

Housing and Homelessness Policy and Accountability Committee Minutes

Monday 14 November 2022

PRESENT

Committee members: Councillors Jacolyn Daly (Chair), Paul Alexander, David Morton, Asif Siddique and Adronie Alford

Other Councillors: Councillor Frances Umeh (Cabinet Member for Housing and Homelessness)

Officers:

Mark Lowthian (Interim Director of Housing Transformation)

Gerry Crowley (Head of Allocations & Lettings)

Lucy Baker (Prevention & Rough Sleeping Commissioner)

Richard Buckley (Assistant Director, Residents & Buildings Safety)

Linda Jackson (Director of Social Care Transformation)

Colette Prior (Head of Property Engagement)

Debbie Yau (Committee Coordinator)

1. APOLOGIES FOR ABSENCE

No apologies for absence were received.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the meeting held on 18 July 2022 were agreed as an accurate record.

4. **INTRODUCTION BY MARK LOWTHIAN, INTERIM DIRECTOR OF HOUSING & TRANSFORMATION**

The Chair explained that the presentation slides for the four discussion items would be circulated for members' reference after the meeting and attached to the minutes of the meeting.

NOTE: The presentations are attached as Appendices 1, 2, 3, and 4

Councillor Adronie Alford expressed concern that no papers were provided for the meeting. Without the relevant papers, Committee members could not exercise their role of scrutinising the work and performance of officers and cabinet members. Councillor Alford considered that the act of not providing any papers for the said meeting was in breach of the relevant legislation and hence she had drawn the attention of the Monitoring Officer in writing. The Chair requested the Governance Team to look into the matter and advise the Committee.

NOTE: The Monitoring Officer's response is attached as Appendix 5

Mark Lowthian (Interim Director of Housing Transformation) gave an introductory presentation, sharing his experience and early perspectives since taking up the current role in September this year. He noted that partnership working had achieved much for communities and hoped to continue collaboration with the delivery partners to meet the housing needs of the Council. Mark also appreciated residents' involvement and how their influence on the decision-making had never been more important than now in the face of the cost-of-living crisis. While celebrating the great outcomes delivered for residents, he remarked that increasing the digital offer and increasing the visibility of the housing teams were two areas his department was working hard to deliver.

Councillor David Morton welcomed Mark and hoped that his past experience might benefit the Council. He however endorsed Councillor Alford's concern as the Committee might fail to cover some important updates due to the lack of relevant information.

Councillor Alford considered it crucial for the Administration to provide timely information and explanations on upcoming policies and matters on the pipelines.

The Chair requested that the budget including the Housing Revenue Account be presented at the Committee's next meeting to be held in January 2023.

ACTION: Mark Lowthian

Councillor Paul Alexander noted that a lot of his casework related to housing issues and that, unfortunately, he did not get many residents celebrating the service, nor praise for involving local residents.

Noting Mark's previous experience in housing services for various local authorities and housing associations, the Chair asked his view of best

practices and lessons learnt. In response, Mark noted that each service improvement plan was drawn up having regard to individual historical and political context of the local authority. It was important to evaluate the current position and concentrate on the positive aspects of work to inspire everyone across the borough as a brilliant service provider.

5. HOMELESSNESS PARTNERSHIP UPDATE

Gerry Crowley (Head of Allocations & Lettings) and Lucy Baker (Prevention & Rough Sleeping Commissioner) presented the item.

Councillor Morton asked about the percentage of void reduction as he observed some properties in his ward had been left unoccupied for 3 years. Gerry Crowley noted that the target was to reduce void by 2% by the end of the financial year. He undertook to follow up the situation of the void unit in the Councillor's ward.

ACTION: Gerry Crowley

Councillor Alexander also considered it was necessary to get void units back to use as soon as possible in order to relocate to residents facing homelessness. He was keen to ensure these units meet the minimum standards without the need for the residents to go through the lengthy repair procedures. Gerry Crowley explained that the lettings standard had recently been enhanced and they would ensure the relevant standards were met by the recovered void units.

Richard Buckley (Assistant Director, Residents & Building Safety) undertook to circulate after the meeting information on the building specifications adopted by H&F which was of a high standard. He highlighted a key aspect of the void reduction plan was to upgrade 50% of the properties with new kitchens and bathrooms in the next 5 years.

ACTION: Richard Buckley

Councillor Alford asked about the rate of relapse where hostel residents resumed rough sleeping. Lucy Baker advised some hostel residents who had come out of institutions like the hospitals or prisons might settle on the streets again. Staff in her team might arrange them to stay at temporary accommodation and then hostel residence. While the majority would be placed successfully, a few chose to return to the street.

Councillor Alford was concerned about the accommodation of refugees at the low-standard hotels. Gerry Crowley noted that the Home Office was providing support to refugees from Syria and Afghanistan and running the Homes for Ukraine scheme matching UK sponsors with those fleeing the country. H&F had established a dedicated team to help eligible households on the waiting list to set up family homes in the borough. Lucy Baker noted that the Director of Social Care Transformation might provide further information in writing on the accommodation of refugees.

ACTION: Lucy Baker / Linda Jackson

Noting that rough sleeping in London had increased by 24% in Q2 this year compared to the same period last year, Councillor Asif Siddique asked about the situation in H&F. Lucy Baker noted that rough sleeping in H&F had increased by 22% in Q2 2022 with some being new rough sleepers. While granular details for individual cases were available, the reasons of rough sleeping in general were due to loss of rental accommodation, relationship breakdown or the rough sleepers were asked to move out by families or friends.

