

## **BRIEFING NOTE FOR ROBERT JAMES, SERVICE DIRECTOR – HOUSING TRANSFORMATION**

### **DISTRICT CAPITAL ENVIRONMENTAL WORKS – NORTHFIELD**

In response to Councillor Peter Griffiths' enquiry, the projects presented to Northfield district Committee for consideration on 16 June 2017 were visited on 27 and 29 June 2017. Findings in connection with each scheme are provided below.

#### **Loweswater House – Replace ground floor lobby and entrance flooring**

The existing floor is carpeted. The carpet has become dirty, difficult to clean and is unsightly. The proposal is to replace it with altro flooring which is easier to clean and maintain.

#### **32-40, 47-59, 60-70, 89-89 St Columbus Drive and 14-24 Tin Meadow Crescent – Replace ground floor entrance and stairwell flooring**

The existing flooring consists of a combination of quarry tiles that appear to have been in place since the properties were constructed, vinyl floor covering and recessed matting. All are showing signs of their age and minor splitting in parts, although they are both safe and functional. It is proposed to replace the floor covering with altro flooring which will improve the appearance.

#### **Millfield, Church Road – Renew broken electronic barrier to car park**

The existing barrier has been de-commissioned. It used to be operated via an intercom with on-site staff lifting the barrier to allow access to people who were authorised to enter. There are no longer regular staff on-site to operate the barrier, so it has been decommissioned. Residents, family members and other visitors to the site complain that they cannot park cars because users of the nearby popular Northfield shopping centre use the car park. A remote controlled, automatic barrier is being proposed for use by designated residents and family members. This will also meet current standards.

#### **23-29 Shifnall Walk – Improve internal lighting and supply and fit rear gate for security**

The existing communal bulk-head lighting works but is dated and does not include emergency lighting which is activated when power fails. There is no rear gate to prevent access to the external and internal communal areas. Residents are experiencing problems with fly-tipping and vandalism including people setting fire to fly-tipped rubbish. It is proposed to upgrade the lighting, including the provision of emergency lighting, to current standards using LED lighting. This will better illuminate the internal communal areas and to provide a rear lockable gate on the rear access path, where no gate exists currently. Both measures will improve safety and security.

#### **Tenby Tower, Willetts Road – Re-surface service road and re-cross hatch area**

The existing service road is uneven, in common with many city-wide. Users can drive over the service road safely and without damage being caused to their vehicles. While fit for its purpose of providing vehicular access, the service road would benefit from being re-surfaced and levelled with cross-hatch markings being provided to keep the area outside bin stores clear for refuse collection.

### **Campion and Saffron House – Convert ex-communications room to mobility scooter charging room**

The room previously used to house communications equipment is in a separate outbuilding next to Saffron House and near to Campion House. The project proposes changing the use of this room to one which will enable storage and charging of mobility scooters used by residents.

### **Elmdon Court – Resurface car park**

The existing car park is fit for purpose, although the surface area has become uneven and loose with puddles forming during rainfall, although it is fit for the purpose of parking vehicles. Residents request that the car park is re-surfaced and levelled, which will improve the appearance and drainage.

**M Rodgers**  
**Contract Team Manager**

**30 June 2017**

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