

Annual leaseholder consultation forum

Future Planned works

25/11/21

Will Barfield, Asset Manager

Estates and Facilities

Estates and Facilities

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

Future planned works

- The annual programme is £24m of planned work
- We have a range of contracts to deliver work
- Two main contractors under long term contracts
 - Internal works – TSG Building Services
 - Kitchens , Bathrooms, Disability Adaptations
 - Electrical works, smoke detectors, heat detectors
 - Heating and boilers, M+E plant servicing and maintenance
 - External works – Foster Property Maintenance
 - Roofing and Structural works
 - Doors and windows
 - External painting and repairs
 - Floor coverings, hard surfaces, paving
- 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 future planned works

- Works arising from fire risk assessments in blocks of flats
- Improving energy efficiency to flats and houses
- Structural repairs to blocks of flats
- Repairs to communal parts of blocks of flats – doors, floor covering, stairs, access control
- Electrical testing of landlords electrical installations and repair works required
- Estate investment schemes - Street lamp column and communal lighting replacement
- Procurement of compliance and servicing contracts

Fire Safety improvements - examples

- Fire alarm system installation at Kingsway Flats, Hanover Court and Princess Court
- Fire compartment improvements are required at Kingsway Flats, Hanover Court and Princess Court
- A 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.

Structural works and Concrete Repairs

- Blocks in Hazelwood and Molewood Close
- Blocks in Bermuda Terrace (Spencer/St David's/Gibbons/Daniel/Burgess/Cooper)
- Nicholson Way, Hanson and Walker Courts
- Hanover and Princess Courts
- South Arbury Maisonettes /flats (Cockerel Road, Perse Way, Rutland Close, Brackley Close
- Fanshaw and Davy Road flats

Communal and Emergency Lighting

- Planning to replace all City Council owned street lamp columns in 21/22
- 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

Landlord electrical installations replacement

- We have carried out electrical safety inspections of landlord electrical installations serving blocks of flats.
- Many of these are old and in need of replacement
- A programme of work is being developed

Door entry systems

- We have around 100 blocks of flats with door entry systems
- Many of these are now old and in need of replacement
- A planned programme is starting in 22/23 in Cockerill road flats

Repairs to staircases

– handrails and balusters

We have already carried out maintenance work to many communal staircases where there are wide gaps between balusters and where handrails are low.

We have an on going programme to complete work to all staircases over the next 2-3 years.

Re-procurement of servicing and compliance contracts

- One of our main contracts (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.