In reply to Councillor Siddique's further enquiry, Lucy Baker noted health and wellbeing usually formed part of the assessment conducted by the outreach team. For example, the Rough Sleepers Assessment Hub conducted a comprehensive assessment aligning the support of the registered GP and mental health service provider like RAMHP which was part of the West London Mental Health Trust.

Responding to Councillor Siddique's concern, Gerry Crowley noted that people unfamiliar with the digital services might make applications via paper forms obtainable from the Housing Officers.

Summing up, the Chair noted that the cost-of-living crisis was unfortunately likely continue, and the Committee would welcome further reports on the topic.

ACTION: Gerry Crowley & Lucy Baker

6. COMPLIANCE UPDATE - KEEPING RESIDENTS SAFE

Richard Buckley (Assistant Director, Residents & Building Safety) presented the item.

Noting the time to complete a routine repair was 35 days against the target of 20 days which was an improving position, the Chair sought information on the figures in the past. Richard Buckley noted that 50% of the repairs received were routine repairs completed within 89 days. The other 50% were more complicated involving a lot of works and sub-contractors and hence it was hard to segregate the data. He added that the improvement position was made possible by investment for better equipment, an excellent project manager and better-quality sub-contractors. Responding to Councillor Siddique's concern, Richard Buckley explained that a priority mechanism was in place to bring the time to complete a routine repair towards achieving its performance target of 20 days.

In reply to Councillor Alford's questions, Richard Buckley noted the following:

- in H&F, all residents were offered the option to have a personal emergency evacuation plan (PEEP). There was a dedicated resource who proactively approached residents with disabilities or mobility issues, prioritising high rise buildings (six storeys or more);
- the needs of residents at sheltered housing would be individually assessed/met and reviewed once every six months;

- asbestos was inherent in the ceiling concrete in all buildings across London. The annual asbestos survey aimed at ensuring their presence otherwise remedial actions needed to be taken;
- the operation of boiler and carbon monoxide monitor constituted part of the gas safety compliance;
- the United Living, being part of a big team, had been making good improvement;
- there were 216 passenger lifts which were independently inspected. Special facilities like care-lines could be put in place should anyone was at risk;

Mark Lowthian added that Richard was having conversations with the service providers in resolving a number of long-standing specific cases. He undertook to report the improvements to be made at a future meeting.

ACTION: Mark Lowthian

Councillor Alexander noted that the repairs system needed to be looked at as some of the efforts to help had caused further issues with the reporting of problems. He also asked that, rather than inspectors, the service considered an audit-based system. He also highlighted the issue of 'tower block solutions' being rolled out to smaller street properties despite being inappropriate due to a lack of engagement with residents in those smaller properties. He requested the officers to provide a written response to his concern.

ACTION: Richard Buckley

7. DEVELOPING OUR CAPITAL WORKS PROGRAMME

Richard Buckley (Assistant Director, Residents & Building Safety) presented the item.

Noting that the Stock Condition Survey was due to complete in Q4 2023, the Chair asked about the basis for capital works to proceed. Richard Buckley noted that the Stock Condition Survey was run in a 3-year cycle and capital works would be carried out for buildings which had already undertaken the survey. In addition, urgent capital works were done in compliance with the post-Grenfell requirements.

In response to Councillor Siddique's concern, Richard Buckley noted that staff in the respective teams would contact the residents via email or other means as soon as possible once capital works were scheduled for properties in their estates, which could be 2 to 5 years ahead if the works formed part of the Asset Management Strategy (AMS). He further explained that under the 3-stage consultation, the residents would be consulted about the details of the works at different stages.

Richard Buckley said that the AMS, on the other hand, was for the entire borough lasting for the next 10 years and accessible to local councillors who would be able to understand the different issues involved therein. Mark Lowthian added that the AMS aimed at informing priority over a long period of

time. It depicted what would happen in the next few years without giving a concrete date of capital works. The AMS was a general approach and the best practice used to deliver the programmes effectively.

In this connection, Colette Prior (Head of Property Engagement) noted that some consultation events for the West Kensington blocks, Linacre Court and Aldine Court were held at the Main Hall on that evening. She undertook to follow up the situation raised by a resident about his property in Sullivan Court.

ACTION: Colette Prior

8. DATES OF FUTURE MEETINGS

The Committee noted the dates scheduled for future meetings:

- 23 January 2023
- 20 March 2023

The Chair said that the Committee would consider the Budget and the Housing Revenue Account at the meeting on 23 January 2023.

ACTION: Mark Lowthian

Meeting started: 7.00 pm

Meeting ended: 9.10 pm

Chair:

Contact officer Debbie Yau
Governance and Scrutiny
Tel 07901 517470
E-mail: Debbie.Yau@lbhf.gov.uk

Welcome and Introduction - Mark Lowthian



Housing and Homelessness PAC

14th November 2022

Mark Lowthian Interim Director of Housing Transformation

Introductions

- 1. Hello from Mark Lowthian and Early Perceptions**
- 2. Homelessness and Partnerships** - Gerry Crowley, Head of Allocations & Lettings
Lucy Baker, Prevention & Rough Sleeping Commissioner
- 3. Compliance Update – Keeping Residents Safe** - Richard Buckley (Assistant Director, Residents & Building Safety)
- 4. Developing our Capital Works Programme** - Richard Buckley (Assistant Director, Residents & Building Safety)

Mark at work and play...



