

Option	Benefits	Disbenefits	Observations/Risks
Close the existing Major Works Programme at the end of the current financial year and, start a new five-year programme from 2022-2027.	This will allow officers to reset and refresh the existing, current five-year programme, incorporating new updated, revised, and realistic timescales and budgets for projects that are based on current (not historic) estimates, projections, circumstances, and lessons learned from completed projects.	<p>The history and timeline for the various projects will be lost (to some extent anyway). Members have been keen to retain this information to maintain perspective.</p> <p>Information on completed projects will not be visible. In certain circumstances, these completed projects give 'perspective' to other current projects.</p> <p>Residents are familiar with the current five-year Major Works Programme as, it has been heavily publicised and reported on. Any changes to the current programme may lead to confusion.</p> <p>Uncertainty amongst leaseholders as to what their proportional costs of the additional works may be.</p>	<p>This option refers only to those projects included in the current five-year Major Works Programme. No consideration is given to additional projects.</p> <p>It should be noted that the current five-year Major Works Programme has expanded significantly to incorporate new projects. These are mainly fire safety improvement projects such as the installation of sprinklers, installation of fire doors and fire stopping/compartmentation works.</p> <p><b>The funding of the Major Works Programmes, current and future, is at risk from several factors including:</b>  <b>(a) significantly increasing costs of construction and materials.</b>  <b>(b) inability to recover reasonable costs from leaseholders.</b></p>
Include all the major project work, integrating it into the first five years of the Savills scheduled capital works programme and the Net Zero (NZ) Housing Action Plan.	<p>This will allow Members and residents to see all major works projects (existing, future and NZ carbon projects) in one overarching document.</p> <p>This will facilitate the 'grouping' of related projects to provide for 'economies of scale' (in procurement and delivery).</p>	<p><b>There is currently no funding available beyond the existing five-year Major Works Programme.</b></p> <p>The Housing NZ Action Plan is in its infancy. It will likely take at least another 12 months to complete further analysis, surveys, options appraisals etc before any specific projects are consolidated.</p>	<p>As stated, there is currently no funding available beyond the existing five-year Major Works Programme. Current staffing levels and resources are based on existing programmes. If additional funding is forthcoming, additional resources will be required.</p> <p><b>There is currently a recognised significant shortage of qualified,</b></p>

	<p>May lead to a reduction in disruption for residents by bringing future works forward. This may lead to increased initial programme and timeline but, will reduce the need for future schemes and disruption.</p>	<p>There is no guarantee that the Corporation will be successful in achieving external 'grant-funding' for all or any Housing NZ Action Plan projects.</p> <p>It is likely that any external 'grant-funding' for the Housing NZ Action Plan projects will be based on 'match-funding'. The Corporation has allocated a limited budget for housing NZ projects (which includes the Barbican Estate) and, there are concerns that this budget will be inadequate.</p> <p>If an all-encompassing programme is agreed, without the available funding, it will raise expectations (residents in particular) that simply cannot be met.</p> <p>Potentially significant increase in the cost liabilities for leaseholders.</p>	<p>experienced Surveyors and Project Managers. Demand is high.</p>
<p>The ability to co-produce and the costs, budget implications and gaps.</p>	<p>It would be a relatively straight-forward task to incorporate the first five years of the Savills scheduled capital works programme into the current Major Works Programme.</p>	<p>For the reasons set out in this document, the inclusion of projects in the Net Zero (NZ) Housing Action Plan could not be achieved at least for a further 12 months.</p> <p>As set out elsewhere in this document, there are significant budget implications and gaps in funding to facilitate the delivery of a new 'all-embracing' Major Works Programme.</p>	<p>It should be noted that the Corporation's own processes can lead to delays in the delivery of projects. This relates mainly to the procurement process where, it is felt that Project Managers need to have more say in the way works are procured.</p>

		There are also significant resource implications for a new fully funded 'all-embracing' Major Works Programme.	
A timeline to produce a draft report, which outlines the projects for each estate and the programme of engagement, costed at +/-25%.	<p>It would be a relatively straight-forward task to incorporate the first five years of the Savills scheduled capital works programme into the current Major Works Programme.</p> <p>This could be done and presented to Members early in the new year.</p> <p>External sense-checking of the costs included in the new combined programme would make sense however, this would take longer.</p>	For the reasons set out in this document, the inclusion of projects in the Net Zero (NZ) Housing Action Plan could not be achieved at least for a further 12 months.	

## **Conclusions**

It is the view of officers that we should continue to progress with the existing five-year Major Works Programme in its current form. At this stage, there is no funding for projects beyond the current programme and, the incorporation of new projects, either from the Savills Stock Condition Survey work or, the Housing NZ Action Plan, will simply raise expectations that cannot be met.

If, as and when, there is further clarity on the funding and progress of other projects from the Savills Stock Condition Survey work or, the Housing NZ Action Plan, these can be incorporated into the existing programme.