

Asset Management meeting 11 January 2016

Attending: Ruth Angel, Peter Maddison, Barbara Matthews, Tim Hayton, David Gibson, Steve Mellor, Amanda Johnson, Charlotte Moore, Roger Keane, Kitty Mortimer, Celia Caliskan

Apologies: Andrew McAlister

1. Minutes and Actions of the Last Meeting

- A meeting is being held after the Asset Management meeting to discuss the project management fee
- Disposals actions – on the agenda
- Trellick entrance hall – KM has had meeting with a member of the RA – discussions are now likely to focus on the capital works and will likely include the boiler room
- Climate change strategy going to TMO Board March 2016
- Outstanding leaseholder fire doors – the matter has been left with Janice Wray
- The stock data request has been completed

2. Capital Programme Spend

The December figures are not yet available. At the end of November the spend was £4.7m. December figures are being reviewed, including the sum to be transferred to next year, which is in the region of £2.5m. The TMO is confident of spending £ 11.5m. PM noted that where the programme had been hampered by poor access the recent door knocking exercise had assisted greatly, hence the more optimistic position.

3. Reviewing standards and the Asset Management Strategy

PM said the standards and strategy are dependent of the level of finance available. The review of the internal investment need is ongoing and this will determine the business plan. AJ said the Council will sustain the current level of investment for a further 2 years as indicated but then it will be reduced. SM added that some feasibility work on the budget available has been done but beyond that it is guess work. There is still the uncertainty around High Value Voids and it won't be until spring that any detail will be available. Whilst there is no indication what will happen to the rents after year 4. It was agreed there would be a refresh in year and that the strategy for reducing the level of investment on internals is a good one and so the programme will be adjusted going forward. PM said there would be a focus on externals this year; communal plant and lifts. There will be a review in September in preparation for the next Business Plan.

4. HRA Business Plan

The 2016 BP was presented at TCC and Scrutiny last week. AJ said she would review the TCC's terms of reference and suggest to LJ that more focussed

meetings are organised in the future.

Action: AJ/CC

The Scrutiny Committee is now understand the drain on the HRA of Trellick.

5. Regeneration

- 5.1 Kitchens and bathrooms – it will be a risk based approach. The policy circulated needs to be jointly agreed. The TMO to come back with comments.

Action: TMO

- 5.2 Pembroke Road – looking at architects

- 5.3 Treverton and Barlby – There has been some consultation drop in sessions. Looking at preferred options as the towers are to be retained. As a result there needs to be discussion about tenure changes and impact on the BP.

- 5.4 Silchester East and West – The options appraisal is going well. Not a viable scheme if it is just Housing land, particularly producing the preferred mid rise scheme. The idea is to increase the footprint. There may be a partnership with an RP. A consultation on the options will be undertaken in March. There is a meet the architect event on 18th January.

- 5.5 Edenham – The layouts are available. CBRE is to review. Details will be known in the next couple of weeks. The end of Stage 2 report is scheduled to go to Cabinet in March 2016. This may now be delayed following a review of the design and layouts by CBRE.

- 5.6 Small blocks – Looking at the viability.

- 5.7 Older people – No update.

6. Asset Management

- 6.1 Grenfell – see dashboard report below. Following the petition received at Scrutiny the TMO Board will undertake a review of the project. PM said the results of the door knocking had been very positive. He would like the TMO just to be able to finish the work and then look at how to involve the Board. There is a site visit with cllrs this week. Completion will be end of Feb for the main works and end of March for the ground works. It is still within budget. There was a discussion about £60k of energy funding to be applied to the funding but this cost has already been incurred and accounted for in the budget. SM said there is £93k identified as additional spend. Approximately £60k is for the KALC external works, which will be charged back and the remainder for the drainage work as a result of the KALC interface. Q3 does show the project is within budget. The RAG status will be reviewed next month and consideration will be given to whether an overspend is mentioned. The preferred option is to state that it is within budget but the contingency has been used. The dashboard is to be amended to reflect the petition. The Hidden Homes will be let at the end of February.



Grenfell Tower
dashboard end Decer

6.2 Hidden Homes

- Grenfell – see above.
- Whistler Walk – completed and final dashboard attached. £ 87k below budget.



20150701_Whistler
Walk project dashboz

- Holmefield House – SOS in March/April. The revised costs are expected this week. Change RAG status to red given the significant delays.



20150701_Holmefiel
d House project dash

- 91 Tavistock Crescent – to do further investigations. TMO waiting for approval layouts and budget from Council.



Hidden
Homes_project dasht

DG said that all of the other Hidden Homes are being worked up as a package and they will be working up the costs for approval in March. This includes:

- Elm Park House
- Longlands Court
- 137 Holland Road

Chelsea Manor Court - CM said it is a disused ball court that could be used for an infill housing scheme. Simon Girling said the bike storage at the front has been temporarily let to the adjacent school. PM said there may be rights of light issues but worth looking at. CM to commission a feasibility study.

Action: CM

6.3 Trellick

External works – there has been a pre-meeting and the project is being worked up. KM and DG have discussed the interface between Trellick and Edenham. Further information should be available in March/April 2016.

Commercial units – there is a separate options appraisal for the commercial units but there is likely to be some cross over.

7. Climate change

The strategy is going to the Board in March. Andrew McAlister will lead on this.

8. Disposals – see sheet attached



disposal update
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- 14 & 16 St Lukes Road – Waiting for valuations from Frost Meadowcroft. Discussions held about whether a quick sale is needed or to maximise the value. There are different options and there needs to be discussion on the principles. One option would be to work with a developer to put an overage arrangement in place to maximise the values. Thought also needs to be given to the risks and any strategy for moving tenants to enable the disposals given the issues on St Helens. **Action: AJ/CC**
- 1 A & B St Helens – One tenant has refused the decant, so there is a meeting on Wednesday with the tenant to find out what their requirements are. Moira will be asked to email over the details. RK said that with a sitting tenant there point in disposing and other options will be looked at. **Action: TH/RK**
- 3 Billing Street – noticed served, Co-op moving out on 18th January 2016.
- Avondale Park Road – a viewing took place of the site as the proposal was for 3 x 3 bed properties. It is a difficult site so options need to be discussed with Planning. RK to add to the Disposals sheet. **Action: RK**
- Ealing properties - Norwood Road – no value in selling. As voids occur then other tenures will be considered to increase NPV.

9. Commercial Property

Walnut Tree House – issue on the lease with Fortbox as it requires considerable investment. After looking at the budget implications a decision will be made whether to invest or terminate the lease.

10. Any other business

Fire enforcement notices served following the Adair Tower fire have stated the need for door closers on all doors. This is not considered practical and will be discussed further with LFB.

Date of next meeting: 1st February 2016 – Room 319