



Report to Assets, Development and Investment Committee

18 February 2016

Title: Housing Capital Programme

Report of: Director of Customers and Communities

Purpose of Summary

1. To provide the committee with an update on the delivery of the 2015/16 Housing Capital programme at the end of quarter 3. This report provides the committee with progress on individual schemes and details on property numbers that will benefit from improvement works, in the current year.

Background

2. The Housing Revenue Account (HRA) capital programme is approved by Gateshead Council on an annual basis. On the 5th February 2015, a revised Housing Capital Programme was approved for the period 2015-2020. This approved the major budget headings and available funding to support investment over the next five years but is subject to annual review and will be informed in future years by the findings of the current stock condition exercise. The revised five year capital programme went to Cabinet on 9th February and is subject to a separate report to this committee.
3. The capital programme is established and managed by the Investment and Development service. This involves identifying schemes and prioritising capital investment based on stock condition and repairs history and managing the performance of delivery partners to ensure that schemes are delivered on time, on budget and to the satisfaction of customers, with emphasis on achieving value for money. The main delivery partner on the capital programme is Gateshead Council's Construction Services (CS).

2015/16 Capital Programme – Summary

Health and Statutory Obligations

4. Following the appointment of Kone, works have commenced to deliver H&S improvements across a number of Multi Storey blocks that will ensure lift maintenance engineers can undertake work in a safe environment. These works commenced in November and will run through until April 2016.
5. Additionally, full lift refurbishments will be carried out on both lifts at Mulgrave Villas Sheltered Scheme and Peareth Court's North Lift. Refurbishment works will commence in March and are expected to complete autumn 2016.

6. The Electrical upgrade works are continuing well at Warwick Court and will complete early April 2016. The electrical works consists of both communal and individual flat rewiring.
7. Equality Act works to 7 communal lounges in sheltered schemes are currently being delivered with works now complete at Kays Cottages, Emmaville, Bolton Bungalows and Burnside Road. The remaining schemes at Milvain Close and Harrison Court will commence mid-February and complete March 2016.
8. Equality Act works to Redheugh and Eslington Court are progressing well with works on track to complete late March 2016. Works compromise of installing level access ramps to the main entrance doors, floor covering refurbishment, stair tread replacement and additional handrails installed to stairwell and landing areas.
9. Fire Safety improvement works are being delivered at Redheugh and Eslington Court in conjunction with the Equality Act works programme. The work being delivered is communal fire door refurbishment.
10. We are now in the final stages of delivering a works programme to all 25 multi storey blocks installing non-combustible cable clips to cable runs in communal areas. The clips being installed will prevent cable runs sagging in the event of a fire and are being carried out in response to previous incidents that have occurred elsewhere. Tyne and Wear Fire and Rescue Service (TWFRS) are very supportive of the works as they will ensure safe means of access in the event of them attending an incident.

Maintaining Decency Budget Head

11. The Maintaining Decency programme is comprised largely of internal upgrades to properties with individual elements such as electrical re-wiring, heating replacement, kitchen replacements and bathroom renewals.
12. 6 estates were initially due to receive Maintaining Decency Works in 15/16 with 2 estates completed to date.
13. Following a decision to defer Regent Court Façade Refurbishment works additional investment priority estates were identified and introduced under this budget head. A further 63 properties on Dunston Road Estate and 42 properties at Hodkin Gardens are now programmed to receive internal refurbishments commencing later this month.
14. Two additional schemes to deliver further external enveloping works packages at Stoneygate Estate and a targeted number of properties within the Springwell Estate will now benefit from façade treatment and roof refurbishment works.
15. In addition to the now 10 programmed estates, a number of other estates had works in progress having commenced in the previous financial year of which have now been subsequently completed.
16. 592 properties in total will receive improvements this year.

