

Housing Investment Plan (HIP) – 2021/22

Introduction

This report and the accompanying appendix set out the capital and revenue budget for investment in our homes for 2021/22, and includes a view of the requirement over the following 4 years for information. There is also a list of key procurement projects that will be needed to deliver the programme.

Assumptions are held in the Housing Revenue Account (HRA) Business Plan (in the 30 year HIP) around future investment requirements to meet the replacement dates and condition needs of our homes. The repair and improvement of existing homes is planned using comprehensive house condition and energy performance data, building element life-cycles and accurate costings.

The quality of tenants' homes is really important to them, and this is reflected in the feedback from our 2019 resident satisfaction survey. We undertake in excess of 70,000 responsive repairs throughout the year to maintain standards in our homes, and we are planning to replace and improve key building elements (roof, windows, etc.) to meet the government's Decent Homes Standard, as well as focussing on tenants' priorities such as affordable warmth, kitchens and health and safety.

Investment needs in our blocks of flats is high. The council owns and manages 62 high rise blocks, and 477 other types of blocks of flats. We will be continuing our investment in fire safety works and will ensure we meet any recommendations from the Grenfell Inquiries, our own Fire Risk Assessments and independent checks. A significant proportion of the proposed capital programme over the coming five years is for repairs and improvement works to our high rise blocks – so that the flats continue to provide safe, warm and modern homes.

Key points to note:

- 1] This programme is entirely funded from the ring fenced HRA.
- 2] The sheet details the capital and revenue budgets for 21/22 and a rolling 5 year outlook based on stock condition and planned projects.
- 3] We have reviewed assumptions and forecasts within the HRA 30 year HIP for future investment needs – re-evaluated replacement costs and lifecycles, and refined our approach to long-term budget forecasting.
- 4] The legislative and investment framework for council housing is being transformed – the recently published Social Housing White Paper, and the expected Fire Safety Bill and Building Safety Bill will all place a greater emphasis on
 - Tenants' views and the need to incorporate them our plans
 - Health and safety – especially in high rise blocks, but across all homes
 - Improved standards – within the homes and also the communal spaces and the external environment.

6] A new HRA Asset Management Strategy was agreed by Cabinet in December which sets out how we will meet these challenges and make decisions on investment priorities.

7] We now have an active asset management tool (SHAPE) which considers a range of business intelligence and assumptions, and indicates our better and poorer performing homes. This insight allows us to target investment in homes with a sustainable future, and identify those homes and areas where alternative options need to be explored to improve the homes we offer, including estate regeneration.

8] Carbon neutral

The Investment Plan for 21/22 is based on working towards a target for all council homes to achieve a minimum Energy Performance Certificate (EPC) rating of C by 2030. In response to the Mayor’s declaration of a Climate Emergency, and the aim for the city to be net-zero carbon by 2030, we are developing options and costed plans which will demonstrate how this target may be achieved in our homes with government investment. As a landlord, we are strategically placed to have a direct impact on carbon reductions, however there is no allowance in the HRA Business Plan for the cost of decarbonisation and funding this work is a challenge for all social housing providers. We have bid for government grant to part fund decarbonisation retrofit works to 40 homes next year which, if successful, will be a valuable learning experience. When we deliver the programme of energy improvements our priority will be to focus on reducing fuel poverty, and ensuring our tenants can afford to heat their home.

7] The City Leap Energy Partnership is a huge opportunity for council housing, bringing investment, technology and creative solutions to meeting our energy reduction objectives. Through the procurement process for City Leap we will engage and work through the challenges to ensure tenants’ rights and standards are protected, fitting it in with our asset strategies and ensure we achieve value for money and the best opportunities for energy efficient homes.

2020/2021 budget summary

Capital / Revenue	2020 / 2021 Budget
Capital	£45,363,679
Revenue	£35,894,089
Total	£81,257,768

See below for detailed breakdown of all budgets and programmes.

