

Leaseholder Forum

Planned works and procurement update

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Will Barfield, Asset Manager

Clive DeSilva, Contract and Procurement
Manager

Estates and Facilities

Estates and Facilities

- We are the team that deal with repairs and maintenance to the housing stock, including leasehold flats.
- We take 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 plan to replace building components at the end of their life.

Specific advance questions

Question - electrical works

In a recent communication you stated that electrical works to council flats could cost upwards of £5000 per property.

Bearing in mind that leaseholders are only responsible for the electrics after they enter the property, and that on the same page you state that previous costs have been below £3000.

This would represent an increase way beyond inflation. Is this correct and how do you justify such a fee?

Could you also explain in detail what these works you are referring to are.

Answer

Some blocks of flats have landlord electrical supplies and distribution. Powering things like lifts, lighting, door entry , fire systems, TV systems. There may be consumer units and distribution boards and wiring that need replacing.

Some blocks of flats have “lateral mains” - cables that carry electricity supply from the ground floor fuse to other consumers in the block. Lateral mains are considered part of the landlord’s wiring system and subject to replacement where necessary. We have revised our estimate of the cost of this, if it is necessary.

Planned works

- We have £25m investment programme in 22/23
- Two main contractors under long term contracts
 - Internal works – TSG Building Services
 - 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 seek at least three quotes for work to ensure we get value for money

Current maintenance issues that may affect leaseholders

- Improving energy efficiency
- Work arising from fire risk assessments
- Structural repairs
- Repairs to communal parts of blocks of flats (e.g. doors, floor covering, stairs, access control)
- Estate investment schemes
- 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 - looking at East Road flats next year; planning to develop a programme.
- Loft insulation – some individual blocks
- Communal lighting replacement – all lights to have LED with better controls – all 2-storey blocks with communal lights; includes some electrical work.
- External wall insulation - Cockerell Road, Fairfax Road, Coldhams Grove

Fire safety improvements

- Fire door inspection programme – all flats and store sheds
- Installation of emergency lighting in communal areas where identified on fire risk assessment e.g. Nicholson Way, Hanson Court, Walker Court, Roman Courts and Minerva Way, St Kilda Avenue, Markham Close
- Timber cladding is present in around 85 communal staircases and we are reviewing options for dealing with these – likely to involve replacement of timber cladding with non-flammable alternative.
- Fire alarm system installation and compartment improvements at Kingsway Flats – fire alarm system in progress; trial for compartment work complete- being evaluated. These are *improvements* so no S20 contributions from leaseholders.

Structural works and concrete repairs

- South Arbury Maisonettes /flats (Cockerel Road, Perse Way, Rutland Close, Brackley Close - due to be done in 22/23 but project delayed due to lack of suitable tenders. To be re-tendered in December 22.
- Nicholson Way, Hanson and Walker Courts – planned for 22/23
- Blocks in Bermuda Terrace (Spencer/St David's/Gibbons/Daniel/Burgess/Cooper) – design work to start in 22/23.
- Edgecombe Flats to be reviewed 24/25

Communal and Emergency Lighting – Estate Investment Schemes

- All City Council owned street lamp columns being upgraded.
- Planning to replace all communal lighting in 23/24 (**not** emergency lighting installed recently). Trial blocks ordered.
- All new lighting will be LED to reduce 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 – starting with Cockerel, Rutland , Brackley and Perse Way flats in 23/24

Repairs to communal staircases

These are repaired where there are wide gaps between balusters and /or where handrails are low – e.g. Maitland and Mortlock Av, Ann's Road, Taunton Cl, Wenvoe Cl, Wycliffe Rd

Communal floor coverings

Many communal staircases have floor coverings that need to be replaced at the end of their life – Hazelwood and Molewood Close.

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 as required
- Tenant and leaseholder representatives will be invited to be involved in the selection process.