

Committee	Dated:
Housing Management & Almshouses Sub Committee	20 November 2019
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 eleventh update report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 16 September 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 was submitted to the HPB at its meeting on 24 October 2019.

10. Members will note from the progress report at Appendix 1 that overall, there has been no significant 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:

Slippage in relation to timing of contract

H39 – Window Replacement and External Decoration (Dron House)

The forecast start of the contract has now slipped by 3 months as, the planning process with Tower Hamlets took much longer than anticipated. Planning permission for Dron House has now been granted with procurement for a works contractor to take place throughout November 2019. Following subsequent statutory S20 consultation with leaseholders, a contractor appointment is now expected early in February 2020. Project delivery will now avoid the worst of the winter months so, may lessen discomfort for residents whilst works are taking place.

The window replacement works on our other estates remain as previously forecast, with planning applications submitted for all estates. However, the scheduled delivery of works is dependent on timely outcomes with the host Borough Planning Authorities.

Avondale Communal and Emergency Lighting

The anticipated contract start has slipped by 3 months as a result of clarifications needed on survey results from our consultants and, additional feedback on items of disrepair required from the City Corporation's Reactive Repairs Team. This information is required to inform the tender documentation and leaseholder consultation respectively.

Installation of Sprinklers (multiple estate programme)

Following a recently completed competitive procurement exercise, Butler & Young is to be appointed to cover planning, design and specification works. The programme has been adjusted in accordance with the that contained in the Fire Safety Update report that was presented to this Committee at its last meeting on 16 September 2019.

Extension of projects in delivery

H38 - Electrical Testing - Phase II (Tenanted flats Golden Lane and Middlesex Street Estates)

The programme for this project has been extended by 3 months to allow the contractor additional time to complete the handful of remaining properties where access is proving challenging.

Potential Slippage

H42 – Petticoat Tower Front Door Replacement

There continues to be ongoing problems with this contract and, due to the commercial sensitivity around the contractual details, Members will be given further information in the Non-Public section of this meeting.

Progress of note on key projects

H10 – Door Entry (Dron House and William Blake Estate)

The door entry upgrade works at Dron House have been completed within budget and ahead of programme. The equivalent works at William Blake Estate are progressing as anticipated and scheduled.

H17 – Golden Lane Heating Replacement (Phase 2 – Crescent House & Cullum Welch House)

Following a successful competitive procurement process, Ingleton Wood has been appointed as design consultant on this project. Subsequent programme dates/milestones are being reviewed with the design team to ensure a realistic programme is communicated, which will be dependent on the final chosen design.

H24 – Petticoat Tower Balcony Windows & Doors

Following the re-advertisement of the tender as a result of the withdrawal of the previously successful contractor, ETEC Contracts Limited are to be appointed. The retendering exercise has realised significant potential savings (in the region of £200,000) for the City compared to the previous aborted contract as, ETEC is able to utilise the same access equipment that it is installing for the delivery of the stairwell glazing project.

H40 – Window Replacement (Golden Lane)

Studio Partington is to be appointed as Design Team for the Golden Lane Estate Window Replacement Programme. Contracts are being finalised with documents envisaged to be exchanged at the end of October. Once the Design Team is formally in place, we expect to be able to determine a more definitive programme and, further updates will be forthcoming in due course.

H41 - Great Arthur House - Front Entrance Door Replacement

Further to the recently increased project scope, as approved by Committee, additional destructive tests are required in order to complete the design work. The forecast delivery programme will be reviewed and updated following completion of the revised design work.

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 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 (October 2019)

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