Procurement Summary – 2021/2022

Much of the HIP is delivered via our in house workforce or existing contracts and frameworks previously approved. Over the coming years some contracts will expire or new contracts will need to be procured to deliver the works programmes arising from the agreed HIP. The table below provides a summary of the required main procurement activity during the year that requires approval. The request is for Cabinet to delegate authority to the Service Director to approve these procurement projects as they are prepared to go to tender, and in line with the Council's approval process and delegated levels of authority. The reports for approval will include costs and timescales, and an Equalities Impact Assessment and ECO assessment will be undertaken and included for each major procurement project.

Principles of Housing Repairs and Maintenance procurement and delivery strategy

1. Co-ordinating works that go together; and sequencing works to prevent waste and disruption
2. Reviewing / standardising product and material specifications based on good practice, market engagement, tenant engagement and lessons learned, - and to prevent maintenance costs (reducing spares on vans, van sizes, travelling to stores).
3. Strategic decision-making around supply and fit verses labour only contracts with materials purchased directly where this can bring savings and standardisation
4. Best use of in-house workforce, supported by external contractors
5. Strategic advantage optimised around when to use internal workforce alongside external contractors for the same works programmes.
6. Good customer standards built into contracts and for the internal teams
7. Strategy to mitigate risk of contractors entering administration
8. Maximising opportunities for Social value contributions
9. Governance of our approach through Project Boards and the planned programme portfolio board.

Value for money will be achieved by:

- a. Selecting appropriate procurement route to ensure competent contractors can apply and are selected, and the length of contract to ensure contractor commitment and a competitive price.
- b. Using fit for purpose contract documentation prepared with legal services.
- c. Involving tenants in setting standards of customer care and in contractor selection process as an advisory panel
- d. Nominated contract managers accountable for managing the quality and delivery of the contract once let, and engaging tenants in core group meetings.
- e. Select contractors who will have the resources and appropriately skilled workforce to undertake the works, supporting our aims of right first time and increasing customer satisfaction

Opportunities will be proactively explored for each contract type to include for the provision of apprentices working in partnership with On-Site Bristol, where possible. The Council will encourage the successful contractors to use local labour, social value being part of the quality assessment process.

Procurements required to start over the next financial year for Cabinet approval and delegation of authority, in order to deliver the approved Housing Investment Plan.

<u>Programme / Project</u>	<u>Duration (where a range is included this will be informed by analysis of best route to market and best value)</u>	<u>Estimated Annual contract sum (PA) / or project sum, approval request for up to plus 10% with projects managed within the overall approved budget</u>	<u>Approach to Market</u>
Response Repairs contracts			
Responsive Repairs and Relet works across the housing stock. Most of the Responsive Repairs and Relet works are carried out by the in-house teams. This is for contractor support for changes in demand and or specialist contractors	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£9,000,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £54,000,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Voids security to properties requiring security across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£80,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £480,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Scaffolding, to support responsive works across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the	£70,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £420,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third

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	end of the framework/DPS or appropriate route.		party - but with other PCR compliant routes being adopted where considered more appropriate.
Damp Proofing & Timber Treatment of various homes across the housing stock	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£400,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £2,400,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Mould & Ventilation, various homes across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£500,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £3,000,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Waste Removal and Clearance, various homes across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£450,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £2,700,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.

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Tree Management, various homes across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£40,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £240,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate
Chute Repairs, various blocks across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£200,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £1,200,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
External Cladding Repair, various blocks across the housing stock.	4 Years. This could include an additional 2 years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	£50,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £300,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Welding repairs to metal gates, railings, barriers to various homes across the	4 Years. This could include an additional 2	£50,000 per annum estimated expenditure. The total	The route to market will be determined following a market

