

<b>Committee</b>	<b>Dated:</b>
Housing Management & Almshouses Sub Committee	5 June 2018
<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>
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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 third report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 16 April 2018.

#### **Considerations**

3. The 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 last meeting in May 2018.
  10. Members attention is drawn to the following projects, which have incurred some delays since the last meeting of this Sub-Committee:

### H3: Middlesex Street and York Way – Communal Heating and Ventilation

Following drop-in sessions held as part of the consultation process with residents, leaseholders have asked for further options to be explored namely:

- option for electric heating;
- option for individual residents to opt out of the current communal systems;
- installation of external wall insulation (cladding).

In addition to the request for further options to be explored, we are having to deal with extensive and prolonged queries from leaseholders about this work that is adding to the delay. The result of this is that the programme will be delayed by 2 months to allow the work on these further options to be explored and a further presentation to be made to residents at a second drop-in session.

### H17: Golden Lane Heating Replacement (Phase 2)- Crescent House and Cullum Welch House

The original forecast assumed that we would be looking at a limited number of options namely, communal heating, a combination of gas and electric or all electric. Whilst these options have been pursued, we have received requests from the City Surveyor, Planning and members to revisit the Citigen network supply option. This option has been considered in the past but, was discounted because of a limited infrastructure and the high unit cost of electricity.

It is now felt however, that Citigen has evolved and unit costs have reduced. As such, it has been agreed that we will look at and assess other similar projects in the area to see if Citigen is a feasible option. Whilst this work can be done relatively swiftly, it does mean that the inevitable delay will be prolonged due to the Committee cycles and the summer recess.

## **Appendices**

### Appendix 1: Housing Major Works Programme Progress Report (May 2018)

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