Energy Budget Head

17. A significant package of internal and external works was carried out to 147 properties at St James' Village. This scheme commenced September 2014 and is in the final stages of delivery. Properties on the scheme have received flat roof renewal, window replacements and insulation measures to both communal areas and individual flats where condensation issues have been evident previously.
18. A scheme is in development to deliver boiler replacement at 8 Aged Person's Units. 3 schemes have been designed and are being delivered during the months of January through to April 2016. The remaining five will form part of the Capital Housing Programme 2016/17 and 2017/18.
19. Approximately 215 non-traditional properties will benefit from external wall insulation measures during 2015/16. The works improve thermal efficiency and help customers experiencing high fuel costs. This type of investment to hard to heat, non-traditional properties will continue in future years as a priority. The works this year are currently being delivered at High Lanes and Heworth Grange.
20. A contract at South Sherburn is being mobilised that will undertake works on a small number of non-traditional Airey house types. The works proposed will involve removing the existing uninsulated concrete panels and rebuilding in a traditional form of construction. Renewal of the roof coverings and windows will also be undertaken that will provide a thermally efficient home for the residents and bring the properties up to modern standards. Works are to commence late February 2016 completing in the summer.
21. Similar to the South Sherburn contract, we are to commence late February 2016 delivering a bespoke works package that will refurbish 9 non-traditional Tarran bungalow house types at Highfield. The works will consist of external wall insulation and window replacement that will result in a thermally efficient home.
22. Roofing insulation measures are being applied to a house type that has a particular roof style known as a 'T Fall'. Due to the nature of the design a section of roof cannot be traditionally insulated requiring internal insulation measures to be applied to the cold areas. This will eradicate the current cold bridge that is resulting in surface condensation with 255 homes benefitting this year. This work was identified to address recurring condensation issues that were being tackled through responsive repairs visits and is expected to see a reduction in repairs activity and cost.
23. The Painting Programme is continuing with an increased budget allocation for this year. Both Mears and Construction Services have an equal allocation with an overall investment programme of £1.5M.

Other Priorities

24. Tunstall Carecall Scheme – 10 schemes will benefit from upgrades to the Carecall system during 2015/16 with all works programmed to complete in February 2016.
25. Window Replacement – There is continued planned investment in window refurbishment this year with a works programme consisting of 479 properties. A number of the properties are requiring structural opening support identified through survey. Works are on-going and are expected to complete late March 16.

26. Mid Rise Flat Entrance Door and Door Entry Refurbishment – A contract that will focus on low to mid rise blocks is currently programmed to commence later this month. The works designed and specified is to replace communal doors and install a modern door entry audio system. 23 blocks across the borough are set to benefit from the works this year, with the intention to roll out the intercom specification to the multi story blocks in future phases.

Links to Values

27. This report relates to the following company values: -

- Being Fair
- Being Customer Focused
- Being Accountable
- Being Innovative

Impact on tenants

28. Following on from the investment that was made during the Decent Homes programme, we continue to invest in maintaining decency of the housing stock for the benefit of the customers and to sustain the council housing assets.
29. Satisfaction surveys are carried out with all tenants and leaseholders who receive investment works. Results up to the end of quarter 3 show that 98.00% of customers expressed satisfaction with maintaining decency works. Customers receiving windows were also surveyed with 97.73% of customers expressing satisfaction that demonstrates the quality of product and installations.
30. Customers will benefit from the Equality Act works improving entrance access, finishes, and toilet facilities to communal areas.
31. Customers will continue to benefit from increased fire safety measures that will provide a safer home environment.

Health Implications

32. The improvement works detailed in this report, in particular replacement windows and improvements to the thermal efficiency of homes, will reduce the risk of customers living in cold damp homes, reducing the risk of heart, stroke, respiratory and cold related illness.

Environmental Implications

33. Through the Maintaining Decency, Insulation and one off heating replacement schemes, properties that have the oldest most inefficient heating systems have received replacement boilers this year. The EWI schemes to harder to heat properties along with window replacement works will reduce substantial carbon emissions through reductions of heating usage.

Risk Management Implications

34. The failure to maintain decency has been identified as a strategic risk and controls and future actions have been agreed to mitigate the risk. The Strategic Risk Register is reviewed annually by the senior management team and monitored by the Board. Works being undertaken to provide a safer environment

for lift engineers undertaken R&M will mitigate risks to our contractors. Equality Act works will mitigate against risks to customers.

35. The fire safety works that are being delivered in our Multi Storey stock will address the deficiencies that were identified by officers from TGHC and the Tyne and Wear Fire and Rescue Service and will mitigate risks in our properties.

Financial Implications

36. The capital programme is delivered within existing budget although, we are constantly looking at opportunities to maximise value for money and attract additional funding to supplement capital delivery.

Equality and Diversity Implications

37. The Equality Act works will deliver accessibility works to 7 sheltered blocks and 2 multi storey blocks
38. Measures include improved entranceways, communal finishes as well as fully accessible toilet facilities

Value for Money Implications

39. Value for money is a key driver in delivering an efficient and effective investment programme. Discussions have been held with suppliers around their costs to ensure that we are continuing to receive the best quality products at a competitive price. We will continue to manage the investment works to ensure that the contractors provide value for money in their approach to the works.

Consultation carried out

40. Consultation has been carried out for:-
- The lift refurbishment works at Mulgrave Villas with customers being advised of the nature of the works whilst taking the opportunity to assess customer needs.
 - The internal Prior to Paint programme.
 - Ward Councillors have been updated and advised of the Capital scheme proposals in their wards.

Recommendations

41. The committee is asked to:
- comment on satisfaction with the position at the end of quarter 3 on the 2015/16 Capital Programme;
 - receive further reports on progress and activity against the programme at the year-end for 2015/16.