

Items from the Tenant Only meeting held on 14/10/14

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**1. Scaffolding**

*There is a general problem with scaffolding being left up for considerable lengths of time after work has been completed. This is for the convenience of the contractors who don't have to pay for storage but it is extremely inconvenient for residents.*

*The following specific examples were noted:*

*- Scaffolding up since 29 July on Portland Road/ central arches into Benson Court, Ingram Crescent.*

*Scaffolding up since 18 August at Wish Court, Ingram Crescent.*

*Scaffolding up since the end of July at Godwin Road.*

*It was agreed to ask the council to instruct contractors not to leave scaffolding up longer than needed and to ensure this requirement is enforced.*

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**Response by Delia Hills, Mears Resident Liaison Manager T: 01273574354**

There has been unprecedented demand for scaffolding this year and we are endeavouring to work with our suppliers to improve turnaround times. We have brought in additional resource to help clear some of the backlog and have also imposed a target clearance time of two weeks and changed our payment structure which imposes penalties for late clearance.

Benson Court and Wish Court are not related to slow clearance of scaffold as the works have not been completed yet, shown below. We need more information on the Godwin Road scaffold as the only scaffold on the scaffold register for Godwin Road is one to be erected.

- **Benson Court - job ref: 9326254**

Our roofing contractor has advised that works are complete and we are currently awaiting their Notice of Completion. Once this is received and we have post inspected the works, we will arrange for the scaffold removal within 2 weeks.

- **Wish Court - job ref: 0351550**

An adaptation to the scaffold was required in order to reach an area of brick work to undertake the works, and this was completed on 22 October. Works are due to be carried out in 2 – 3 weeks' time and once post inspected, we will arrange for the scaffold removal within 2 weeks.

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## **2. Estate Development Budget Bids : outstanding work**

*There was a concern about the length of time it was taking to get Estate Development Budget (EDB) work completed. It is understood that the project Manager is presently going through a process of checking all work to see what has been completed and what is outstanding.*

*The meeting asked for a report at the Area Panel giving the percentage of outstanding EDB jobs, information on what these are and when they will be completed.*

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### **Response by Keith Dadswell, Mears EDB Manager T: 01273574356**

At the start of this financial year 2014-15, there were 427 EDB jobs Citywide, both new (this year) and outstanding (previous years from April 2010) and here is the status of all the jobs,

**Completed** - 224 (53%) have been completed.

**In progress** - 46 are in progress / had contractors assigned and when these are complete that will mean 270 (63%) will be completed.

**Not started** – 157 (37%) remain to be started and delivered by 31 March 2015.

The EDB team has compiled a programme of works for residents to view see all deliverable jobs delivered by the end of the financial year and any jobs that are carried forward. EG: Any jobs that cannot be delivered due to mitigating circumstances will be carried into the next financial year.

Please see attached a table showing the non-started works for the West Area, giving anticipated start dates.

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### **3. Estate Development Budget Bids : process**

*There was also some confusion about the exact process for bidding for work under the EDB and the role of the EDB committee in this.*

*It was agreed to ask for clarification of the entire EDB process with clearly written, step by step information from the start of the process to the end.*

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#### **Response by Becky Purnell, Resident Involvement Manager T: 01273293022**

Please refer to the Housing Estates Development Budget report that was discussed at the West Area Panel on 31 July. This included the guidance and processes. This was also posted to every Chair and Secretary and Area Panel representative of the associations.

The main EDB bids are decided on by the Area Panels. The under £500 quick bids are decided on by the EDB Panel that has one representative from each of the Area Panels; these representatives also sit on the Home Service Improvement group. The representative for West is Muriel Briault.

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