

<b>Committee</b>	<b>Dated:</b>
Housing Management & Almshouses Sub Committee	22 July 2019
<b>Subject:</b> Housing Major Works Programme – Progress Report	<b>Public</b>
<b>Report of:</b> Director of Community & Children’s Services	<b>For Information</b>
<b>Report authors:</b> 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 ninth update report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 16 May 2019 as well as, progress against the programme as originally reported in November 2017.

#### Considerations

3. The City of London Corporation (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 be submitted to the HPB at its next meeting on 25 July 2019.

10. Members will note from the progress report at Appendix 1 that there has been 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:

H45 - York Way Communal Heating & H46 - Middlesex Street Communal Heating

The tender period for both these projects (advertised together as one tender made up of two separate lots) has been extended in order to address several clarifications requested by potential contractors. This delay will be beneficial in terms of ensuring a successful procurement and increase the likelihood of a successful contract. Tenders have now been received and are being analysed.

H10 - Door Entry (Dron House & William Blake)

The contract has now been awarded to Britannia Fire & Security and, 'Meet the contractor' events for residents have been held at each location.

H20 - Redecorations, Internal & External (Multiple Estates)

Works to the final phase of the contract (Avondale Square Estate) are running ahead of programme. Completion is now anticipated in August.

H25 - Petticoat Tower Stairwell

Etec Contracts Limited has now been appointed to complete the renewal of the communal stairwell façade. The works will be phased to start on site in November to ensure that both the balcony door and front door contractors have completed work and cleared site before works begin.

H38 - Electrical Testing Phase II (tenanted flats GLE & MSE)

The works programme has extended by two months to allow additional time to gain access to the remaining few properties still denying us access to complete electrical testing. Notices of Seeking Possession (NOSP) notices have been sent to tenants and legal proceedings are underway to ensure entry is granted for these essential works.

H39 - Window Replacement Programme (Wider Estates)

Playle & Partners has been appointed to finalise designs and secure planning consents for the proposed window replacement programme on our wider estates. There is no change to the overall programme from that last reported to this Committee.

H40 - Window Replacement Programme (Golden Lane)

Procurement of the design team is now well underway and, an appointment is anticipated by October, as per the programme reported at the meeting of this Committee on 16 May. There is no change to the overall programme from that last reported.

#### Re-roofing at Blake House

M H Goldsmith & Sons Limited has now completed the re-roofing works at Blake House. The work was completed on time and within budget.

11. The following new projects have now been added to the Housing Major Works Programme:

#### H47 - Electric Testing Phase IV

This project provides for the testing and remedial works to landlords' electrical installations across multiple estates (excluding the Middlesex Street and Holloway Estates)

#### Avondale Communal and Emergency Lighting

This project comprises the renewal of communal and emergency lighting to blocks on the Avondale Square Estate, Southwark.

#### Play and Ball Games Area Refurbishment (multiple estates)

Members will recall that they recently approved the Gateway 1-4 report for the upgrade and renewal of play equipment at the Avondale Square, York Way, Middlesex Street and Windsor House Estates.

#### Southwark Estate Concrete Testing and Repair

This project provides for a condition survey and testing of the pre-cast concrete elements (predominantly balconies) on all blocks of the Southwark Estate. This will inform and include for a subsequent remedial concrete repair contract.

12. 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 are 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 continues to grow and good progress is being made.

## **Appendices**

Appendix 1: Housing Major Works Programme Progress Report (July 2019)

Paul Murtagh

Assistant Director, Barbican & Property Services

T: 020 7332 3015 E: [paul.murtagh@cityoflondon.gov.uk](mailto:paul.murtagh@cityoflondon.gov.uk)