

Committee	Dated:
Housing Management & Almshouses Sub Committee	30 November 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 sixteenth update report highlights specific areas of ‘slippage’ or ‘acceleration’ since the last meeting of the Sub-Committee on 30 September 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 £75million 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 November.

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

H26 – Water Tank Replacement/Repairs (Multiple Estates)

The works to all sites, with the exception of Hatfield House, have now been completed. The water supply at Hatfield House is to be switched from tank fed to mains supply as, it is simply not practical to remove the existing water tanks. This is a positive change from a resident perspective as, it removes the risk of legionella that is otherwise present with tank-based systems. This work is scheduled to commence early in November and should be completed within four weeks (subject to further COVID-19 restrictions).

H42 – Petticoat Tower Front Door Replacement

Members have been previously advised that Gerda Security Holdings has been appointed to carry out the replacement of the front entrance doors in Petticoat Tower. However, this project has again been put 'on hold' as a result of restrictions due to COVID-19. Asbestos removal works are required to facilitate the front door replacements and, this will require residents to vacate their homes whilst this work is carried out. Clearly, with the new lockdown restrictions, this is no longer appropriate.

Progress of note on key projects

H23 – Middlesex Street Estate – Lift Refurbishment

All works are now substantially complete, with only relatively minor 'snagging' works outstanding. This project has been completed within budget and, a full Gateway 6 - Outcomes Report will be prepared and submitted in due course.

H24 – Petticoat Tower - Balcony Doors and Windows

Work on this project had been progressing well since the last meeting of this Sub-Committee, with resident satisfaction levels at 100% to date. Unfortunately, with the announcement of a second lockdown, further completions are now subject to delay.

H39/40 – Window Replacements and External Redecorations (Multiple Estates)

A Gateway 5 report for approval to award the contract for Window Replacements and External Redecorations at Dron House is now working its way through the Committee approval process. Tenders have been received for the Window Replacements and External Redecorations at the Southwark, William Blake,

Windsor, Holloway and Sydenham Hill Estates and, the tender evaluation process is underway.

H44 – Refurbishment Works - City of London & Gresham Almshouses

Members will recall from its previous meeting that these works re-started towards the end of September, having previously been put on hold due to the current health crisis and the number of vulnerable residents in our homes. External works to the Almshouses are continuing wherever possible however, internal works are now subject to significant delays.

H47 – Landlord’s Electrical Testing Phase IV (Multiple Estates)

The work in this project is well underway and, subject to no further extension of the current lockdown provisions, is expected to be completed at the end of January 2021. In anticipation of the recently announced second lockdown, the contractor was instructed to send a team ahead of schedule to ensure that any dangerous defects or faults were identified and rectified. This has ensured, as far as possible, that our homes and common areas remain safe for our residents.

H54 – Fire Door Replacement Programme (Multiple Estates)

Procurement of the works for Phase 1 of this programme (York Way and Holloway Estates) is set to begin very shortly via the Hyde Framework although, following the re-imposition of COVID-19 restrictions, contractor surveys may be subject to delay.

H55 – Installation of Sprinklers (HRA Tower Blocks)

Following the recent appointment of the Design Team, the procurement process is due to commence in late November, with works due to commence in March 2021. The sequence of the works is yet to be finalised and, progress with this project is also likely to be affected by the re-imposition of COVID-19 restrictions.

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.
12. Members will also recognise that progress with any of the projects included in the Housing Major Works Programme can change at short notice. It is often the case that notable changes in projects will have occurred from the time that reports are written to the time that they are presented to this Sub-Committee. Where appropriate, Officers will provide further updates to Members when presenting this report.

Appendices

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

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