

**Leaseholder Forum**  
**Future Planned works**  
**24/5/22**

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Estates and Facilities

# Estates and Facilities

- We are the team in the Council that deal with repairs and maintenance to the housing stock, including leasehold flats.
- We have a proactive approach to maintaining our housing so that we keep it in good condition. This way we aim to minimise / avoid serious defects and responsive repairs.
- We have a survey programme in place and plan to replace building components at the end of their life.

# Specific advance questions

*A question I have is the contracting and selection of vendors - where I am now, there is re-roofing work planned and it costs each household a fortune. Numerous agents experienced with building works have commented that they could easily have found another builder for almost half the price.*

- **For blocks of flats our contractors tender work with at least three specialist roofing contractors to make sure we get value for money; we compare Prices with other completed work. We have recently appointed cost consultant to check roofing prices in view of recent cost increases. We expect contractors to observe best practice in Health and Safety and welfare. We ensure work is guaranteed and materials have warranty.**

*I am interested to know about proposed structural works to Bermuda Road. We've had various structural surveyors come around over the past couple of years and no news on what is being proposed, when it might commence, or how much it might cost. Such information would be incredibly helpful.*

- **The Council is intending to appoint a structural engineer to survey and design these works. Tenders are currently being prepared and it is planned to be able to consult with residents by the end of the year.**

# Specific advance questions 2

*I was wondering if there are any works planned for Ancaster way?*

- **Communal lights, Improved bicycle storage facility, Timber cladding in communal area**

*The November minutes note that "The Council are aiming for a target of 'C' rated properties by 2030." Are there any plans to install floor insulation for 1st floor flats at Kingsway. There is no ground floor, so heat loss through the floor is instant - the flats just do not retain heat. For 1st floor flats, floor heat loss is a significantly worse problem than wall heat loss. Mid-floor flats have recently been EPC rated C; mine is F, or may have gone up to E following recent cavity wall insulation. A neighbour tells me that they cannot afford to heat their flat and simply go cold.*

- **We do not currently have plans to fit floor insulation, but we recognise this may be required to improve energy ratings further. Our information shows that this properties is now "D" rated.**

# Future planned works

- We have £25m investment programme in 22/23
- Two main contractors under long term contracts
  - Internal works – TSG Building Services – being re-procured
  - External works – Foster Property Maintenance
- Other contractors are procured to deliver one-off projects.
- We consult with leaseholders as required where contributions to repairs and maintenance will exceed £250.
- We always seek at least three quotes for work to ensure we get value for money

# Current issues affecting planned work

- Improving energy efficiency to houses and flats
- Work arising from fire risk assessments in blocks of flats
- Structural repairs to blocks of flats
- Repairs to communal parts of blocks of flats – doors, floor covering, stairs, access control
- Estate investment schemes - Street lamp column and communal lighting replacement
- Procurement of compliance and servicing contracts (e.g. lifts, emergency lighting, fire systems)

# Energy efficiency to blocks of flats

- Cavity wall insulation programme – where is it 25 years old or is failing
- Loft insulation
- Communal lighting replacement programme – all lights to be LED with better control
- External wall insulation
- Non-gas heating systems- including air source heat pumps

# Fire safety improvements - examples

- Fire door inspection programme – all flats and store sheds
- Installation of emergency lighting in communal areas where required following fire risk assessment.
- Timber cladding is present in around 85 communal staircases and we are reviewing options for dealing with these.
- Fire alarm system installation and compartment improvements at Kingsway Flats



# Structural works and concrete repairs

- South Arbury Maisonettes /flats (Cockerel Road, Perse Way, Rutland Close, Brackley Close to be done in 22/23
- Nicholson Way, Hanson and Walker Courts – planned for 22/23
- Blocks in Bermuda Terrace (Spencer/St David's/Gibbons/Daniel/Burgess/Cooper) – design work in 22/23

# Communal and Emergency Lighting – Estate Investment Schemes

- Planning to replace all City Council owned street lamp columns in 22/23
- Planning to replace all communal lighting in 22/23/24 (**not** emergency lighting installed recently)
- All new lighting will be LED to save energy and improve reliability

# **Other work planned in communal areas**

## **Landlord electrical installation replacement**

Older electrical installations in communal areas need to be replaced. We are developing a programme of work

## **Door entry system replacement**

We have around 100 blocks of flats with door entry systems. Many are old and in need of replacement.

## **Repairs to communal staircases**

These are repaired where there are wide gaps between balusters and /or where handrails are low.

## **Communal floor coverings**

Many communal staircases have floor coverings that need to be replaced at the end of their life.

# Re-procurement of servicing and compliance contracts

- Our contract with TSG Building Services ends in 2022
- This affects delivery of maintenance services including:
  - Lifts
  - Emergency lighting
  - Fire alarm systems (including dry risers, smoke vents)
  - Sprinkler systems
  - Door entry systems
  - MVHR ventilation systems in new flats
  - Electrical work to communal areas
- We are tendering the work –leaseholders will be consulted
- Tenant and leaseholder representatives will be involved in the selection process.