

Committee	Dated:
Housing Management & Almshouses Sub Committee	24 September 2018
Subject: Housing Major Works Programme – Progress Report	Public
Report of: Director of Community & Children’s Services	For Information
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Summary

The purpose of this report is to update Members on the progress that has been made with the Housing Major Works Programme and to advise Members on issues affecting progress on individual schemes.

Recommendation

Members are asked to note the report.

Main Report

Background

1. At its meeting on 27 November 2017, the Housing Management & Almshouses Sub-Committee received a presentation from officers in Housing Property Services on the scope of, and progress with, the Housing Major Works Programme. Members subsequently agreed that it would be useful if further updates and progress reports be brought to future meetings of this Sub-Committee.
2. The first update and progress report was presented to this Sub-Committee at its meeting on 12 February 2018. This fourth report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 5 June 2018 as well as, progress against the programme as originally reported in November 2017.

Considerations

3. The City Corporation is committed to investing around £55million on a Major Works Programme for the maintenance, refurbishment and improvement of its social housing portfolio. The works, in the main comprise:
 - Window replacements;
 - Re-roofing;
 - Decent Homes (new kitchens and bathrooms);
 - Electrical rewiring and upgrades;

- Heating replacements;
 - Concrete repairs.
4. The funding for these extensive works, which are intended to bring all the City Corporation's social housing stock up to, and beyond, the Decent Homes Standard, comes from the Housing Revenue Account (HRA), which is ring-fenced solely for housing. The HRA is made up of:
 - Income from rents;
 - Income from service charges.
 5. The Housing Major Works Programme was originally intended to be a 5-year programme however, the size and complexity of some of the projects included, along with initial staff resourcing issues, has meant that it is more likely to take 7 or 8 years to complete.
 6. The Housing Major Works Programme is monitored and managed at several levels both corporately and within the department. This includes:
 - Gateway Process;
 - DCCS Committee;
 - Projects Sub-Committee;
 - Housing Management & Almshouses Sub-Committee (recent addition);
 - Housing Programme Board.
 7. The Housing Programme Board (HPB) is a cross-departmental group, chaired by the Director of Community & Children's Services and comprising senior officers from:
 - Housing Management;
 - Housing Property Services;
 - City Surveyors;
 - Planning;
 - Finance;
 - Town Clerks;
 - City Procurement.
 8. For the purpose of the HPB, officers have developed detailed report templates that show progress of the various works programmes and these are analysed and discussed monthly. At its meeting on 27 November 2017, following a presentation from officers in Housing Property Services on the scope of, and progress with the Housing Major Works Programme, Members agreed that a simplified version of the progress reports be brought to future meetings of this Sub-Committee.
 9. Attached at Appendix 1 to this report, for Members consideration, is the latest version of the progress report for the Housing Major Works Improvement Programme, which will also be submitted to the HPB at its next meeting on 27 September 2018.

10. Members attention is drawn to the following projects, which have incurred some delays since the last meeting of this Sub-Committee:

H24: Petticoat Tower – Balcony Windows and Doors

The finalisation of the works specification was delayed as a result of sub-standard work by our appointed specialist consultant. The specification prepared by our consultant was not of the required standard and was subsequently amended and completed by our own in-house Surveyors. Although, the payment to the consultant has been reduced significantly, its failings have resulted in a two-month delay.

The work has now been tendered successfully and we are looking to award the contract at the end of September.

H23: Middlesex Street – Lift Refurbishment

This project has been delayed by two months as a result of the additional structural and specification works necessary to incorporate a request from Members to convert the ground floor entry to the Petticoat Tower lift to a 'through-car' system.

Tenders for this work have now been received but, all the four submitted bids significantly exceed the approved Gateway 4 estimates. The tenders received are being analysed independently to assess whether they provide value for money and, if they do, why they exceed the budget estimate so significantly. An Issues Report will need to be submitted to seek approval to increase the budget for this work.

H25: Petticoat Tower – Stairwell

Although planning permission for the works has been granted, it was conditional on further consultation with the District Surveyor and the London Fire Brigades' Fire Prevention Branch to ensure, and provide evidence, that the proposed works and materials to be used comply with the latest Building Regulations, the London Building Acts and the relevant fire precautions and certification requirements.

This additional consultation requirement will add a further two months to the project which, we now expect will be tendered in October this year.

H43: Harman Close – Decent Homes

Officers are working with colleagues in City Procurement to extend the existing Decent Homes contract to include the similar works identified at Harman Close. The contractual arrangements to facilitate this have taken longer than originally anticipated resulting in a one month's delay. However, once these contractual matters have been resolved, the existing contractor can mobilise very quickly, as he is currently finishing off similar works on the Avondale Estate.

H10: Dron House/William Blake Estate – Door Entry Installation

This project is due to go to tender in the next few weeks but has been delayed by one month as a result of the Project Manager being absent on compassionate grounds.

11. Although the slippage in the above projects is disappointing, the momentum of the Housing Major Works Programme continues to grow, and we are making good progress in many areas. Members attention is drawn to the following specific projects:

H21: Golden Lane – Lift Refurbishment

This relatively major, complex and disruptive project was completed on-time and within budget. A separate Gateway 7 report has been submitted to this Committee, which gives much more detail of the project.

H5: Various Estates – Decent Homes

This project not only remains on course to finish on time and within budget but also, there have been some significant benefits to the community as a result of the works that have been carried out. The contractor, TSG Building Services PLC, has provided a new kitchen to the Windsor House Community Centre free-of-charge. In addition, the same contractor has also contributed towards the cost of a 'Summer Party' at Sumner House as well as, supporting one of the City Corporation's own apprentices by providing practical site work as part of the apprentice's learning and development.

H36: Holloway Estate – Electrical Rewire (Tenanted Flats)

This project has also been completed within the allocated programme for the works and came well within the budget. In addition, the project achieved customer satisfaction levels of 100%.

H38: Various Estates – Landlords and Tenants Electrical Testing

So far to date, 337 homes have been tested and all necessary remedial and minor upgrade works completed at the same time. This project is currently on target to finish some three months ahead of schedule and has achieved customer satisfaction levels of 98%.

12. In addition to the various projects outlined above, we have made significant progress with the various fire safety measures identified as part of our Fire Safety Improvement Works including:

- The installation of 2500 heat, smoke and carbon monoxide detectors in our tenanted properties;
- Our Portable Appliance Testing (PAT) initiative that tests the 'white' goods in the homes we carry out electrical testing has identified 16 faulty and

potentially dangerous appliances on the Golden Lane Estate. These appliances include washing machines, refrigerators and cookers;

- We have successfully piloted the installation of a new 60-minute fire door at Petticoat Tower, which has been well received by residents and will provide the basis of a specification for the main door replacement programme;
- All the electrical consumer units in our high-rise blocks of flats are being changed to comply with the new 18th Edition of the Electrical Regulations, which come into force in the next few months;
- All leaseholders in the areas we are working in, have been offered the opportunity to participate in our electrical testing and detector programme. This will help us improve the safety of the leasehold properties and reduce the potential risk of fire. Take up has been slow so far to date but we are actively promoting this initiative through our communication networks.

Appendices

Appendix 1: Housing Major Works Programme Progress Report (September 2018)

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