

Installation of New IRS (Integrated Reception System) and Upgrading of Existing Communal Aerial Systems

Installation of New IRS Systems and Upgrading of Existing Communal Aerial Systems

- Government Policy - switch off existing analogue TV signals in the UK, and switchover to digital broadcasting
- expected mid 2012 in London area
- Many existing communal aerial systems need upgrading to receive the new digital signal without being upgraded
- Many private satellite dishes and aerials have been installed on Hackney Homes buildings without permission or planning approval.

Installation of New IRS Systems and Upgrading of Existing Communal Aerial Systems

- Large number of satellite dishes and TV aerials have been erected
- Poor visual impact
- Damage to buildings

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- We are currently installing new IRS (Integrated Reception System) in blocks of flats to allow residents to receive digital television and additional satellite services
- 16,000 dwellings in Phase 1 & 2 – 8,000 completed so far
- The new system will allow residents to view television and satellite services without having to erect their own dish or aerial.
- All residents' dishes and aerials will be removed following completion
- Existing Cable Television will remain

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- All existing communal aerial systems will be updated, and new IRS systems will be installed to all blocks of 3 storeys / 6 dwellings and above which presently do not have a system
- Street properties are not included in the programme
- Government help scheme in place
- Following a boroughwide survey of residents' viewing habits, the new system will allow residents to receive satellite services provided by Sky / Hotbird / Turksat and Freesat
- The system will also allow the reception of analogue television (until digital switchover), FM and DAB radio



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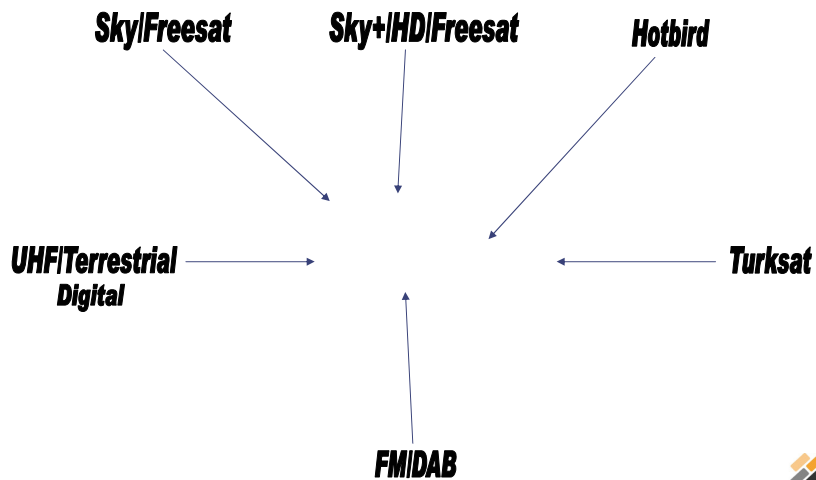


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- A new television outlet plate will be installed within your property, and our contractor will connect and test your existing television / VCR / Set Top Box Etc
- Extra points can be installed at extra cost to resident



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All Sky sat top boxes are supported (subject to monthly subscription to Sky for full service)



Standard Sky Box



Sky+ Box



Sky+ HD Box

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- Cables generally installed externally and run to a new outlet plate in your property.
- in some cases cables have to be installed internally to the building due to building layout
- Systems installed sensitively in conservation areas

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- Costs negotiated with our installation contractor for the supply and installation of Freeview Boxes
- £25 if installed at the same time as the main TV outlet
- £49.99 if installed at a later date
- Costs for the supply and installation of Sky / Sky HD / Freesat and Freeview HD Set Top boxes also negotiated, prices available upon request

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- Avonline have been appointed to carry out the programme for the installation of IRS systems throughout the borough

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FAQs

Question

I have virgin Media, how will I be affected?

Answer

If you are a virgin Media customer, you will not be affected

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Question

Why is the digital television transition happening?

Answer

Digital is now the best technology for broadcasting TV. The existing analogue TV signal will be switched off and replaced with a new, stronger digital TV signal. It will mean that almost everyone will be able to receive digital TV through an aerial (Freeview). This will free up airspace for other services, including police, fire, and other emergency services. (This is a government legislation not Hackney)

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Question

Do I need to buy a new TV for the Digital Switchover?

Answer

Your existing TV set will be just fine after your [region goes digital](#). **You don't need to replace your TV, you don't need to buy a high-definition TV set** (unless you'd like to watch [HD shows](#)), and you don't need to throw out your [portable TV sets](#). To get digital TV on this TV set, all you need to do is connect it to a set-top box that can get digital TV. That could be a Freeview, Freesat, Sky Digital, Virgin Media or BT Vision set-top box.