Early Perceptions

- Mark`s experience
- Style and approach
- Early perspectives
- Key themes
- Partnerships
- Resident Involvement
- Promoting our successes

Homelessness and Partnerships Presentation



Housing and Homelessness PAC
14th November 2022

Gerry Crowley, Head of Allocations & Lettings
Lucy Baker, Prevention & Rough Sleeping Commissioner

Introduction



- 1. Homelessness demand**
- 2. Temporary Accommodation provision**
- 3. Employment, Training and Education for homeless hostel residents**

Successes



- Procurement systems to secure good quality, value for money accommodation.
- We are particularly proud of our long standing and track record of not placing any families in bed and breakfast accommodation.
- Low levels of rough sleeping in H&F, work continues through a DLUHC 3-year funding programme which closely involve third sector partners.
- Rough Sleeping Accommodation Programme (RSAP) funding secured for 12 additional Housing First units in 2022/23
- Our rent arrears, welfare advice, ASB and housing advice teams work closely together to find ways to make tenancies sustainable wherever possible.

Challenges

The Housing Solutions Service provides advice and support to over 1000 homelessness applications each year. We cannot be complacent with levels of homelessness expected to rise.

There has been an increase in homelessness approaches in Q2 this year (12% higher than 12 months ago), and it is expected to increase further with the Cost of Living crisis and pressures to provide housing and support to refugees.

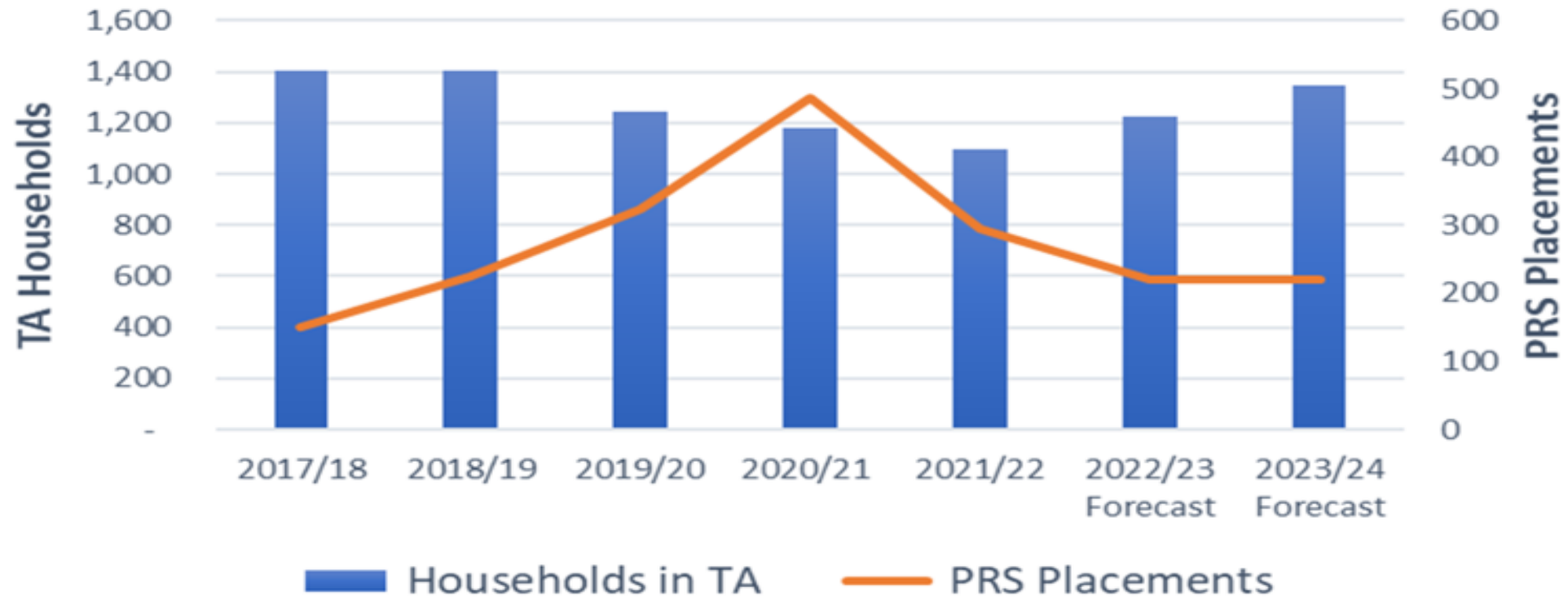
Rough sleeping in London has increased by 24% in Q2 this year compared to the same period last year, and by 22% in H&F.

Temporary Accommodation Portfolio

TA Portfolio Breakdown	
Privately owned Leased Directly to the Council	400
Privately owned leased through a property Agent	490
Hostel	64
Council owned Stock	57
Privately owned leased through Hsg Assoc	46
Bed & Breakfast	103
Total Units	1160

TA & PRS Placement Trends

Temporary Accommodation vs Private Rented Sector Placements



Comparative TA Placements

Years	6 Month Period April – September	Weekly average
2019/20	193	7.4
2020/21	163	6.3
2021/22	229	8.8
2022/23	207	7.9

Year	Number of Households in TA
Jan 2018	1444
Jan 2019	1280
Jan 2020	1209
Jan 2021	1100
Jan 2022	1110

Pressures Impacting TA Provision

- Demand
- Private Rented Sector Market
- Reduction in Social Housing supply
- TA Placement Procurement Strategy

TA Provision Management Plan

- Void reduction plan
- Increase supply - temporary accommodation & private rented sector
- Maximise grant funding - vulnerable renters grant fund
- Partnership working - Capital Letters, Homefinderuk, BEAM
- Robust homelessness prevention activity – supported housing & rough sleeping provision

Employment, Training and Education opportunities for hostel residents



- 149 bedspaces in the commissioned pathway
- Work and learning builds independence and recovery from homelessness

Jan – Sept 2022 there have been 33 referrals to ETE including:

Referral type	Number of referrals
St Mungo's recovery college and other internal	13
BEAM	5
Get Connected	6
HALS	2
Other	9

Employment, Training and Education opportunities for hostel residents



Challenges:

- Complex support needs
- Confidence in a learning environment, feeling different to others
- Locality, distance to travel
- Lack of equipment

Solutions:

- In-reach and taster sessions
- Peer support
- Improve access to funding

'Get Connected' pilot



- 'Get Connected' is a programme of activities provided by Turning Point that will be designed with hostel pathway residents.
- Focus on residents that may be engaged in a street-based lifestyle, build confidence and readiness to access courses/activities in the wider community.
- Fortnightly taster sessions, self-defence, arts and crafts, build your own bike.

