

Committees:		Dates:
Project Sub-Committee Housing Management & Almshouses Sub-Committee		23 November 2016 28 November 2016
Subject: Windsor House – Communal and Estate Wide repairs	Issue Report	Public
Report of: Director of Community & Children's Services Report Author: Lochlan MacDonald		For Decision

Summary

Dashboard

- Project Status –Green
- Project Timetable – Start Due April 2017, Completion due August 2017
- Total Estimated spend - £169000
- Current Spend to date – Staff Fees

Last Gateway Approved

In February 2015, Project Sub Committee gave the Housing Asset Management Plan approval for a project proposal for the five year works programme on the City Corporation's housing estates. Part of the overall programme was the Windsor House communal and estate wide external works project. Approval was understood to mean that all projects on the programme could proceed to Gateway Three. However, no direct budgetary provision has been made for any projects on the 5 Year Programme, except those which had already been through Gateway 2 individually, prior to February 2015.

Progress to Date

A brief has been prepared and City Procurement have been asked to seek tenders. However, City Procurement advise that they cannot seek prices for the above unless the project has an approved budget.

Summary of Issue

As noted above, whilst a programme of works was approved by committee which authorised individual projects up to Gateway two stage, no budgetary provision has been made for some of the projects within the programme.

Proposed Way Forward

That the necessary approval is given for a budget sum of £16,900 (10% of estimated project cost) to be allocated to allow a procurement exercise to commence for a condition survey and options report, split into two stages as follows:

- Stage 1 – Undertake a condition report, and present with estimated cost options for various works:
- Stage 2 - (if required) to draw up the specification of works which will then be put out to procurement.

Furthermore, that, following the above exercise, and a thorough analysis of the returns, to appoint a consultant to undertake the necessary survey and produce a report.

Total Estimated Cost:

£169,000 (project)

£16,900 (Consultant and staff fees)

TOTAL: £185,900**Recommendations**

1. To note the contents of this report
2. To approve the provision of £16,900 for staff and consultant fees in order that a condition survey may be undertaken
3. Following procurement, and subject to tender analysis and adequate budget provision, a consultant is appointed to carry out the survey and options report.
4. That officers report back in order to seek approval for any further spending necessary for any works to proceed.

Main Report

1. Issue description	<p>The water main at Windsor House dates from the original construction of the property (completed in in 1922). Given the age of this, it is envisaged that major repairs or possible replacement may be necessary to ensure cold water supplies to the estate. A condition survey is required to establish what action needs to be taken to ensure a continued water supply.</p> <p>If the water main needs extensive works, excavation of the communal areas of Windsor House will probably be required. It would therefore make sense to consider works to improve the external areas of Windsor House.</p> <p>Even if works to the water main are not required, the estate would benefit from works to improve the appearance of the external areas.</p>
2. Last approved limit	None, the five year programme of works that was approved in February 2015 included these works with an estimated cost of £169,000.
3. Options	<ol style="list-style-type: none"> 1. To not carry out a survey of the water main and external area and undertake any necessary maintenance through the response repairs system 2. Appoint a consultant to carry out a condition survey of the water main and external area and then take appropriate action based upon their report.

Appendices

None

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