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housing stock.	years. The 2 years will be in relation to carrying out a 24 month call off at the end of the framework/DPS or appropriate route.	anticipated maximum expenditure based on 4 years, plus 2 year extension is: £300,000.	assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
M&E contracts			
Laundry refurbishment works at; The Gaskins, Condor House, Ashley Road, Kingsley House, Bloy Street, Chichester, Padmore Court, Corey Close, Hilton Court, Henacre, Playford Gardens.	8-12 weeks per project	£35,000 - 50,000 per project.	The route to market will be a preference for call off from existing BCC framework , but with other PCR compliant routes being adopted where considered more appropriate.
Communal rewiring: Southbow, Winterstoke, Whitemead Gaywood, Canynge, Spencer and Norton full rewire	4 months per project	Estimated project spend per project: Winterstoke, Southbow and Whitemead £750,000. Gaywood £350,000 Canynge £200,000 Spencer and Norton £600,000. The total anticipated maximum expenditure is: £1,900,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Boiler and Plant: St Peters Boilers, Trinity Lodge, various BMS's, Gas detection systems	Boilers 4-6 weeks, BMS 1 week per block, Gas detection 1 week per block	Estimated project spend per project: St Peters £100,000 Trinity £100,000 Various BMS £50,000 Gas detection £30,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable

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		The total anticipated maximum expenditure is: £280,000.	frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Lift refurbishment / replacements to blocks at Patterson, Cashmore, Latchmoor, Proctor, Spencer	3-6 months per lift	Estimated project spend per project: £300,000 per block other than Cashmore at £100,000	Call off from existing BCC Lift refurbishment framework
Lifts maintenance contract to blocks across the housing stock.	4-6 years	£400,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4-6 years, is: £2,400,000. (Based on 6 years).	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Sprinkler installation across housing stock	2-4 years	£1,000,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 2-4 years, is: £4,000,000. (Based on 4 years).	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.

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Domestic Heating: Electric Heating including cylinders city wide	2-4 years	£1,100,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 2-4 years, is: £4,400,000. (Based on 4 years).	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Planned and Cyclical Programmes			
Kitchen installations and Rewires - across the housing stock. Deliver renewal of 800 Kitchens per year & 150 stand- alone rewires & estimated 160 Rewires with new Kitchens	5 Years (4+1)	£5,678,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 5 years, is: £28,390,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Insulation Works across the housing stock Cavity Wall Insulation Works & Loft Insulation Works to be carried out to properties across the City, requiring thermal improvements.	4 Years (3+1)	£185,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, is: £740,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.

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Roof Replacement - Low rise blocks and houses across the housing stock	4 Years (3+1)	£1,356,000 spend this year on current framework for this year's programme. The new framework total anticipated maximum expenditure based on 4 years, is: £5,424,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the set up or use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
<p>External & Communal Maintenance (Lot 3 Projects – call offs / mini tenders) Project addresses at present are – <i>1-3 Brentry Lodge,</i> <i>1-17 Haweswater,</i> <i>2-162 Ledbury Rd,</i> <i>111-141 Four Acres,</i> <i>31-45 Hudds Vale Road, Apsley Rd</i> <i>96-98 Cotham Brow,</i> <i>Bk 4 Worcester Crescent</i> <i>Freeling House, Aston House, Chatterton House, Plimsoll House,</i> <i>St Matthias House, Elton House, Elbridge House, Whitson House, Gloucester House, Somerset House, Wessex House,</i> <i>1-8 Cromwell View,</i> <i>Millpool Court, Ledbury Rd,</i> <i>Thornycroft Close,</i> <i>1-48 Hillsborough Flats</i> <i>81-105 Highridge Green.</i> Further project addresses may be added as a result of referrals or works within the</p>	Current framework has 3 years with 1 years extension, that runs until April 2024	£2,272,865 total estimated programme spend for coming year	Mini tenders using Lot 3 of the External & Communal Maintenance Framework to cover combined works that can include External Maintenance & Painting, Communal Maintenance & Painting, Replacement Windows & Replacement Roofs to deliver the 2021/22 External Maintenance Programme.