Homeless Health Project





PAC 14th Nov

Compliance Update & Keeping Residents Safe

Richard Buckley

Assistant Director, Residents & Buildings Safety

Introduction

- Overview of the current compliance position of H&F's Housing Stock (July – Sept 2022).
- Housing stock c17,000 properties, of which just over 12,000 are tenanted.
- Legal duty to repair, maintain & provide safe housing, associated assets and infrastructure.
- Health and safety law and regulations are wide ranging and following the Grenfell tragedy there have been many recent changes, which significantly impact on resource and expertise requirements.
- Compliance has been our **biggest priority for capital investment since 2018**. A strong compliance management system is in place, but we are not complacent.
- Duties continue to be extended - we need to work hard to stay compliant & keep residents safe.

Current Position

- 11,165 gas appliances, we undertake a rolling programme of approx. 1,000 annual checks to required standards per month.

Page 26 • We operate a 10-month rolling programme with a 2-month gap to do any required work to comply.

- **We currently have an excellent compliance level of 99.97%.**

Future Priorities/Challenges

- Continuing to work closely, with daily updates, with our contractor and gas enforcement team.
- Using the court where applicable, to gain access to any outstanding properties.

Electrical Safety

Current Position

- EICR (Electrical Installation Condition Report) 5 year rolling inspection programme includes checking fire detection systems (last upgraded in the Decent Homes programme) to ensure all systems are updated as required.
- Inspections are resulting in a high percentage of consumer unit upgrades to comply with current regulations.
- Performance exceeds the contractual requirement in line with our plan to accelerate electrical compliance works. Our internal annual target is 3,000 EICRs per annum.
- Our end Q2 performance position is 1,298

Future Priorities/Challenges

- Stay on track and deliver the full target of 3,000 reports by the end of the financial year.
- Continuing to deliver the high level of required upgrades

Fire Safety – management system

Current Position

- FRAG: fire and building safety residents group, chaired and up made of residents, many of whom live in tower blocks, meet monthly with officers
- The phase 1 Grenfell Inquiry report recommended the implementation of PEEPS (personal emergency evacuation plans).
- In H&F we offer all residents the option to have a PEEP. We have a dedicated resource who proactively approached residents, with disabilities or mobility issues, prioritising high rise buildings.

Future Priorities/Challenges

- Building Safety Act & Fire Safety Act introduced in 2022 places additional significant responsibilities on officers with the introduction of the Accountable Person to accompany those of the Responsible Person

Fire Safety – Fire Risk Assessments and management actions

Current Position

- Fire risk assessments are undertaken in line with the fire safety management system with higher risk buildings checked annually and others bi-annually or tri-annually.
- FRA actions identified completed on a risk-based approach, highest blocks & sheltered first.
- Many actions are part of wider programmes, e.g. emergency lighting or fire doors.
- Additional Fire Safety Plus Visits are continuing for general needs and sheltered housing.
- We are currently meeting all out targets for undertaking these assessments. **100% FRAs Type 1 are in place.**

Future Priorities/Challenges

- Staying on top of required actions
- Continuing to progress fire safety enhancements through expert provision

Fire Safety – complex buildings

Current Position

- Safety Case Files are now updated for all High Rise blocks over 6 stories.
- Building Safety Manager in place
- Highly competent fire safety team

Future Priorities/Challenges

- The new Building Safety Regulator expects to receive the first Safety Case Reports and issue assurance certificates from April/May 2023.
- The Fire Safety Act 2021, which came into force May 2022, clarifies the position on the requirements of the Responsible Person under the Fire Safety Order to assess the risk posed by the external façade of a building including walls, balconies, and windows.
- As part of our fire risk assessment process, we identified 28 buildings out of 36 that potentially had some form of combustible to the overall façade (e.g. compared to blockwork and windows).

Fire Safety – other key aspects

- **Minor Fire Safety Works Team:** undertakes compartmentation, fire stopping, door installation and other associated works resulting from FRAS. **We have upgraded more than 4,000 fire doors so far to the highest standards**
- **Sprinkler Installation Programme:** Sprinklers have now been installed at: Poynter House, Stebbing House, Norland House in Edward Woods and Drake Court and Shackleton Court. Works to install sprinklers at Michael Stewart House are due to start in the near future.
- **Evacuation Alarm Installation Programme:** We are installing evacuation alarms at: Poynter House, Stebbing House, Norland House in Edward Woods and Drake Court and Shackleton Court. We are unique in introducing this into a few of our buildings and one of the first in the country.
- **Dry Riser Programme:** All existing 71 dry riser inspections and tests are up to date and certified. All buildings of six storeys or more now have a dry riser.
- **Wet Riser Programme:** All wet riser inspections, tests and upgrades are up to date and certified. The conversion of six blocks, over 50m, from dry to wet has been commissioned. The wet riser upgrade at Norlands, Poynter and Stebbing is complete.

- Legionella monitoring in **water** is on-going, 488 risk assessments in place.
- Procurement for new legionella contract to be started. HSL contract finishes March 2023
- Annual **asbestos** survey programme up to date.
- We have 216 **lifts** that annually complete 21 million journeys. All lifts are independently inspected every six months. Our performance in lift availability is excellent (98.62%).

