

16 March 2021

REPORT OF GENTOO

1. Purpose of Report

1.1 The following report provides an update from Gentoo for the West Area Committee from December 2020 to March 2021.

2 Background

2.1 Area Committee agreed that regular updates from Gentoo would be presented to each Committee meeting to enable members to be up-to-date on current Gentoo developments, projects and priorities.

3. Update on Neighbourhood Services

3.1 Gentoo is to renew the intercom system at all multi-storey and sheltered blocks in the next 3 months, including the 7 tower blocks in Lakeside as well as High Grindon House and Tom Urwin House. This is an essential service which links up to our Concierge system and provides additional security benefits to residents in these blocks. The current system is outdated and difficult to maintain with many parts now obsolete.

3.2 All tenants and leaseholders will have the handset and screen replaced in their homes by the summer. The new intercom system will provide ease of access and increased security. It also has the facility to cascade messages to individuals and groups, for example advising residents of any change or temporary disruption to facilities at their block such as lifts and other essential services. There will be minimal disruption at each customer's home and the changeover is expected to take less than an hour.

4. Investment & Renewal

4.1 Chester Gate Site, Pennywell - Works on the first phase of Chester Gate delivering 118 new homes, has now recommenced on this scheme and it will deliver 2, 3 & 4 bed properties all for sale. The first plots were launched for sale in February and 5 reservations were taken during the opening weekend. The first plots are currently programmed to complete in August this year.

4.2 Prestbury Road Site, Pennywell – this scheme will deliver ten new homes (2 & 3 bed), all for Affordable rent. We are due to start service diversion work in March, with construction work likely to commence in May. We anticipate the first new homes will be ready towards the end of this year.

5. Recommendations

5.1 Note the content of this report.

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