

Housing Repairs & Capital Investment Update

**Housing & Neighbourhoods
Overview & Scrutiny Committee
October 2021**

Fire & Building Safety

- Fire Safety Steering Group meeting regularly, includes WMFS
- Continue to review legislation and forthcoming reports ~ e.g. Hackitt, Building Safety Bill, Fire Safety Act etc
- Member of national MHCLG Early Adopters Group
- Update on Fire Safety in High Rise Residential Buildings report to Cabinet November 2021
- Sprinkler Installation Programme ~ due to complete this year
- Substantive programme of other Fire Safety Works to High Rise Blocks
- Building Safety Manager/Officer roles ~ Job Evaluation

Capital Investment Programme

- Huge demand & pressure on budget available
- £12.1m extra funding provided this financial year ~ approved at Cabinet July 2021
- Significant programme of other fire safety works to High Rise stock
- Also a substantial structural investment programme with emerging issues
- Commencement of LPS block structural programme ~ sign-off of proposed solution
- Additional funding e.g. LAD2 and through “Green Agenda”

Capital Investment Programme

Revised Capital Investment Programme 2021/22

Programme	Budget (£000's)
Adaptations	£4,000
Communal Decorations	£2,393
DDA/DDE	£1,000
Doors	£2,965
Electrical	£5,560
Environmental Works	£1,246
Fire Protection	£24,171
Gas	£4,077
Kitchens and Bathrooms	£5,715
Lamposts	£1,000
Legionella	£540
Lift Refurbishment	£1,500
Roofing	£1,996
Security - Concierge	£150
Sprinkler Programme	£4,400
Structural Investigations	£400
Structural Investment	£13,912
Windows	£3,253
Grand Total	£78,278

Repairs & Maintenance

- Engaging with contractors to maintain service levels, deliver on KPI's and achieve high level customer satisfaction
- Transition from lockdown restrictions to business as usual
- Ensuring delivery of annual Gas Servicing & Safety programme
- Evidence of increase in demand ~ higher repairs volumes compared to previous years, call volumes consistently above daily forecast
- Impact of current market conditions ~ materials and resource shortages and cost increases
- Addressing repairs element of void property turnaround

Contract Extensions & Procurement

- Contract extension discussion for final 2 years (April 2022-24):
 - North (Engie)
 - West / Central (Wates Living Space)
 - East (Wates Living Space)
- South Contract (Fortem) currently being re-procured:
 - Invitation To Tender ~ August 2021
 - Cabinet Award ~ December 2021
 - Mobilisation / Demobilisation ~ January 2022
- Development of 2024+ Commissioning Strategy