Responsive Repairs – Current Position

- Compliance with response times, particularly for emergency repairs and key categories of repair including damp & mould, leaks (through a new dedicated specialist team) health and safety management.
- Monthly levels of demand for these general repairs services are currently in the region of 3,600 – 4,100 repair orders per month. The 2022/3 annual budget for delivering all aspects of the service including customer services and contract management functions delivered by the Council's housing service is £28.7m

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The performance of the DLO and three specialist contractors for gas, electrical and asbestos is generally working well; providers are delivering reliable services, value for money and limited levels of complaints.

- Delivery of the general repair's services through Mears and Morgan Sindall has been inconsistent and we are working hard with our then contractors to improve.
- There has been an unrelenting focus on the management of these contractors including the evoking of financial penalties and evoking of formal notices - the most recent issued to Morgan Sindall in July this year.

Responsive Repairs – Current Position

Service is moving towards achieving its **performance targets**:

- appointments kept (91% against target of 97%),
- same day fix (79% against target of 85%)
- time to complete a routine repair (35 days against at target of 20 days) – improving position
- The % of emergency repairs made safe within 24 hours or less improved to 93% against its target of 100%.

Page 34 **Satisfaction** levels

- For year Sept 21 – October 22 is 65%, and 92% for our DLO.
- Enhanced customer services has reduced numbers open and overdue complaints. These generally reflected issues with the performance position on required works.
- In January 22 there were 63 overdue Stage 1 Complaints and 113 Stage 2 complaints. These numbers were 89 and 14 respectively at the end of October 22.

Responsive Repairs – Priorities

- Focus on driving up general repairs contractor performance.
- Stronger management of overdue works, effectively managing complaints, improving customer contact, and resolving damp and mould cases and disrepair casework.
- Extending service capacity & resilience - through better sub-contractor arrangements and continuing to extend the Council's additional contract solutions for planned maintenance and key categories of repair.
- Use new contracts with 5 specialists, small to medium size, businesses for plumbing, drainage, roofing, voids delivery and general building works. Two specialist contractors have been onboarded to support areas predominantly around high-profile cases.
- Preparation for contact succession in 2025 including alignment of our Capital Investment Programme to the new responsive repairs delivery plan.



PAC 14th November 2022

**Developing our Capital Investment Programme 2022/23 - 2033/34
Briefing**

**Richard Buckley
Assistant Director, Residents & Buildings Safety**

Scale of and scope of our investment programme

- The Asset Management Strategy (2018-2022) focussed on delivering Fire Safety Plus and Compliance related works. £728.6 million was identified in [September 2021](#) for a new **12-year capital strategy and delivery programme** from 2022/23 to 2033/34. This is broken down at a high-level in table below.
- The aim is to direct capital investment to where it will make the biggest impact on residents' quality of life, health and wellbeing. The focus is on safety, improved stock condition and greening.

A comprehensive **stock condition survey started November 2021.**

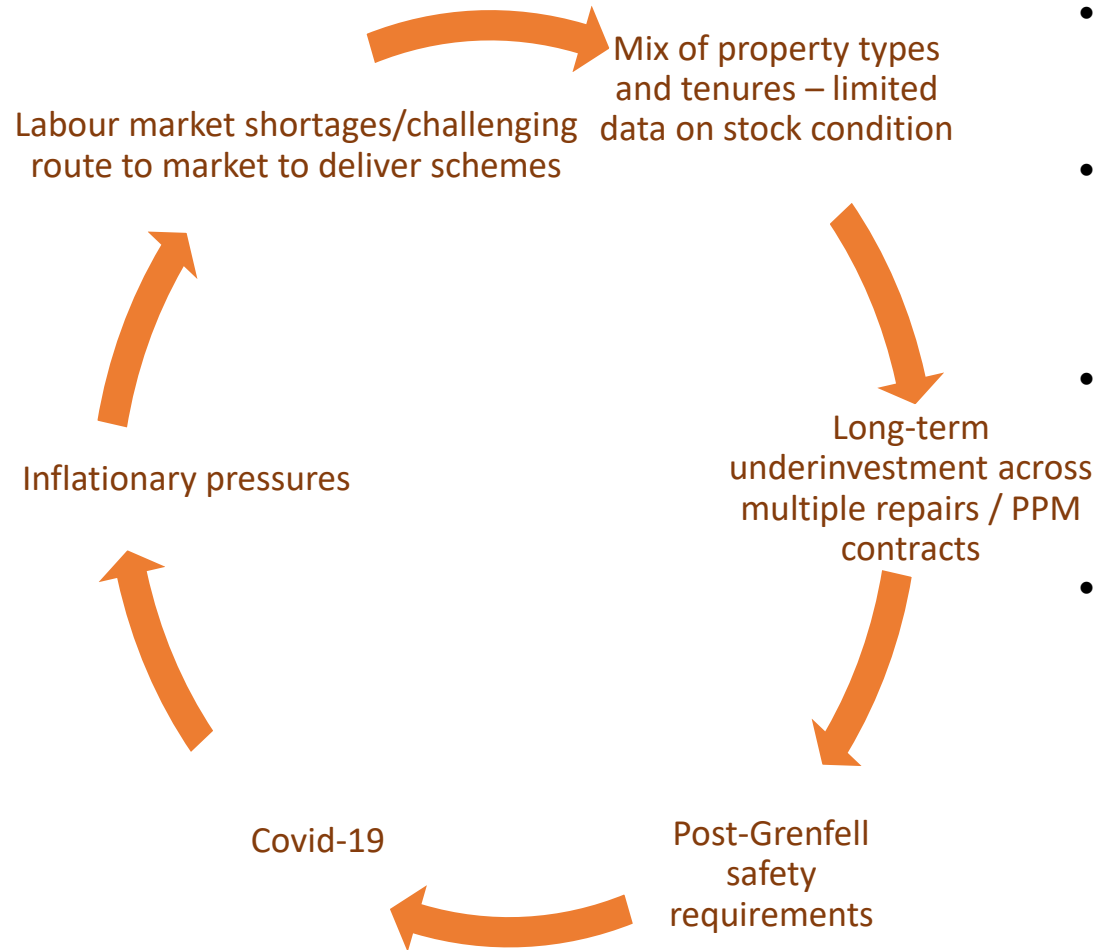
Item	Cost (£m)	% of committed spend
Works	£404.2m	55%
Works capitalisation	£78.6m	11%
Staff capitalisation	£50.6m	7%
Climate change	£106.5m	15%
Existing programme	£88.7m	12%
Total	£728.6m	100%

