

Appendix 1 – 19/20 Investment Projects

The following are examples of the larger high profile projects that have been carried out during the year incorporating multi work streams.

Fencing and Landscaping

This scheme was a continuation from the previous year that has seen significant investment in many areas of Brinnington. The work entailed the removal and renewal of boundary fencing that was tired and dilapidated, the new fencing has given a much needed facelift to the properties that have received the treatment whilst being more robust and easier to maintain for the future. The picture below from Lapwing Lane shows the clean finish the fencing gives to the boundary.



Birch Court Communal Heating

The communal heating system at Birch Court was due for replacement due to its age and was procured in late 2018 with a view to work starting in the new 2019 financial year. The work was actually started late in May 2019 and to begin good progress was made unfortunately the appointed contractor going into administration. SHG were however quick to react to this by implementing measures to mitigate the problem for each individual customer and appointing a new contractor. The new incoming contractor was quick to familiarise themselves with the project and now all installs are complete providing a more efficient heating at a lower cost to the residents.

Sheltered Lifts Programme

In recent years many of the sheltered schemes have had standard internal lifts replaced successfully. There are a small number of sheltered schemes which have external passenger lifts which needed to be renewed. This year has seen not only the replacement of these lifts but also an upgraded to a far more accessible modern facility. The external lifts at Queens Court, Torkington House and Lumb House had limited access and were cold in the winter the new lifts incorporate a more substantial shaft which allows better access with new heating meaning the temperature in the lifts is more consistent through the year and therefore less of a risk to the users. This upgrade in specification subsequently meant the work actually cost £90,291 which is over budget but provides a much more useable lift fit for the long-term.

Offerton Masterplan

Three Sixty have continued to deliver this project from the previous financial year and is progressing with great success. The work is being delivered to a very high standard that is adding to the visual impact across the estate, not to mention the financial benefits the residents have already seen, because of the thermal improvements to the front and rear elevations. The improvements have also proved of interest to a number of private properties where Three Sixty have now carried out work too. It is reassuring to know that even though the project isn't complete that it is already making difference to the local community.

Bin Chutes

The bin chute replacements in the high rise are not the most glamorous of projects and do not offer any visual improvement but they are key component of a high rise block. The replacement of the bin chutes of the blocks across Brinnington has meant they are much larger in diameter than they were which will help reduce the resources needed when the old chute would often get blocked. They have also had new hoppers installed on each floor which are larger and have fire resisting properties within them to help reduce the spread of fire throughout the block. The project is now complete with an overspend of around £25,000 which is due to more work involved when cutting out for the new chute. Below is picture of the hopper that is connected to the new chute within.



Flat Entrance Doors

The installation of new flat entrance doors has been carried out by Three Sixty for the last few years and will continue to do them into the coming financial year. The doors Three Sixty are installing are specific to SHG, certified and tested and gives customers and officers the reassurance that they are protected in the very best possible way. SHG continue to review fire safety measures and with the support of Three Sixty will stay at the forefront of this important investment programme.

The picture below is how the doors look when complete it is worth noting that the door closer is on the external face of the door which allows easier ongoing maintenance, lessens the likelihood of them being tampered with and allows easy access for the Fire Risk Assessor to inspect.



Adswood Roofing and Render

The renewal of roofing and render across Adswood has been delivered by Three Sixty over the last 12 months and is in line with the “Big Impact” approach to asset management. Inclement weather in the early months of the project caused delays to the programme resulting in a slight underspend on the budget of around £130,000 which will be rolled into 20/21 when the project will complete. The end result is a noticeable improvement. The photo below shows two neighbouring properties that have had new roofs and the render renewed to the first floor and ground floor brickwork re-pointed.



ERDF

The last few months of the 19/20 financial year saw the commencement of a very exciting and valuable scheme that aims to help reduce fuel poverty whilst reducing the carbon footprint for many of SHG properties. The scheme is split into a number of key areas and renewable technologies which include EWI (External Wall Insulation), GSHP (Ground Source Heat Pumps), ASHP (Air Source Heat Pumps), Solar PV and batteries. To date we have both the EWI and GSHP's on site (details below) this project is set to continue into the coming financial year.

ERDF – EWI & Roofing

Jackson Jackson are now on site in the Edgeley/Cheadle Heath area have made a start on the EWI installation on a number of the low rise blocks. SHG have also taken the opportunity, while scaffolding has been erected, to replace the roofs of these properties at the same time as the EWI this offers efficiency and value for money. Upon completion the overall appearance of the properties will be improved and will also have noticeably lower fuel and heating costs as a result of the extra insulation. The picture below shows a finished roof in Edgeley.



ERDF – GSHP's

Following a procurement exercise, Kensa a specialist contractor was appointed to supply and install heat pumps in a number of SHG managed properties. The type of work being carried out is not new technology but is new to SHG and will in short mean many of our old and inefficient storage heaters can be removed and replaced with what resembles a conventional gas heating system, the difference being is that it is still electric. The principle of the system is that the heat pumps will act in a similar way to a refrigerator albeit in reverse. Each flat is connected to a communal system of pipework containing a liquid that is circulating through a series of 200m deep boreholes, this liquid is heated to an ambient temperature that once it reaches each flat can be compressed to release a much higher temperature that in turn provides heat for the heating and hot water. The GSHP will provide the customer with a more efficient heating system, reduce carbon and help control fuel bills.

Below illustrates the machinery on site drilling the 200m deep holes into which the pipework is installed.



Sprinklers

The Sprinkler installation scheme is arguably one of SHG's most high profile and certainly important projects that to date has seen the commissioning of 6 high rise blocks. The contractor Protect 24 are experienced in the installation of sprinklers and specialise in social housing so understand the difficulties faced with gaining access and working in occupied properties. The work is set to continue into the coming financial year when each of the 22 high rise having sprinklers installed.

Below are a couple of pictures showing the finished installation, the coving on the upper pictures is concealing the pipework with the small disk discreetly concealing the sprinkler head. The disk can also be seen on the lower picture over the door but without the coving as the pipework and sprinkler head have been fed through from the adjacent room to minimise how intrusive the work is.

