

APPENDIX (A)

Seven Locks Housing – Monitoring the Delivery of Promises 2011/12

RSL name	Seven Locks Housing	Updated by	Deborah Bennett
RSL number	L4506	Date	September 2011

Key: ✓ - completed; J - on target; K - at risk; L - failed

Theme 1: Delivery of Home Improvements

	Nature of work and Timescale	Yr 1	Yr 2	Yr 3	Yr 4	Actual completion	Yr 4 Target £ Budget/ Cost	Actual Budget/ Cost	Target Tenant Satisfaction %		Actual Tenant Satisfaction %		Status	Comp's c/f to Yr 5
		Comp's (2008/09) B/F	Comp's (2009/10) B/F	Comp's (2010/11) B/F	Target				BME	Non BME	BME	Non BME		
1.	New Bathrooms to around 1,300 homes (within first five years)	692	1381 Complete	N/A	N/A	N/A	N/A	N/A	90%	90%	93.9%	✓	Project complete	
2.	A choice of a walk-in shower for sheltered housing tenants (a budget of £1 million within first five years)	80	340 Complete	N/A	N/A	N/A	N/A	N/A	90%	90%	93.9%	✓	Project complete	
3.	New Kitchens to around 1,600 homes (within first five years)	634	1300	1400	Completing refusals as become void	13	£150,000	£51,300	90%	90%	91%	J	1400	
4.	Replacement front/back doors to improve security to around 1,300 homes (within first five years)	607	1310 Complete	N/A	N/A	N/A	N/A	N/A	90%	90%	93.9%	✓	Project complete	
5.	New/Upgrade heating systems to around 900 homes (within first five years)	407	877	908 Complete	N/A	N/A	N/A	N/A	90%	90%	91%	✓	Project complete	
6.	Cavity/solid wall insulation to around 700 homes (within first five years)	Nil	Nil	50	60	0	£540,000					K		

	Nature of work and Timescale	Yr 1	Yr 2	Yr 3	Yr 4	Actual completions	Yr 4	Actual Budget/ Cost	Target Tenant Satisfaction %		Actual Tenant Satisfaction %	Status	Comp's c/f to Yr 5
		Comp's (2008/09) B/F	Comp's (2009/10) B/F	Comp's (2010/11) B/F	Target		Target £ Budget/ Cost		BME	Non BME			
1.	accordance with the regulations to achieve target rents by 2012. i.e., existing tenants rents increased by a maximum of RPI plus ½% plus £2.00 per week until target has been reached. New Assured tenancies will be let at target rent which will be increased by RPI plus ½%.	Delivery as required by regulation											

Theme 4: Tenant Involvement

	Nature of work and Timescale	Yr 1	Yr 2	Yr 3	Yr 4	Actual completions	Yr 4	Actual Budget/ Cost	Target Tenant Satisfaction %		Actual Tenant Satisfaction %	Status	Comp's c/f to Yr 5
		Comp's (2008/09) B/F	Comp's (2009/10) B/F	Comp's (2010/11) B/F	Target		Target £ Budget/ Cost		BME	Non BME			
1.	Set aside £50,000 per year for the first five years to support tenant participation	£32,377	£55,427	£42,767	N/A	N/A	£50,000		N/A		N/A		
2.	A tenant Resource Centre will be provided.	Work in progress	Naseby Square Community Hall refurb.	Brooklands Gardens TRC upgrade	Money set aside for replacing facility at Brooklands if required	N/A	£59,000		N/A		N/A	√	Project complete

Theme 5: Delivering Sustainable Communities

