



---

**Title:** Kibblesworth Update

**Report of:** TGHC Managing Director

---

### **Purpose of Report**

1. To provide the Board with a report a year on from the completion of the new build development at Kibblesworth and to update Board members on issues that have come to light since the previous update.

### **Background**

2. The Kibblesworth Estate had a high concentration of non-traditional Airey properties. The Airey properties are a system built property type with a reinforced concrete frame and concrete slab external cladding. Structural surveys at Kibblesworth highlighted defects in the reinforced concrete frame compromising the structural integrity of the properties.
3. Following an options appraisal of the houses and the area overall, along with consultation with the residents, it was decided that the best option was demolition and re-provision of new homes that were suitable for modern living.
4. Extensive consultation was carried out with customers and the wider area throughout the process. Planning permission for the new properties was granted on 15 January 2010 and the approved constructor ("Keepmoat") commenced on site on 29 March 2010.

### **Summary**

5. The construction activity was carried out in four separate phases to ensure that customers who expressed a desire to remain on the estate could be accommodated. Properties in the final phase were completed in late 2013 with final handovers taking place in January 2014.
6. Through the programme, 81 new affordable rented properties were completed and have been let.
7. With regard to the shared ownership properties, 11 of the 13 properties have completed and been sold. Of the two remaining properties, one is under offer (completion expected 4<sup>th</sup> July 2014) and on the remaining one a reservation fee has been received and conveyancing process has commenced. 100% of rental income for the sold properties £14,191 has been collected in 2013/14.

8. The 54 Keepmoat properties that were earmarked for private sale have all been sold.
9. All art work on the estate has been completed, including
  - An individual circular stone seat to wrap around the recently planted pear tree within the new play area.
  - An ornate handmade wrought iron chair that includes local school children's ideas, to be placed on the offsite existing play area. Installed March 2013.
  - Two wooden carved seats by exploding arts, working with local primary school children to form designs and will be located near the proposed toddler play area.
  - A carved sandstone art path highlighting the grid coordinates of the village pit head that crosses one of the estate open spaces. Installed April 2013.
  - A forged steel life size pony to be sited on a landscaped open space. The artist has worked closely with the carving group from the Millennium Centre and is ready to install when the area is cleared and prepared. Proposed installation date July 2013.
  - 15 bronze circular design and heritage cast plaques to be set within the existing and new footpaths around the village and within the scheme. Installation dates are still to be confirmed.
10. The properties in the last phase of the development to complete, (Phase 4) are covered by Keepmoat's 24 month new build warranty and the final property is covered until January 2016. Any defects noted are passed to Keepmoat Customer care from our repairs team. These will continue to be monitored throughout the warranty period.
11. We also carry out a Defect Inspection to provide a list of items that require attention from the contractor in advance of the warranty period coming to an end. Lists have been provided for Phases 1, 2 and 3 and remedial works are complete.
12. All of the play equipment on and off site is installed with maintenance and upkeep being provided by Gateshead Council's fixed play team. A 10 year agreement was put in place in 2013 for the ongoing maintenance and upkeep of the play equipment and grass areas within the estate, for which Keelman Homes will be invoiced on an annual basis.
13. The section 278 Highways agreement is yet to be signed by Gateshead Council's Highways Department and Keepmoat so currently the 12 month defect period has not yet started.
14. Following a nomination by Gateshead Council's Building Control section the scheme has recently been shortlisted for the LABC Construction Excellence, in the category of best social or affordable housing development.
15. In addition, Kibblesworth was one of three schemes shortlisted in the Best New build Category of the NFA Awards which take place as part of the NFA Annual Conference in Manchester. This award is open to all ALMO's who have developed new homes for their local community, including social and or affordable housing.

16. Both awards ceremonies are taking place during July.

### **Customer Satisfaction**

17. Site construction has completed, however as referenced above there are remedial works to the roads and pathways that are still to be signed off and accepted to adoptable standards by Gateshead Councils Highways Department.
18. Satisfaction surveys are currently being undertaken with customers to establish satisfaction with the scheme and measure how the scheme has positively impacted on the community. Findings will be brought to a future Board Meeting.

