

Committee	Dated:
Housing Management & Almshouses Sub Committee	30 September 2020
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 fifteenth update report highlights specific areas of 'slippage' or 'acceleration' since the last meeting of the Sub-Committee on 20 July 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. This progress report has been submitted to the HPB for consideration at its meeting in September.

10. Members will note from the progress report at Appendix 1 that there are currently two projects that have 'slipped' since the last meeting of this Sub-Committee. Given that we continue to operate in difficult and challenging times as a result of the outbreak of COVID-19, Members will understand the impact this has had on the programme. Members are asked to specifically note the following updates:

Extension of projects in delivery

H46 – Middlesex Street Estate - Communal Heating

It has been agreed with the appointed contractor, TSG Building Services Limited, that the progress and delivery of this project will be delayed due to the 'knock-on' effect of the delays to the various other contracts on the Middlesex Street Estate. It would simply not be advisable to allow a further contractor to actively start work on the Middlesex Street Estate given the number of other on-going projects that have now recommenced. Safe working protocols and social distancing measures would be very difficult to maintain.

Although, we have not, as yet, agreed a revised starting date with the contractor, we are not expecting any additional costs as a result of the temporary suspension of this project.

H52 – Avondale Estate – Communal and Emergency Lighting

A three-month extension has been agreed with the contractor for the delivery of this programme as a result of the impact of COVID-19 and, the need to ensure the work progresses in accordance with the revised safe working protocols.

Progress of note on key projects

H39 – Window Replacement and External Decoration (Multiple Estates)

At its last meeting on 20 July, Members were advised that the COVID-19 situation has meant that slippage on this project generally, across all the estates is around 6 to 7 months than last reported. However, we have made some good progress since the last meeting and, tenders are now being advertised for the works contracts for the Southwark, William Blake and Holloway Estates. The procurement process is due to be completed by the end of September.

H24 – Balcony Doors and Windows – Petticoat Tower

It had been previously reported that this project was 'on hold' until further notice as, it was not possible to comply with the guidelines around safe distancing during the installation process. The project is now set to restart, with initial appointments being made for access with residents during September.

There will be a slight increase in the cost for this project as a result of the extended duration for the hire of the scaffolding and hoist (including the statutory inspection regime). Economically, it was better to leave the scaffolding and hoist in-situ whilst

the project was suspended rather than, remove and them and reinstall once the suspension was lifted.

H25 – Replacement Stairwell Panels – Petticoat Tower

As in the case above, this work was previously reported as being ‘on hold’ until further notice. However, following discussions and negotiations with the appointed contractor, the project is now set to restart this month (September).

H42 – Petticoat Tower Front Door Replacement

Members have been previously advised that Gerda Security Holdings were to be appointed to carry out the replacement of the front entrance doors in Petticoat Tower. However, this project had also been put ‘on hold’ as a result of restrictions due to COVID-19. The appointment of Gerda Security Holdings has now been formalised and, the project is expected to commence on site towards the end of September.

H44 – Refurbishment Works - City of London & Gresham Almshouses

Members will be aware that these works were put on hold due to the current health crisis and the number of vulnerable residents in our homes. Following discussions with the appointed contractor and, residents who are due to have works done, work is set to resume towards the end of September.

11. As Members will appreciate, there will always be problems with contracts and projects such as those contained within the Housing Major Works Programme. In addition, we are currently operating in what are, for most of us, unprecedented times. The COVID-19 situation continues to have a significant impact on service delivery and, the Major Works Programme is particularly adversely affected. That said, we continue to meet with our contractors and consultants on a regular basis to see what can be done to get these projects back up and running.

Appendices

Appendix 1: Housing Major Works Programme Progress Report (June 2020)

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