



## **Report – Community and Children’s Services Committee**

# **Decent Homes upgrade works to Avondale Square Estate, Holloway Estate (partial) and William Blake Estate.**

*To be presented on Thursday, 11<sup>th</sup> September 2014*

*To the Right Honourable The Lord Mayor, Aldermen and Commons  
of the City of London in Common Council assembled.*

### **Summary**

As part of the rolling maintenance of the City of London Corporation’s Housing stock, a structured programme of works has been planned with the intent to bring certain facilities within residential properties owned by the City of London Corporation up to ‘Decent Homes’ standard.

As part of this programme, your Committee has considered specific improvements to the kitchen, bathroom and central heating facilities within residential properties at the Avondale Square, Holloway and William Blake Estates. In accordance with the City’s Procurement Regulations 2012, we now recommend the approval of the Court of Common Council to undertake these works.

### **Recommendations**

We **recommend** that the Court of Common Council approves the procurement of a contractor to complete the necessary works to replace kitchens, bathrooms and central heating systems at the three estates.

## **Main Report**

### **Background**

1. In 2000, the then government announced that all properties let on social housing tenancies were required to meet the 'Decent Homes Standard' by 2010. The City of London Corporation carried out a programme of assessment and works at that time, in order to ensure the standard was achieved across all social housing stock. Continuing to maintain the 'decency' of housing stock remains part of a landlord's responsibility.
2. Surveys are being conducted across the estates to confirm the condition of kitchens, bathrooms and central heating systems, noting those that would cause the property to fail to meet the Decent Homes standard. A programme of works will be established to replace those that fall below standard in each property, with works undertaken only in those properties that require immediate action.

### **Current Position**

3. Carrying out repairs on an 'ad hoc' basis puts strain on both the responsive repairs and voids budgets. On average, individual kitchen replacements cost £6,000, bathroom replacements cost £4,000 and central heating replacements cost £4,500 via responsive repairs.
4. Significant economies of scale can be achieved through carrying out a scheduled programme of works. For example, when the programme of Decent Homes upgrade works was carried out in 2010 to the York Way Estate, kitchen replacements cost £5,000 and bathroom replacements cost £3,000 (on average).
5. It is anticipated that the contractor appointed to carry out the kitchen, bathroom and central heating replacements on the Avondale Square, Holloway and William Blake Estates under this programme will be able to offer appropriate cost reductions, following principles of economies of scale.

### **Proposal**

6. It is proposed that the City Corporation proceed with procuring a contractor to complete the necessary works to replace kitchens, bathrooms and central heating systems at the three estates. This option offers the benefit of planned expenditure, the cost savings of economies of scale and the efficiency of completing the works in a scheduled fashion.

### **Corporate and Strategic Implications**

7. The proposals support the strategic aims and policy priorities of seeking to maintain the quality of our public services whilst reducing our expenditure and improving our efficiency, and to provide modern, efficient and high quality local services and policing within London and the nation for workers, residents and visitors with a view to delivering sustainable outcomes.

## **Financial Implications**

8. The total estimated project cost is £5,793,750 and is modelled using the data from the surveys that have been carried out. It is important to note that this estimate is subject to change based upon two major factors: the price achieved at tender and the number of properties where works are completed – which will vary dependent upon survey outcomes and access for works.

## **Conclusion**

9. A structured programme of works will bring the kitchen, bathroom and central heating facilities within residential properties up to Decent Homes standards. Members of the Court are asked to approve the improvement works.

All of which we submit to the judgement of this Honourable Court.

DATED this 11<sup>th</sup> of July 2014.

SIGNED on behalf of the Committee.

**Billy Dove, OBE, Deputy**  
Chairman, Community and Children's Services Committee