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For more Information about digital upgrade please visit.

www.digitaluk.co.uk

Asset Management Division

7th July 2011

Summary

- Introduction to the Asset Management Division
- Who we are and what we do
- Teams projects and responsibilities
- Decent Homes: Progress made, money spent, change to funding regime, 2011/12 programme, future prospects
- Asset Management Division – 38 full time staff (including Woodberry Down Team)
- Established 2006 upon formation of Hackney Homes

Stock database and asbestos management

- RajendraSanmugam, Manager.
- Codeman system – stock records, condition and completed works, energy ratings
- Guarantees and warranties
- Asbestos database and asbestos management
- Asset Management Plan, programme planning



Performance Management

- Ricky Chan, Manager
- Capital Programme monitor
- Key Performance Indicators (KPIs)
- Statistical returns
- Budget control



Woodberry Down Decant Team

- Colin Bright, Manager
- Moving tenants out of blocks due to be demolished
- Re-housing the tenants
- Leaseholder re-purchases
- Based on the estate



Woodberry Down Interim Repairs

- Gideon Taylor, Manager
- Repairs to blocks scheduled for demolition but will be lived in for some years
- Mainly external works
- Works designed to last as long as the blocks
- Completion by April 2012

Supply Chain Management Group

- Gary Hopkins, Manager
- Established with HCA grant
- Haringey and Newham members
- Benchmark prices offered by supply chain
- Negotiate down to lowest rates
- Other members may soon join, members pay subscription to HH and have access to low prices
- Value for money in procurement



Hackney Homes Document Archive

- Sharon Gayle, Manager
- Legal obligation to retain contract documents, drawings, invoices etc for 6-12 years
- Located in basement of Seaton Point, Nightingale Estate
- Plus admin service to all teams



Estate Plans

- Carla Ferralello, Manager
- Manifesto Commitment
- Close working with residents
- Long term and detailed plan for areas around blocks on each estate



HackneyHomes
In partnership with Hackney Council

Designing Out Crime

- PC Sean Whelan (seconded from Met Police)
- Estate surveys (linked to Estate Plans)
- Improving lighting, design, access to minimise opportunity for crime
- Working to “Secured by Design” standard



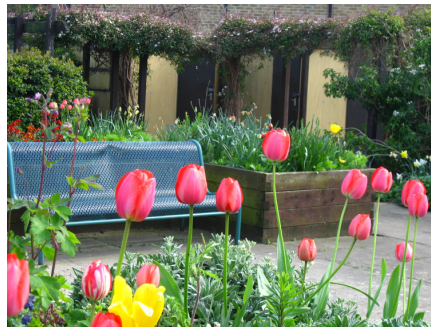
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Garage Review

- Curtis Taylor and Barrie Cotton, lead officers for HH
- Joint project with the council
- £250k budget, two year project
- Refurbish and re-let (increase income)
- Assess demand
- Demolish?
- Identify development and disposal opportunities

Sustainability and Energy Efficiency

- Curtis Taylor, HH lead officer
- Working with council
- Greening Our Estates
- Cavity wall insulation projects (grant funded)
- Photo voltaic pilot
- Community Energy Savings Programme (CESP) linked to Decent Homes programme
- Monitor energy efficiency of all HH stock
- Seeking out other sources of funding



Estate Renewal

- Curtis Taylor, Manager
- Support to the council's regeneration programme (non Woodberry Down Estates)
- Consultation
- Interim repairs
- Decanting
- Handover of new build homes

Decent Homes

- Martin Long, Manager
- Three teams, one for each constructor
- Site based
- Project Management, Contract Administration, Clerk of Works (inspections), Client Liaison
- Support from Mace Ltd (new procurement September)
- Cost control and management
- Preparation of contract documentation
- 2011/12 programme in progress

PROGRESS ON ACHIEVING DECENT HOMES – MAY 2010 VERSION

Year	Number of Decent Homes (rented units only)	Expenditure
2002/03 – starting point	6,421	-
2003/04	7,617	£25.4m
2004/05	9,465	£45.6m
2005/06	10,963	£18.1m
2006/07	12,250	£47.5m
2007/08	12,858	£33.8m
2008/09	13,385	£20.8m
2009/10	14,823	£45.2m
2010/11	16,115	£34.6m
2011/12	19,235 (target)	£50.0m
2012/13 – completion date	20,735 (target)	£39.2m

EMERGENCY BUDGET/CSR 2010

- Overall national reduction in funding
- No more ALMO credits
- New bidding regime “Decent Homes Backlog Funding”
- Any council with 10%+ non decent stock can bid
- 2012/13 target scrapped
- Hackney got £15.8m (was expecting £50m)
- Despite all, Hackney got more money than anyone else (except Nottingham and Wolverhampton)
- 2013/14 and 2014/15 indicative allocation

PROGRESS ON ACHIEVING DECENT HOMES AS OF NOW

Year	Number of units Decent	Expenditure
2010/11	16,115	£34.8m
2011/12	16,407	£15.8m
2012/13	16,648	£18.2m
2013/14	18,148	£16.0m (tbc)
2014/15	19,248	£11.5m (tbc)
2015/16	?	?
	(Total stock 22,790)	

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Decent Homes Phase 2 expenditure by neighbourhood 2006/07 to 2010/11

- Stoke Newington £36m
- Shoreditch £33m
- Queensbridge + De Beauvoir £34m
- North East £33m
- Homerton £34m
- Street Properties £14m
- TOTAL £184m



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Future Developments

- Plans to increase reactive repairs budget
- Savings needed from other services
- HRA reform, self-financing, to be modelled when settlement announced
- Regeneration programmes (demolition of non-decent homes, new build (very) decent homes)
- Value for money from constructors, continuous savings
- More energy efficiency schemes likely
- Possibly another backlog funding bidding round (in run up to next general election)

THE ASSET MANAGEMENT DIVISION

- Any questions?