Building the 12 Year Capital Investment Programme

- Turner & Townend writing a **retrofit strategy** - practical roadmap to achieve our net zero carbon ambitions. due Q2 2023.
- **Asset Management Study** – A review of the current asset data continues informs condition of our assets and dictates the investment requirements on our estates.
- **Stock Condition Survey** – Ridge and Partners LLP carrying out Stock Condition Surveys across 100% of the residential portfolio. Surveys due for completion in Q4 2023.
- **In-house local knowledge** – local officers provided valuable information on the estates and age of asset elements.
- **Feasibility Studies** – The Mechanical and Electrical Team have carried out feasibility studies to explore using Air Source Heat Pumps, Ground Source Heat Pumps and NexGen Heating System which is an innovation heating system.

Work to develop our next **Asset Management Strategy** starts in 2023, which will further direct the 12-year programme with intelligence from the Stock Condition Surveys and local knowledge of our housing stock.

Challenges that we are responding to



- Ridge and Partners LLP completed 2744 Stock Condition Surveys
- 1st phase of priority schemes identified - based on elements that are close to or have already passed their life expectancy.
- These schemes are the first of further batches of work which will be handed over as the Stock Condition Surveys progress.
- Focus on street properties to develop condition data for our Asset database.

Stock Condition Survey's to-date

2744 Surveys completed to date - 782 EPC's completed

Estates Surveyed so far

West Kensington

Gibbs Green

Charecroft

Old Oak

Derwent Court

White City Estate

Bulow

Townmead

Edward Woods

Clem Atlee

Ashcroft Square

Barclay Close

Brecon

Lancaster Court

Linacre Court

Margravine

Queen Caroline

Star Road

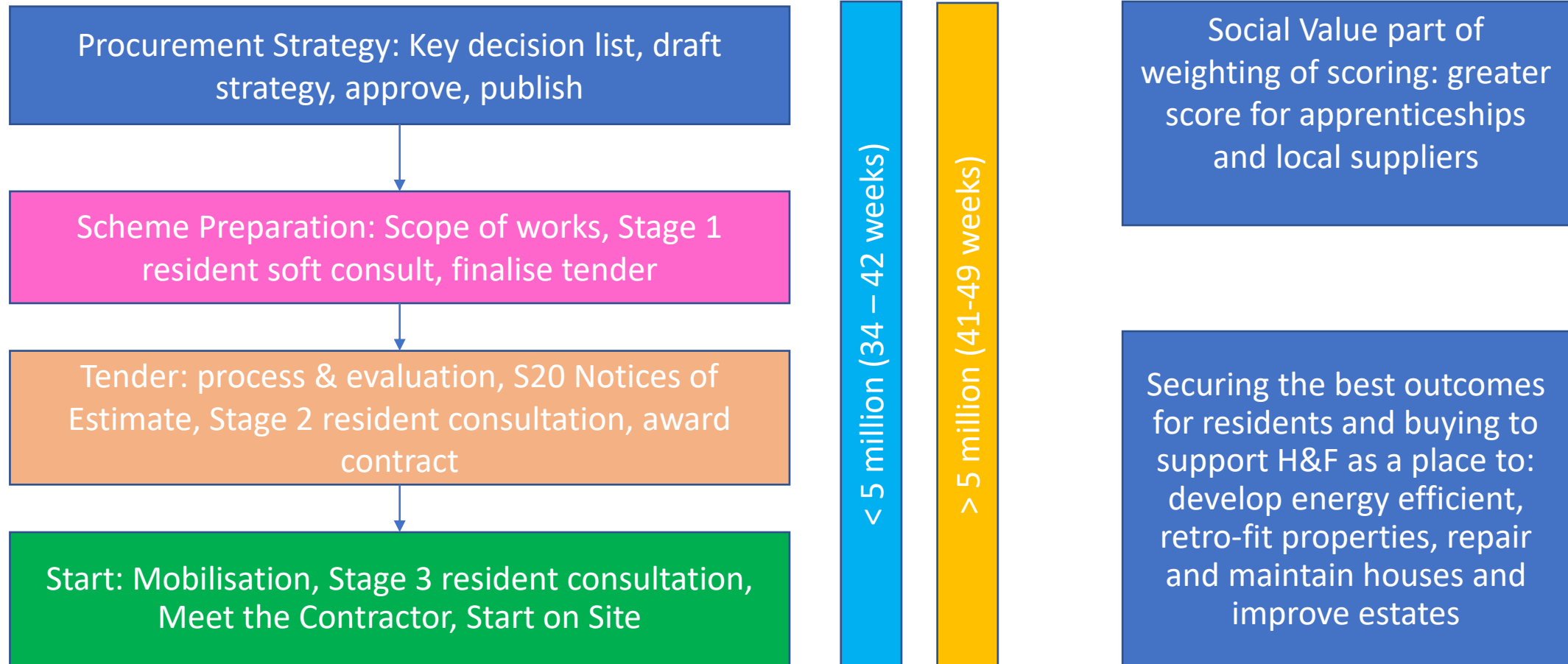
Townmead

Walham Green Court

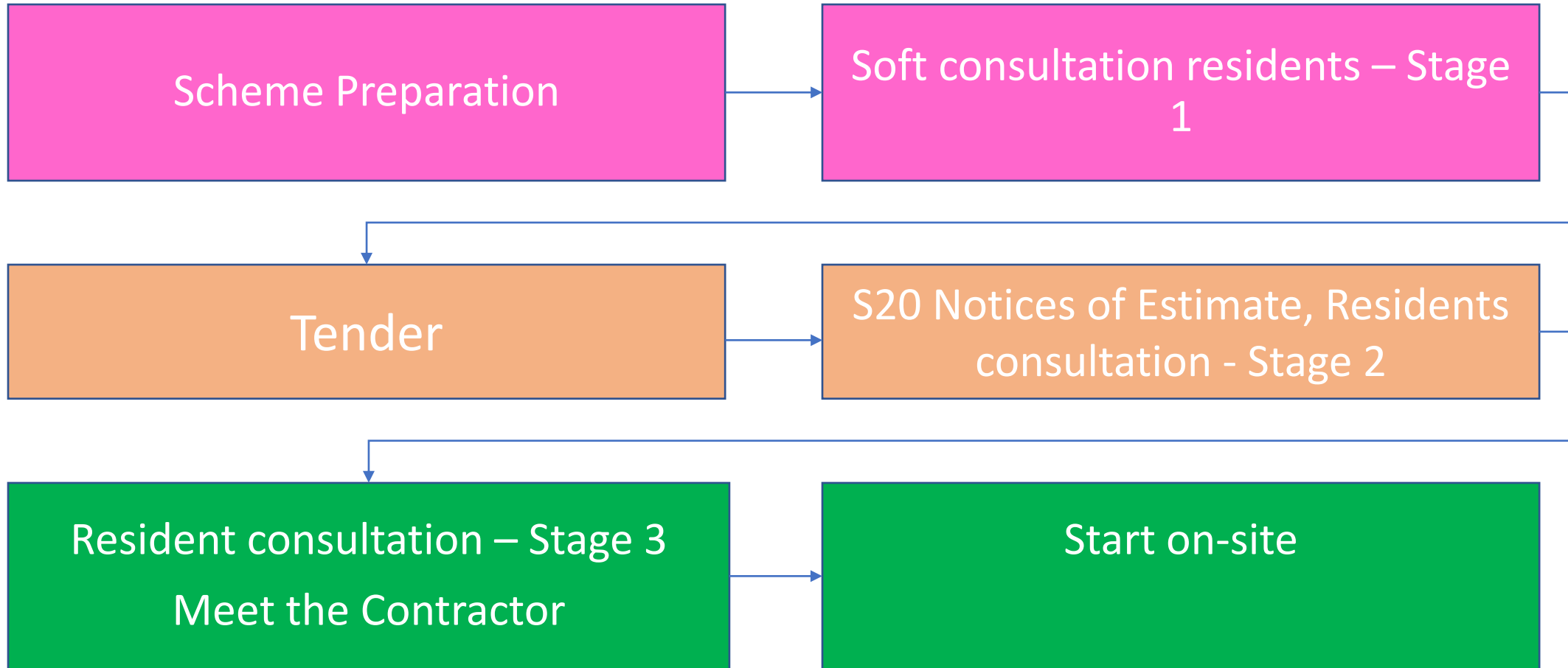
William Church

Wood Lane

Procurement: dictated by law & H&F's Contract Standing Orders (CSO) & cost



Procurement: Resident engagement



Schemes where we are already on site - 6 projects , £17.5m

