

Committee	Dated:
Housing Management & Almshouses Sub Committee	22 March 2021
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 seventeenth update report highlights specific areas of 'slippage' or 'acceleration' since the last meeting of the Sub-Committee on 30 November 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 was submitted to, and considered by the HPB at its meeting on 25 February 2021.

10. Members will note from the progress report at Appendix 1 that there are currently six projects that have ‘slipped’ since the last meeting of this Sub-Committee, five of which, are directly attributable to the current COVID-19 restrictions. 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

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. Although, we have completed 50% of the new door installations, this project was again put ‘on hold’ as a result of further Government restrictions due to COVID-19. Notifiable and licensed asbestos removal works are required to facilitate the front door replacements and, this will require residents to vacate their homes for one day whilst this work is carried out. The current lockdown restrictions have resulted in a further estimated two-month delay on this project.

H43 – Decent Homes (Harman Close)

The internal works to bring the homes in this sheltered housing scheme up to the Decent Homes Standard remain ‘on hold’ as a result of Government restrictions due to COVID-19. There are only approximately four weeks of work left to do on this project and, as soon as restrictions allow, we will be looking to complete this work as quickly as possible. The current lockdown restrictions have resulted in a further estimated two-month delay on this project.

H44 – Refurbishment Works - City of London & Gresham Almshouses

Members will recall from its previous meeting that external works re-started towards the end of September last year, having previously been put on hold due to the current health crisis and the number of vulnerable residents in our homes. The internal works have suffered significantly as a result of COVID-19 and, we currently estimate that the project is delayed by nine months.

H45 – York Way Estate Communal Heating

Works to replace the distribution pipework are complete and work in the plant room is ongoing. Unfortunately, however, in-flat installations are on hold until the current restrictions are eased, and it is deemed safe for work to recommence inside our resident’s homes. There is currently an estimated delay of three months on this project.

H52 – Avondale Communal and Emergency Lighting

An extension of time has been granted for a further four weeks to allow for the completion of additional works at George Elliston House and Eric Wilkins House.

Progress of note on key projects

H17 – Golden Lane Heating Replacement Phase 2 (Crescent House and Cullum Welch House)

Officers are currently reviewing internal and external surveys and assessing feasibility studies. We are currently formalising an agreed process with the City Corporation's Planning Officers and will be undertaking a formal consultation on the shortlisted options once the process is agreed with Planning. We have also been working with colleagues from the Housing Team on the metering and billing requirements as the changing legislation will determine the scope and brief of the infrastructure project as we proceed to detailed design.

H39 – Window Replacements and External Redecorations (Multiple Estates)

A Gateway 5 report for the window replacement programme at Dron House was approved in December last year. We are currently in the process of exchanging contracts and, have agreed provisional site possession with the contractor for May 2021. For the remaining estates (William Blake, Windsor House, Holloway, Pakeman House, Stopher House, Sumner Buildings and Sydenham Hill) all tenders have been received and, all technical evaluations have been completed. Officers in City Procurement are currently evaluating the pricing submissions and, the financial checks and clarifications are underway. This is taking slightly longer than anticipated as some of the pricing submissions have not been fully completed by some of the tenderers.

H41 – Front Entrance Door Replacement Great Arthur House

We have experienced some delays due to lockdown and access restrictions but, we have still managed to undertake external and internal surveys in between lockdowns. The Design Team and Fire Safety Consultant have drawn up a Draft Fire Safety Strategy. The Design Team has developed several options for the compartmentation requirements and, we are currently at the stage where we can commence the design brief. It should be noted however, that this is very much dependent upon the scope and progress of the works being undertaken as part of the sprinkler installation project and, we continue to liaise very closely across the two projects.

We have been liaising with City Corporation Planning Officers and are awaiting confirmation of an initial meeting prior to commencement of the formal Pre-Planning Meetings. We have also been engaging extensively with the City Corporation's Building Control Team and Fire Safety Officer in developing the design requirements.

H46 – Middlesex Street Estate Communal Heating

Work has now started on the installation of the distribution pipework around the estate. This will take until late spring/early summer to complete, before the in-flat surveys and subsequent installations can begin.

H54 – Fire Door Replacement Programme (Multiple Estates)

A measured survey of the works for Phase 1 of this programme (York Way and Holloway Estates) is currently underway with the contractors pricing submission now expected in early April.

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 (March 2021)

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