

Communal Entrance Doors and Windows Improvement Project, 26-36, 38-44, 46-56, 58-64 Maypole Grove B14 4LP

Purpose of this document:

This document provides an update on the renewal of Maypole Grove communal doors and windows project, initiated in 2013-14 and seeks approval for £41,213 to complete the remaining improvement work in the Phase 2 of the project.

Background:

The District Committee authorised the installation of new UPVC Secure-by-Design doors and louvered windows to the communal area in 2013-14 with a budget of £61,000 to all four blocks at Maypole Grove. It involved alteration to the staircase to blocks 26-36 and 46-56. Work was issued to the contractor but later residents expressed their concerns on the alteration to the existing stairs to these two blocks. The local Councillors asked Capital Investment Team to explore other options to improve entrances to the blocks which did not involve alteration to the stairs.

The Capital Investment Team worked with the local Councillors and proposed an alternative design option which did not involve alteration to the existing stairs in blocks 26-36 and 46-56. Instead, it involved building porches to form new entrances to these blocks. Resident consultation was carried out on the alternative design. 8 out of 11 households consulted preferred the alternative option. All three ward Councillors also showed their full support to the new design.

The update:

Phase1: Works to block 38-44 and 58-64:

These two blocks were not affected by the changes. It was therefore agreed to carry out improvement works to the entrances to blocks 38-44 and 58-64, recorded as Phase 1. The works involved:

- Installation of new UPVC Secure-By-Design front entrance screen /doors
- Installation of first floor UPVC louvered window screens
- Essential structural repairs to all FOUR blocks

These works have now been completed to the resident's satisfaction with a cost of £32,897.

Phase2: Works to blocks 26-36 and 46-56

Under Phase 2, the proposed design to build porches required BCC planning consent as well as involvement of building control. New quotes were sought from the contractor after receiving BCC Planning Department's approval consent. The proposed works under Phase 2 will involve:

- Installation of new UPVC porches
- Secure-by-Design UPVC doors/screens both entrances of the blocks
- Installation of first floor louvered UPVC window screens

- Ground works with new slabs outside the entrance doors

The proposed works under Phase2 has been quoted at £36,213. There will be further cost of £5,000 for the full design and application of building regulations for the proposed works. This will bring the total cost of the Phase 2 to £41,213.

Conclusion:

The alternative proposed option for the remaining two block entrances at Maypole Grove is the preferred option by the residents. The works will improve the aesthetics of the blocks as well as quality of life for the residents. Therefore a further £13,110 is being sought from district committee.

Recommendations:

It is therefore recommended that approval is given for the use of Capital budgets for the sum of £41,213 to complete the proposed works under Phase 2 of the project.

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