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External Maintenance Programme requiring combined works, and based on changing property condition			
<p>Window Replacement low rise blocks & houses.</p> <p>The following are locations that are not already listed in the Lot 3 works projects <i>Charterhouse Road, Brixton Road, The Brambles, Jack Knight House, Lakemead Gardens..</i></p> <p>Others may be added due to referrals from Response maintenance, or windows identified following surveys for addresses on the 2021/22 Ext Maintenance Programme.</p>	4 Years (3+1)	£1,284,000 per annum estimated expenditure for this year's programme. For the new procurement due to start the total anticipated maximum expenditure based on 4 years, is: £5,136,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party. Until then utilise the Window DPS already set up for call offs for any window projects required on the 2021/22 Window Replacement Programme.
<p>Fire Safety Works Assessments & Independent Checks. This is part of the ongoing 12 year programme of Fire Safety works which started in 2012. This year is 764 Low Rise Flats as listed---</p> <p><i>Halston Dr, Ludlow Cl, Beggerswell Cl, Corey Cl, Burnell Dr, Conduit Rd, Langsdown Hs, Francis Hs, Kingsley Hs, St Mathias Hs, Francis Hs, Wessex Hs, Somerset Hs, Gloucester Hs, Easton Rd, Payne Dr, Pountney Dr, Vining Wk, Walker Cl, Highett Dr, Cashmore Hs, Wainbrook Dr, Crabtree Wk, Bell Hill Rd.</i></p>	Individual projects – call offs from current DPS in place for next 3 years	£2,183,500 total for this year's projects	The route to market preference is to call off from the existing Fire Safety Works DPS to deliver Fire Safety Improvements/compartmentation works for 2021/22 programme.

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Other blocks / addresses may be brought forward into the programme depending on condition information / inspection reports. Also to carry out further improvements to High Rise Blocks as identified by ongoing safety inspections that include Gilton House, Moorfields House, Ashmead Hs, Castlegate Hs, Butler Hs , Sedgewick Hs, Barwick Hs, Carolina Hs, Fremantle Hs , Amada Hse and any improvements to other blocks as identified by Fire Risk			
External Maintenance and Refurbishment High Rise Projects			
Ropewalk House	18 months	Estimated £1,500,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Francombe/Waring/Underdown	18 months	Estimated £1,500,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Littlecross House	18-24 months	Estimated £1,500,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with

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			other PCR compliant routes being adopted where considered more appropriate.
Corbett House	24 months	Estimated £2,000,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Northfield House	12 months	Estimated £750,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Barton House	24 months	Estimated £2,500,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Ashmead, Longlands and Harwood House	18 months	Estimated £2,000,000 – £2,500,000 project cost. (Subject to survey and scope of works)	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more

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Haviland & Jon Cozens	24 months	Estimated £2,000,000 – £2,500,000 project cost.(Subject to survey and scope of works)	appropriate. Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Walker Close / Payne Drive – significant repairs to damaged cladding	6 months	Estimated £350,000 project cost.	Call off from our BCC internal Lot 4 External Maintenance Framework or to use of other suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Window servicing - 5 year window service programme based on 6-9 blocks per year	5 years	£125,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 5 years is: £625,000 for the new procurement to start in 2021/22.	Utilise the BCC Window DPS already set up for call offs for any window projects required for 2021/22 Window Replacement Programme. Either include new procurement in the window replacement tender (see above) or seek alternative route to market if appropriate - either use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.
Note - Other blocks may be substituted as priorities emerge, particularly blocks requiring cladding repairs in relation to fire safety, or when inspections reveal significant changes in block conditions			

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Specialist Projects / Conversions			
Responsive Structural work to houses and blocks across the housing stock.	Currently a 1 Year Structural Framework is in place. These are one off projects	£500,000 per annum estimated expenditure. The total anticipated maximum expenditure for a future procurement based on 4 years is £2,000,000.	The route to market will be calling off of our existing internal Structural Framework for this year and subsequently determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of our existing BCC internal DPS, for example lot 1-3. In addition considering other PCR compliant routes being adopted where considered more appropriate.
Additional Work to Voids – extensions and conversion works to properties identified with potential to provide larger or additional homes across the housing stock.	Currently 3 year DPS is in place. These are one off projects.	£300,000 per annum estimated expenditure.	The route to market will be calling off of our existing internal DPS.
Acquired refurbishments projects, across the acquired housing property types, where major specialist repairs needed.	1 year	£300,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 1 year.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of our existing BCC internal DPS, for example lot 1-3. In addition considering other PCR compliant routes being adopted where considered more appropriate.