Project	Elements of work	Spend Forecast	Completion Due
Maystar Estate (Cheesemans, Star Rd, Passfields, Browning, Alice Gilliatt)	23 Various types of works, including: Concrete repairs, Rainwater Goods, Decorations, Front Entrance Doors, Window repairs	£5,686,660	Q1 2023
The Streets package (42 Street Properties)	Various internal and external works including Windows and Doors	£3,641,000	Q1 2023
Sullivan Court Phase 2 (13 Blocks)	Various internal and external works including flat entrance doors, windows and associated work	£6,074,296	Q1 2023
Edward Woods	Removal of PV panels, Cladding, Window Replacement	£30,000,000	Q4 2024
Spandrel Panels Phase 1 West Ken on Site (Desborough, Lickey, Churchward & Fairburn House)	Spandrel panel and Infill replacement	£2,000,000	Q1 2023
Complex Voids	Various void works (22 voids)	£2,500,000	Ongoing

Future works now scheduled, 14 projects on 12 estates

Project	Elements of work	Status	Estimated start on site
Becklow and Emlyn	Window and door replacement; concrete repairs and associated works; LED lighting	Specification reviewed and being finalised, Stage 1 Section 20 served. Tenders due out October 22 via SEC framework	Feb 2023
Emlyn Gardens	Door replacement; concrete repairs and associated works; LED lighting	Specification reviewed and being finalised, Stage 1 Section 20 served. Tenders October 22 via SEC framework	Feb 2023
Charecroft (4 tower blocks)	Window and infill panel replacement	ERs and ITT being prepared for two stage D&B contract. GLA funding to be provided, HF meeting GLA monthly. First stage Section 20 to be issued imminently; projected tender out August 2022. Freeholder negotiations ongoing.	June 2023
Linacre Court Community Hall	Construction of a new community hall for the Linacre TRA	Awaiting sign off for retender of works. Tender lists to be formulated although there has been a poor response to date.	June 2023
Kilmington Road	Foster home extension	Design on hold pending social services decision on requirement for 4 or 5 bed property.	Jan 2023
West Kensington Towers (5 blocks)	Windows, roof, fabric repairs, associated works	Specification development in progress to incorporate PAS assessments. Resident coms & Section 20.	June 2023

