

<b>Committee</b>	<b>Dated:</b>
Housing Management & Almshouses Sub Committee	23 March 2020
<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 author:</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 thirteenth update report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 20 January 2020 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, that was submitted to the HPB at its meeting on 27 February 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***

None of the projects included in the Housing Major Works Programme have slipped significantly since the last meeting of this Sub-Committee.

***Progress of note on key projects***

H15 – Cullum Welch Concrete Balustrades

Works have progressed smoothly and are due to complete on schedule and, within budget. The contractor, Concrete Repairs Limited, has performed well in what was a relatively complex and challenging project. The work is due to be completed by 20 March 2020.

H41 - Great Arthur House - Front Entrance Door Replacement

A procurement exercise for the appointment of the Design Team has been completed and, the evaluation of the tenders is nearing completion. Assuming there are no problems with the evaluation process, contracts should be exchanged by mid-March.

The role of the Design Team includes the appointment of a Fire Safety Consultant to assist with compliance in relation to the doors and associated compartmentation issues. The next stages will include the development of interim designs and planning approval for the temporary replacements whilst we undertake further destructive testing on areas that have not yet been tested.

H42 – Petticoat Tower Front Door Replacement

Following the significant ongoing problems with this programme, an alternative contractor has now been identified through the Hyde Framework (a specialist OJEU compliant framework set up for Fire Safety Services) and, we are awaiting the completion of the due diligence and financial checks by our colleagues in City Procurement. Once the appointment has been confirmed, the works programme can be agreed and notified to residents.

H52 – Avondale Square Communal and Emergency Lighting

Following a recently completed competitive tendering exercise, Guardian Consultancy Services Limited has been appointed to carry out the replacement/upgrade of the communal and emergency lighting across the Avondale Square Estate (excluding Twelve Acres House). The successful tender was lower than our budget estimate and, work is due to commence mid-March.

## H54 – Fire Door Replacement Programme

A Gateway 1-4 Report has now been approved by the Community & Children's Services Committee, Projects Sub Committee and the Court of Common Council at a revised total budget estimate of £9.1million. We are now in the process of putting together the tender and contract documentation and, are expecting to procure this work as a priority through the Hyde Framework.

As would be expected for a programme of this size, we have prioritised the various blocks of flats contained within the programme to allow us to deal with higher priority blocks first. High priority blocks are defined as those where front entrance doors access on to enclosed, protected corridors/escape routes. It is envisaged that the procurement process will be phased as follows:

i. High Priority Blocks

Holloway Estate and York Way Estate (estimated at £1,650,000).  
Avondale Square Estate (estimated at £2,787,000).  
Dron House/William Blake Estate/Sumner Buildings/Spitalfields/Lammas Green (estimated at £1,146,000).

ii. Lower Priority Blocks

Southwark Estate/Windsor House/Isleden House/Otto Close (estimated at £1,358,000).

iii. Heritage Blocks

The heritage blocks, where Listed Building Consent is required will be procured separately due to the anticipated time frames in securing the various approvals that are needed.

Golden Lane Estate (estimated at £1,157,500).

## 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 January 2020, Members of the Housing Management and Almshouses Sub Committee were advised that there had 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.

Since the meeting on 20 January 2020, we have received planning approval from the London Borough of Lambeth for the Window Replacement Programme on the William Blake Estate.

There are now only two outstanding planning applications relating to the Window Replacement Programme as below:

- Holloway Estate – London Borough of Islington.
- Sydenham Hill Estate – London Borough of Lewisham.

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 (March 2020)

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