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<p>Carbon Retrofit Pilot Projects One with Energieprong concept, to 40 homes (to be selected from across the housing stock)</p> <p>One further project, to be designed and brought to tender, for a selection of 20 to 40 homes.</p>	<p>One off project to be Delivered in 21/22</p> <p>Delivered across 2 years, starting in 2021</p>	<p>£3'600,000 to £4,000,000 for the project</p> <p>£1,000,000 to £2,000,000 approximately, for the project</p> <p>These are funded from a mixture of HRA Capital and grant awards.</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks – whether the Transport for London IPP, Council or other third party - but with other PCR compliant routes being adopted where considered more appropriate.</p>
Adaptations			
<p>New adaptations, stairlifts, repairs to adaptations, and extensions/ Conversions projects across the housing stock</p>	<p>3+1 (4 Years)</p>	<p>£4,000,000 per annum estimated expenditure (Capital HRA & DFG). The total anticipated maximum expenditure based on 3 years plus 1 is: £16,000,000.</p> <p>£575,000 revenue per annum based on 4 years total anticipated spend is £2,300,000.</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate</p>
<p>Stair Lift Maintenance across the housing stock</p>	<p>3 to 6 years, depending on market engagement</p>	<p>£250,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 3-6 years, is: £1,500,000. (Based on 6 years).</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third</p>

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			party - but with other PCR compliant routes being adopted where considered more appropriate
Garages			
Repairs and clearances to garage blocks and units across the city to make them available to let.	4 years (3+1)	£170,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, is: £680,000.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.

Appendix A2 HIP

CAPITAL

Planned & Cyclical	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13621-1006 - Planned Programme - Kitchen Contract	£3,803,800	Plan for 700 per year @ Jistcourts average 4250 plus 10% to reflect current market costs = £4675, and planned for 25% of kitchens having a full rewire (175 rewires at average cost of £3036) additional £531,300	£5,168,000	£5,168,000	£4,528,000	£4,528,000	£4,528,000	Plan for 800 Kits per year. Based on revised average with estimated Covid working costs & new Electrical requirements & plastering costs - £5800 x 800 = £4,640,000 Plus Full Rewires with 800 Kits estimated as 120 (20% of Kits) based on revised average with LD1 Elec Regs - £3300 x 160 = £528,000 (This to be retendered in 2021 so costs may decrease or increase subject to the market)
P13621-1007 - Planned Programme - Rewires Contract	£667,920	Plan for 220 per year @ Jistcourts average 2760 plus 10% to reflect current market costs = £3036	£510,000	£510,000	£510,000	£510,000	£510,000	Estimated 120 Stand Alone Rewires per year plus 30 referrals, = 150 based on revise ave with Covid Working costs & LD1 Elec Regs - £3400 x 150 = £510,000
P13621-1012 - Planned Programme - Roofs Replacement	£1,660,300	Based on Numbers due from Keystone. Those relifed will be replaced by Referrals	£1,356,000	£1,310,400	£1,310,400	£1,310,400	£1,310,400	Based on Roofs required in combination with the Ext Cyclical Programme, plus referrals, Year 1 - 252 Roofs @ average cost of £5380 = est cost of £1,356,000. Year 2 - 5 based on 208 Roofs per year @ ave cost of £6300
Mansard Roof Works	£0	Future Planning	£0	£1,313,000	£1,313,000	£1,313,000	£1,313,000	This is a specific programme to address the lack of insulation in mansard roofs (where the roof acts as the wall of the upper floor). These homes suffer from cold and damp because of the roof design
P13621-1013 - Planned Windows - Houses & House Type Flats	£1,288,809	Based on average numbers in keystone across next 5 years... Works picked up as part of ext maint programme & therefore may differiate from numbers in keystone per year.	£1,284,000	£1,140,300	£1,140,300	£1,140,300	£1,140,300	Based on Windows required in combination with Ext Maint Programme, 2021/22 based on 394 properties (subject to full survey) at est cost of £1284000, therefore ave cost of £3258 per dwelling. Year 2 - 5 based on 350 dwellings per year at ave cost of £3258.
Continued....								

