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| Committee | Dated: |
| Housing Management & Almshouses Sub Committee | 20 January 2020 |
| Subject: Housing Major Works Programme – Progress Report | Public |
| Report of: Director of Community & Children’s Services | For Information |
| Report author: 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 twelfth update report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 20 November 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;
 - 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 meeting on 23 January 2020.

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 (Multiple Estates)

As reported previously, these works require planning permission from the various host Borough Planning Authorities and, as such, the scheduled delivery of these works is, to a large extent, dependent on timely outcomes from the host Borough Planning Authorities. At its last meeting on 20 November 2019, Members of the Housing Management and Almshouses Sub Committee were advised that planning applications had been submitted for the Window Replacement and External Decoration Works on all our estates.

Unfortunately, there have been significant delays in securing the necessary planning permissions from the various host Borough Planning Authorities and, this has caused the expected contract start times of all the associated workstreams to slip. These delays are primarily a result of the long lead in times we have experienced in obtaining pre-planning advice from host Borough Planning Authorities, along with delays in validating and registering planning applications. These delays are compounded further by host Borough Planning Authorities taking much longer than expected to issue their respective planning decisions for what are essentially relatively straight forward and non-controversial building works.

The delays outlined above have adversely impacted the scheduled delivery dates for the following estates:

Holloway Estate

The London Borough of Islington has now extended the deadline for determining the planning decision for a second time, this time by a further three weeks and, a planning decision is now not expected until the end of January. The delays in the planning process will put back the expected contract start date for these works by up to four months.

Sydenham Hill Estate

There have been similar problems with the planning process for the Sydenham Hill Estate with the London Borough of Lewisham and, the deadline for determining the planning decision has been extended to mid-January. The delays in the planning process will again put back the expected contract start date for these works by up to four months.

William Blake Estate

At the time of writing this report, the planning decision from the London Borough of Lambeth, which was expected early in January, has not been received. This, and associated delays in the planning process, will put back the expected contract start date for these works by up to three months.

Southwark Estate

Although much later than scheduled, planning permission was received from the London Borough of Southwark at the end of December last year and, we are looking to carry out the procurement process during January/February. The delays in the planning process however, mean that the expected start date for these works will be delayed by up to three months.

Windsor House

Although again, much later than scheduled, planning permission was received from the London Borough of Hackney at the end of December last year and, we are looking to carry out the procurement process during January/February. The delays in the planning process however, mean that the expected start date for these works will be delayed by up to three months.

Dron House

The forecasted start of the contract at Dron House has now slipped by two months as, there were Procurement and Legal issues that resulted in delays in commencing the tender process. In addition, there has been a further delay as a result of the need to seek clarification from bidders on various elements of their respective tender submissions. Following subsequent statutory S20 consultation with leaseholders, a contractor appointment is now expected early in April 2020.

H53 – Play and Ball Game Area Refurbishment (Multiple Estates)

Following a competitive tendering exercise, a specialist Design Consultant, Evolution Architects, has been appointed. Following initial discussions with Evolution, it has been agreed that an additional three months should be added to the programme to allow for more extensive consultation with residents.

Extension of projects in delivery

H43 Decent Homes Works – Harman Close

As a result of delays in the fitting of the new fire doors, which are now complete, and, the demise of the main contractor's flooring sub-contractor, it has been agreed to extend the programme by three months. The expected completion date for these works is now the end of February.

Progress of note on key projects

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 and, contracts have been issued for signature. Programme dates/milestones are still being reviewed with the design team and, a realistic programme will be determined shortly and reported to the next meeting of this Sub Committee.

H40 – Window Replacement (Golden Lane)

As reported previously, Studio Partington is recommended for appointment as Design Team for the Golden Lane Estate Window Replacement Programme subject to the statutory Section 20 consultation process with leaseholders. The closing date for the consultation process is 21 January and, if there are no issues, Studio Partington's appointment will be confirmed early in February.

H41 - Great Arthur House - Front Entrance Door Replacement

Further to the recently increased project scope, as approved by Committee, additional destructive tests are being carried out to facilitate the completion of the design work. A procurement exercise for the appointment of the Design Team will be undertaken over the next few weeks and, the forecast delivery programme will be reviewed and updated once the design and planning processes are underway.

H42 – Petticoat Tower Front Door Replacement

Following the significant ongoing problems with this programme, an alternative contractor is due to be appointed, subject to due diligence checks by our colleagues in City Procurement, from a specialist framework. Once the appointment has been made, the works programme can be agreed and notified to residents.

H50 – Southwark Estate Concrete Testing and Repair

A specialist contractor, Structural Renovations Limited, has been appointed to carry out the concrete testing to the balconies and soffits of all blocks on the Southwark Estate. Testing will begin in January, the results of which, will inform the future remedial works project.

Completed Projects

The following projects have now been successfully completed to approved budgets and, full Outcome Reports will be submitted to the various Committees in due course:

- H1 – Avondale Square Window Overhaul;
- H10 – Door Entry Upgrade William Blake Estate and Dron House;
- H12 – Middlesex Street Estate Electrical Remedial Works;
- H56 – Re-roofing at Blake House (William Blake Estate);
- H56 – Re-roofing at Dron House.

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 (January 2020)

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