### **Impact on Tenants**

19. All 60 tenants from the Airey homes who expressed a desire to continue to live in Kibblesworth were re-housed within the new development (within phases 1, 2 and 3).
20. SAP calculation comparisons of the Airey type and the new build high performance property demonstrate the huge thermal improvements that have been made, which is contributing to a reduction in energy bills for customers and moving customers out of fuel poverty. A comparison of the ratings is included at the Appendix to this report.

### **Financial Implications**

21. 101 home loss payments were made equating to £474,000 less any outstanding debt due to rent arrears, water rates, Council Tax arrears, or any other court costs or rechargeable repairs. Disturbance payments of £40,986 have also been made to pay for out of pocket moving expenses. These payments are made by the Council.
22. The cumulative value of works carried out by Keepmoat to date is £8,187,612 which is the forecast final account. All valuations paid less 5% retention. It has been agreed to release half of the allocated retention at completion of each phase, with the balance being released after 12 months.

### **Risk Management Implications**

23. There are no risk implications arising from this report.

### **Value for Money Implications**

24. Regular meetings were held with Keepmoat to ensure value for money was achieved on all solutions.

### **Equality and Diversity Implications**

25. There are no equality and diversity implications directly arising from this report.

### **Health implications**

26. Keepmoat are aware that dust and noise have potential health implications. This is mitigated by the site being part of the 'Considerate Constructor Scheme' which monitors these and other matters.

### **Consultation Carried Out**

27. No further consultations have been carried out since the previous report.

### **Recommendation**

28. The views of the Board are sought as to whether they are satisfied with the update in relation to Kibblesworth.

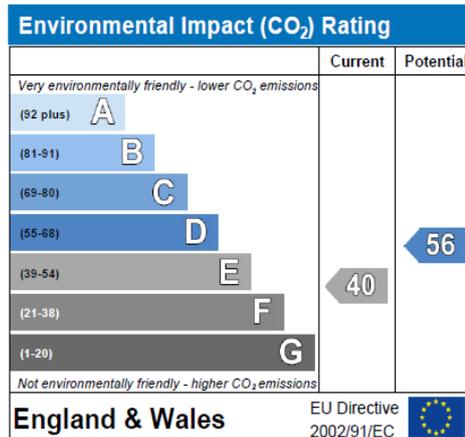
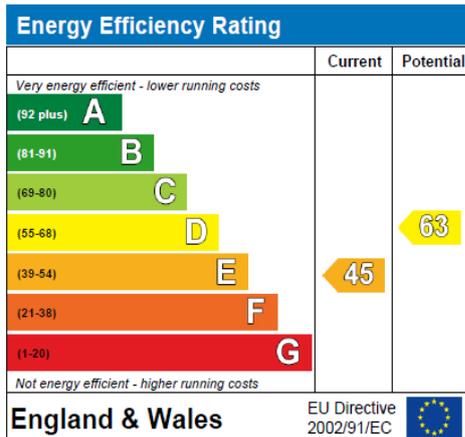
## Energy Performance Certificate



28, Coltspool  
GATESHEAD  
NE11 0TN

Dwelling type: Semi-detached house  
Date of assessment: 05 August 2009  
Date of certificate: 10 August 2009  
Reference number: 0858-2059-6208-6451-8044  
Total floor area: 90 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The above certificate relates to one of the now demolished Airey Properties. The certificate below relates to one of the new re-provided affordable rented units at Kibblesworth.

## Energy Performance Certificate



5 Greenford Court,  
Kibblesworth,  
GATESHEAD,  
NE11 0BZ

Dwelling type: Semi-detached bungalow  
Date of assessment: 28 November 2009  
Date of certificate: 07 September 2010  
Reference number: 9175-3898-6591-0621-5045  
Type of assessment: SAP, new dwelling  
Total floor area: 67 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

