

Title: Property Services Stock Condition Surveys/Capital Programme Update

Information/Discussion Report – Discussion

Recommendations: The DMC is asked to note the report and comment.

Report Summary: This report provides an update on the council's stock condition survey programme information and any indicative investment required, what needs to be prioritised and the resources available.

1. Assessment of investment need and resources available

- 1.1 The Council is currently carrying out its latest stock condition survey. This will conclude shortly and we will then look at the investment required, what needs to be prioritised and the resources available.
- 1.2 At the time of the last survey which concluded in 2018/19, it was noted that there was a gap of c. £180m between the investment required and the resources available. This means that we have had to prioritise schemes that we bring forward and also that we have to focus on the main building elements such as roofs and windows, in addition to infrastructure such as heating, communal electrics and lifts. We have also had to divert resources to fire safety works with c. £50m set aside for investment in this area over this financial year and next.

2. Better Homes Programme Progress

- 2.1 Works on the current programme is progressing well with some larger estate wide such as the one at Tybalds soon to complete and new projects soon to commence such as that at the Bourne Estate.
- 2.2 Mechanical and Electrical programme has a number of projects on site including the upgrades to the heating and hot water at the Weedington Estate.
- 2.3 The Fire Safety programme to address the large number of FRA actions is making good progress with another five projects mobilising to address the actions and a further batch of projects being scoped and going out to tender soon.

- 2.4 Fire evacuation strategies are informed by the FRA for each block. The Council installs signage that confirms the fire evacuation strategy. If there is a change to the strategy we would as a minimum write to all residents and update signage. Where changes have been required we have also generally offered drop-in sessions and held door knocking exercises. The Council is also developing the Building Safety Cases for its 167 tall buildings and these may ultimately change the evacuation strategy for a block once they have been completed and approved by the Regulator. Changes to a fire evacuation strategy are rare and in very general terms we tend to have a 'stay put' strategy for purpose built blocks and a 'simultaneous evacuation' strategy for conversions, e.g. street property flats. If a change to a strategy was to take place we would always contact those residents affected as outlined above, as well as the London Fire Brigade who is the enforcing authority.

Retrofit Update

- 3.1 We are working up the programme and delivery options while learning how other local authorities have delivered similar projects. Demonstrator projects and pilot work consist of the following:
- 2.1.1 Full deep retrofit of 10 street properties, currently undergoing planning permission. Tendering of these works is in progress.
 - 2.1.2 Deep retrofit of 5-7 Belsize Grove, which comprises 58 homes – these works are progressing and due to complete soon.
 - 2.1.3 Energy efficiency works at Brookes Court, which comprises 32 homes – these works are progressing and due to complete soon.
 - 2.1.4 Internal wall insulation to 50 homes with solid walls included as part of the Somers Town Future Neighbourhoods project.
 - 2.1.5 Discussions with “Energiesprong” (meaning “Energy Leap”) on a demonstrator project to carry out deep retrofit of a small block as a prototype project using their technology and repayment model (comfort charge). The GLA have allocated ‘United Living’ as the principal contractor via their RE:NEW framework.
 - 2.1.6 Successfully secured £3.6m of central government grant funding to retrofit 283 homes in 23/24 & 24/25.
 - 2.1.7 We are looking at scaling up our programme by looking at options related to sourcing private investment.

Note: Deep retrofitting is a process where you look at a property’s overall energy efficiency and use a combination of measures to improve it. The aim is to ensure the property is operating in the most efficient way possible, using the least amount of energy.

Report Ends