Future works now scheduled, 14 projects on 12 estates

Project	Elements of work	Status	Estimated on site
Spandrel Panels Package 1 – West Kensington	Spandrel Panel and Infill replacement	On Site	August 2022
Spandrel Panels Package 2 - Townmead, William Church & Barclay Close	Spandrel panel and Infill replacement	VFM Tender Value to be finalised, Planning Approved	Feb 2023
Spandrel Panels Package 3 – Clem Atlee	Spandrel panel and Infill replacement	VFM Tender finalised, Planning Approved	September 2022
Spandrel Panels Package 4 – Verulam House	Spandrel panel and Infill replacement	VFM Report to be issued, S20 issued, resident consultation Nov 22	January 2023
Spandrel Panels Package 5 - Jepson House, Muscal House, Standish House, Herbert Morrison House	Spandrel panel and Infill replacement	Awaiting Fire engineers report	January 2023
Spandrel Panels Package 6 - Sharnbrook House, Ash Lodge, Cedar Lodge, Cobbs Hall	Spandrel panel and Infill replacement	Material Investigation tbc, Specification in development, Planning Drawings in development, Planning Application submission est. July	Feb 2023
West Kensington – Energiesprong	Retrofit 15-17 Houses	Revised proposal currently being scoped. Approval required for funding and property number amendments. Bais funding and time to be approved.	November 2022

Next phase of Capital Works

Project	Elements of work	Status	Estimated start on site
West Kensington Houses & Medium rise.	Roof renewal, windows, doors, fabric repairs, insulation measures, repairs & decorations of communal areas	Consultant appointment required	2023/4
Lytton Estate	Roof renewal/repairs; new doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Griffin Court	Replacement windows and doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Chasemore & Donnelly	External fabric repairs including insulation measures; repairs and redecoration of internal communal areas; new FD30 front entrance doors	Consultant appointment required	2023/4
Edward Woods medium-rise	External fabric repairs; repairs and redecoration of internal communal areas; new FD30 front entrance doors; new windows to Swanscombe	Consultant appointment required	2023/4
Swan & Ravensworth	Replacement windows and doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Arthur Henderson & William Banfield	Replacement windows and doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Street properties Phase 2	Replacement windows; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4

Next phase of Capital Works Programmes

Project	Elements of work	Status	Estimated on site
West Kensington Houses & Medium rise.	Roof renewal, windows, doors, fabric repairs, insulation measures, repairs & decorations of communal areas	Consultant appointment required	2023/4
Lytton Estate	Roof renewal/repairs; new doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Griffin Court	Replacement windows and doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Chasemore & Donnelly	External fabric repairs including insulation measures; repairs and redecoration of internal communal areas; new FD30 front entrance doors	Consultant appointment required	2023/4
Edward Woods medium-rise	External fabric repairs; repairs and redecoration of internal communal areas; new FD30 front entrance doors; new windows to Swanscombe	Consultant appointment required	2023/4
Swan & Ravensworth	Replacement windows and doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Arthur Henderson & William Banfield	Replacement windows and doors; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4
Street properties Phase 2	Replacement windows; external fabric repairs including insulation measures; repairs and redecoration of internal communal areas	Consultant appointment required	2023/4

Social Housing De-Carbonising Programme

Underpinned by our Retrofit Strategy:

- Property-level & portfolio-level analysis of required interventions, benefits & costs of achieving net zero.
- Baseline carbon emissions from stock.
- The council's strategic approach for delivering retrofit.
- High level feasibility studies on the 6 common H&F archetypes to.
- A proposed programme of works.
- Agreed approach with key enabling areas e.g. planning and M+E.

Social Housing De-Carbonising Programme

	Houses	Blocks	Totals
Properties (flats and houses combined)	200	334	534
EPDC Grade D or below %	100	77	

- ✓ Agreed programme of works that is aligned with the capital programme
- ✓ Data modelling tool procured and H&F housing data uploaded
- ✓ Programme governance underway
- ✓ Market testing complete
- ✓ Expected to apply for circa **£3-£4 million additional grant funding**

EnergieSprong

Currently in the design stage of an innovation project with EnergieSprong to whole house retrofit 15-17 houses on the West Kensington Estate.

Response from the Monitoring Officer

The Monitoring Officer provided the following response to the Committee following concerns that no reports were provided for the meeting.

Dear Councillors,

As your Monitoring Officer I have now investigated the concern which you brought to my attention in the email below. While I am satisfied that the law has not been broken it was nevertheless discourteous to you all for the slides shown at the meeting not to have been produced in document format and published to you and the public five clear days before the meeting. I therefore apologise to you for this governance oversight and will seek to ensure that such mistakes are not repeated in future.

For the avoidance of doubt I confirm that neither the law nor the constitution require reports to be presented to any council committee; however if there are no reports for any committee meeting I would normally suggest that the meeting was cancelled for want of any business to be discussed.

I confirm that it is necessary for Cabinet Members and Housing Officers to be held accountable within the terms of reference of this Committee. Accordingly, should you have any further concerns in this respect in the future please bring the matter to my attention and you may of course notify Governance or myself should you wish any relevant matter to be placed on the committee agenda.

Yours sincerely,

David Tatlow

Director of Corporate Resources and Monitoring Officer