

Committee	Dated:
Housing Management & Almshouses Sub Committee	21 January 2019
Subject: Housing Major Works Programme – Progress Report	Public
Report of: Director of Community & Children’s Services	For Information
Report authors: Paul Murtagh Assistant Director Barbican & Property Services	

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 sixth update report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 27 November 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 was submitted to the HPB at its last meeting on 30 November 2018.

10. Members will note from the progress report at Appendix 1 that there has been very little change to the status of the various projects since the last meeting of this Sub-Committee. Members are asked to specifically note the following updates:

H43: Harman Close – Decent Homes

Repairs and redecoration work to the common areas such as the library and corridors started in November last year. Following a successful 'meet the Contractor' event held last year, tenants have made their choices in terms of kitchen units and the like and work to individual homes is due to start by the end of January.

H15: Cullum Welch – Concrete Repairs

Members will recall that, due to issues entirely beyond the control of the CoLC, it has been decided not to proceed with the award of this contract. The works contained in this contract have now been put out to a new competitive tendering process and tenders are due back by the end of January.

H17: Golden Lane Heating (Phase 2 – Crescent House and Cullum Welch House)

Whilst there is no change to the overall programme, the delivery timeline has been reconfigured to show a separate Design and Listed Building Consent period. A report seeking approval for a change of approach to a communal heating system tendered on a detailed design basis, is to be considered by the Community and Children's Services Committee at its meeting on 11 January 2019.

H41: Great Arthur House – Front Door Replacement

We have now secured 'testing slots' for the outstanding four doors in our other HRA estates (Southwark and Avondale), through an alternative test centre in Europe who test to the same standards EN 1364 as the UK. The testing will take place during the week commencing 14 January. We now have formal planning approval for the removal and temporary replacement of the two door sets in Great Arthur House. We have applied for 'testing slots' for these doors to tie in with the date for the temporary replacement installations and are awaiting confirmation.

H1: Avondale Estate – Window Overhaul

It had been expected that the work contained in this contract would be awarded and work started on site by the end of November 2018. Unfortunately, the extent of work that is required is much greater than previously expected and we are now seeking approval for the additional funding from the various Committees and Sub-Committees. Subject to those approvals, Metwin Limited will be appointed as works contractor, with an expected commencement date in March 2019 to avoid unnecessary additional discomfort for residents during the winter months.

H23: Middlesex Street – Lift Refurbishment

Members will recall that the tenders for this work came back at a much greater cost than the original estimate. The requested uplift in budget to allow the appointment of the successful contractor, as approved at the last meeting of this Sub Committee, has now also been approved by the Projects Sub Committee. The Gateway 5 report authorising the letting of this contract was subsequently signed off on 21 December. We are now in the process of drawing up the contractual agreement with Guideline Lift Services. Once in place, Guideline will begin the manufacture and sourcing of the replacement equipment. Work is expected to commence on site in April 2019.

H22: Middlesex Street – Concrete Testing and Repairs

Our appointed contractor, Engie, is behind programme for these works for various reasons and Practical Completion is now expected to be the end of February, two months later than originally scheduled.

H25: Petticoat Tower Stairwell

Unfortunately, following a recent procurement exercise, despite previous soft market testing, only one bid was received for this work which, is not sufficient for a compliant Section 20 process. This work will have to be re-tendered following a further short market engagement exercise to assess and promote interest in this project. This will delay the programme by an estimated 3 months.

11. As Members will appreciate, there will always be problems with contracts and projects such as those contained within the Housing Major Works Programme. However, our own in-house team of Project Managers and Clerk of Works is allocated to each project to ensure that projects are properly managed, and the expectations of our tenants are met. Members will also appreciate that the momentum of the Housing Major Works Programme has increased significantly and good progress is now being made.

Appendices

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

Paul Murtagh
Assistant Director, Barbican & Property Services
T: 020 7332 3015 E: paul.murtagh@cityoflondon.gov.uk