	Internal Modernisations	High Level Works	External Works
AREA 1				
Astcote	10	2010-11	2008-09	2012-13
Gayton	17	2010-11	2008-09	2012-13
Harpole	54	2010-11	2008-09	2012-13
Kislingbury	76	2010-11	2008-09	2012-13
Tiffield	2	2010-11	2008-09	2012-13
Towcester	346	2010-11	2008-09	2012-13
	505			
AREA 2				
Alderton	1	2011-12	2009-10	2013-2014
Blisworth	79	2011-12	2009-10	2013-2014
Cosgrove	19	2011-12	2009-10	2013-2014
Deanshanger	107	2011-12	2009-10	2013-2014
Grafton Regis	5	2011-12	2009-10	2013-2014
Old Stratford	19	2011-12	2009-10	2013-2014
Paulerspury	45	2011-12	2009-10	2013-2014
Potterspury	51	2011-12	2009-10	2013-2014
Pury End	4	2011-12	2009-10	2013-2014
Rothersthorpe	9	2011-12	2009-10	2013-2014
Shutlanger	17	2011-12	2009-10	2013-2014
Silverstone	100	2011-12	2009-10	2013-2014
Whittlebury	12	2011-12	2009-10	2013-2014
Wicken	14	2011-12	2009-10	2013-2014
Yardley Gobion	27	2011-12	2009-10	2013-2014
	509			



FROM THIS



TO THIS

Location	No's. of Properties	Internal Modernisations	High level Works	External Works
AREA 3				
Ashton	18	2012-13	2010-11	2008-09
Brafield	68	2012-13	2010-11	2008-09
Cogenhoe	43	2012-13	2010-11	2008-09
Denton	28	2012-13	2010-11	2008-09
Hackleton	57	2012-13	2010-11	2008-09
Hartwell	51	2012-13	2010-11	2008-09
Little Houghton	17	2012-13	2010-11	2008-09
Milton Malsor	53	2012-13	2010-11	2008-09
Piddington	7	2012-13	2010-11	2008-09
Quinton	4	2012-13	2010-11	2008-09
Roads	125	2012-13	2010-11	2008-09
Stoke Bruerne	13	2012-13	2010-11	2008-09
Yardley Hastings	44	2012-13	2010-11	2008-09
	528			

Location	No's. of Properties	Internal Modernisations	High level Works	External Works
AREA 4				
Aynho	16	2013-2014	2011-12	2009-10
Chacombe	21	2013-2014	2011-12	2009-10
Charlton	29	2013-2014	2011-12	2009-10
Croughton	23	2013-2014	2011-12	2009-10
Evenley	12	2013-2014	2011-12	2009-10
Farthinghoe	13	2013-2014	2011-12	2009-10
Kings Sutton	192	2013-2014	2011-12	2009-10
Marston St. Lawrence	8	2013-2014	2011-12	2009-10
Middleton Cheney	160	2013-2014	2011-12	2009-10
Overthorpe	7	2013-2014	2011-12	2009-10
Thorpe Manderville	8	2013-2014	2011-12	2009-10
	489			



HIGH LEVEL WORKS – SOFFITS & GUTTERING

Location	No's. of Properties	Internal Modernisations	High level Works	External Works
AREA 5				
Aston Le Walls	10	2008-09	2012-13	2010-11
Brackley	276	2008-09	2012-13	2010-11
Chipping Warden	28	2008-09	2012-13	2010-11
Culworth	23	2008-09	2012-13	2010-11
Eydon	14	2008-09	2012-13	2010-11
Greatworth	20	2008-09	2012-13	2010-11
Halse	1	2008-09	2012-13	2010-11
Helmdon	29	2008-09	2012-13	2010-11
Lower Boddington	6	2008-09	2012-13	2010-11
Morton Pinkney	13	2008-09	2012-13	2010-11
Sulgrave	24	2008-09	2012-13	2010-11
Syresham	33	2008-09	2012-13	2010-11
Upper Boddington	8	2008-09	2012-13	2010-11
Whitfield	1	2008-09	2012-13	2010-11
	486			

Location	No's of Properties	Internal Modernisations	High level Works	External Works
AREA 6				
Abthorpe	10	2009-10	2013-2014	2011-12
Blakesley	11	2009-10	2013-2014	2011-12
Bradden	2	2009-10	2013-2014	2011-12
Bugbrooke	120	2009-10	2013-2014	2011-12
Cold Higham	3	2009-10	2013-2014	2011-12
Eastcote	4	2009-10	2013-2014	2011-12
Greens Norton	105	2009-10	2013-2014	2011-12
Grimscote	2	2009-10	2013-2014	2011-12
Litchborough	14	2009-10	2013-2014	2011-12
Maidford	10	2009-10	2013-2014	2011-12
Nether Heyford	39	2009-10	2013-2014	2011-12
Pattishall	23	2009-10	2013-2014	2011-12
Slapton	5	2009-10	2013-2014	2011-12
Upper Heyford	7	2009-10	2013-2014	2011-12
Wappenham	3	2009-10	2013-2014	2011-12
Weedon Lois	15	2009-10	2013-2014	2011-12
Woodend	4	2009-10	2013-2014	2011-12
	377			



If you have any further questions or queries regarding the Major Works programme, please contact:

Sheila Emsden, Property Services **08454 606888**



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