

Overview and Scrutiny Committee Briefing Capital Investment Programme 2017/18

To update the Overview and Scrutiny Committee on capital investment works carried out in the Council Housing Improvement Programme 2017/18.

In 2017 we were allocated £56m to carry out capital improvements across 62,171 properties including the provision of new kitchens and bathrooms, upgraded central heating systems, door, window, roof replacements and structural works to traditional/non-traditional construction type properties including electrical and thermal efficiency works, replacement double glazed PVCU windows, replacement heating system, roof replacement works and external/internal improvements, these works were delivered through existing contracts for Housing Repairs, Gas Servicing, Capital Works and Major Adaptations.

To safe-guard the condition/asset value of our stock achieved through previous capital investment programmes, all investment programmes are targeted on the principle of expired component lifecycles. This is achieved by holding detailed stock condition information within the asset management database (Apex). Our properties are inspected on a cyclical and elemental basis. If the lifecycle of the component can be extended the property will not be included in the programme and will be re-inspected in future years. In essence, the housing stock will self-select for inclusion in the programme based upon the expired lifecycle criteria. We aim to complete 100% inspection of all our stock within the next 5 years.

Summary Table of Capital Improvements year to date 2017/18

	<u>Total Agreed In Cabinet Report</u>	<u>Total YTD Completion to End Of Q3 Dec 2017</u>
Kitchens	690	885
Bathrooms	690	588
Central Heating	1135	1217
Windows	845	600
Doors	1151	1039
Roofing	320	423
Fire Protection chute soil and vent	986	550
Soffits and Fascias/ External Painting	100	71

Please note these are completions to date and it is forecast that we will deliver the anticipated full budgetary outturn.

Kitchen and Bathroom Replacements

Moving forward, we intend to increase the numbers of kitchen and bathroom replacements. This programme of works is the most intrusive element but is very popular with customers and provides enhancement to the quality of their accommodation.

Completed Kitchen



Completed Bathroom



Structural Works

We are carrying out structural improvements to high and low rise blocks across the City including designing a structural solution to the 52 large panel system (LPS) blocks.

Below are pictures and details of the work packages being carried out at the different low and high rise blocks around the city.

Heath Way

The programme of works for 510-540 Heath Way (24 flats in Shard End) include structural repairs, re-roofing, external wall insulation, enclosed balconies, communal decorations, electrical works and associated fire safety works.

Pictures before works carried out



Artists Impression of Completed Scheme



Boat Blocks (High Tower, Home Tower, South Tower and Queens Tower)

The programme of works to the Boat Blocks (Nechells) include structural repairs, re-roofing, external wall insulation, enclosed balconies, communal decorations, associated fire safety works, electrical works, replacement boilers where necessary.

Pictures before works carried out



Artists Impression of Completed Scheme



Fire Risk Management / Fire Suppression Systems

We continue with our own "in house" team of fire risk assessors, accredited by West Midlands Fire Service through the British Safety Council. As a result of these inspections repairs are identified and then carried out. As part of our programme of fire stopping works we maintain the following;

- Flat /communal doors that resist fire for half an hour.
- Improved fire safety signage.
- Self-closing refuse chute hoppers.
- Fire retardant decorative coatings to communal areas
- Sprinklers installed to bin rooms.
- Wired/battery operated smoke alarms
- Installation of emergency lighting/standby battery systems.

A number of Birmingham City Council tower blocks have external cladding systems, but none of these share the same cladding system as Grenfell Tower. To identify any improvements and ensure the continued safety of its residents Birmingham City Council is undertaking a review of all cladding systems in conjunction with West Midlands Fire Service. We are also working closely with West Midlands Fire Service to review and improve our major incident plans in the event of fire or flood in a tower block.

We are currently reviewing a programme to install Fire Suppression Systems to high rise properties over a 3 year period starting April 2018.

A detailed specification was defined by BCC after site visits, recommendations from sprinkler companies, BAFSA (British automatic fire sprinkler association) and initial submissions from the contractors. Further clarity was sought with the contractor.

The requirement is to install suppression systems to 213 tower blocks, comprising of 10606 flats in the following quadrants;

CENTRAL WEST	4221
EAST	1828
NORTH	1070
SOUTH	3487

These blocks will require a combination of centralised (separate tank room required) and localised (direct supply from the mains) installations. At this stage it has not been able to determine the mix of each type.

Green Initiatives

At the heart of our investment programme we constantly strive to embrace the Green Sustainability Agenda, addressing issues such as fuel poverty and affordable warmth. This has been achieved by the introduction of external wall insulation on high rise, low rise and houses. We have also replaced non “A rated” boilers across our stock and installed communal heating plants in high rise blocks that previously had all electric heating. We continue to work with funding providers to identify possible carbon funding claims.

Martin Tolley – February 2018