Appendix A2 HIP

Planned & Cyclical	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13621-1016 - Cavity Wall & Insulation	£165,450	Based on 300 Loft Installs/Relays @ ave cost £364 and 75 Cavity Wall Installs inclu extraction & remedials @ ave cost £750	£185,000	£185,000	£185,000	£185,000	£185,000	Year 1 - 5 Based on 250 Loft Installs/Relays @ ave cost £400 (£100,000) and 50 Cavity Wall Installs inclu extraction & remedials @ ave cost £1200 (£60,000) plus 50 referrals from Response for sloping soffit insulation @ £500 each (£25,000)
P13621-1018 - Fire Doors	£1,236,995	Based on 1177 Flats & fitting of 556 Flat doors, 670 Comm Doors & 1015 Frames plus direct team fitting costs & joinery overtime etc.	£1,304,880	£1,179,728	£1,178,282	£1,150,000	£1,000,000	Based on Low Rise Revised Flat Entrance & Communal Fire Door Replacement programme that is planned to end 2024/25 & Joiner Shop Capacity to manufacture. 21/22 based on 494 Flat Doors, 431 Communal Doors & 928 Frames plus Joiner Shop Overtime costs, Direct Team Fitting Costs & Misc Costs eg Jewson recharge & Plaster Repairs. 2025/26 onwards, checking of screens & addressing final low risk items.
	£8,823,274		£9,807,880	£10,806,428	£10,164,982	£10,136,700	£9,986,700	
New budget - Mobility scooters	£0	New budget	£50,000	£50,000	£50,000	£50,000	£50,000	Estimated amount for new mobility scooter storage units - programme to be developed. Only for 5 years
	£8,823,274		£9,857,880	£10,856,428	£10,214,982	£10,186,700	£10,036,700	

Appendix A2 HIP

M&E / Heating	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13621-1002 - Heating Replacement	£2,263,750	Based on 750 full installations, 200-250 boiler replacements and 20-25 air to water installations	£398,000	£750,000	£1,770,000	£2,391,685	£2,000,000	The budgets for Years 1 and 2 are to replace gas boilers with new gas boilers/ systems at breakdown/ where beyond economic repair and where there is no alternative. Yrs 3 onwards are the original BP amounts for replacing gas boilers, and this will displace some of the net zero costs.
P13616-1004 - M&E Investment in Blocks - Laundries	£225,000	Juniper Court, Farringford, Shearwater Court, Princess Royal Gardens, Mary Court, Haweswater, Greenhaven	£285,000	£465,000	£300,000	£245,000	£275,000	For 21/22: slippage from 2020, PRG (30k), Mary court (30k), Padmore Court (30k) Chichester (30k) The Gaskins (20k) Condor House (20k) Ashley road 89 (45k) Kingsley House (60k) Bloy Street (20k) All dependant on recruitment.
P13616-1002 - M&E Investment in Blocks - Communal Rewiring	£905,400	Finish Rowan, Redwood, Willow rewires @ £250k each. + internal workforce costings who will deliver Princess Royal Gardens, Condor and Robin Close Emergency Lighting	£985,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	Southbow, Winterstoke, Whitemead Rewire (250k each). Internal workforce projects PRG, Lansdowne Court ACV (210k). Bishport five retentions (25k). Lower than Keystone figures as not anticipated that all works will be due in line with Keystone. Further review to understand requirements which may result in lower numbers.
P13616-1003 - M&E Investment in Blocks - Door Entry	£144,000	Silcox 3 new entrance doors, bishport 5 new entrance doors, Gaywood House full door entry	£80,000	£80,000	£80,000	£80,000	£80,000	Various PAC Fobs. (10k) Entrance Doors, Kingsley House x10, Maunsell Drive x4 (5k each)
P13616-1005 - M&E Investment in Blocks - Boiler & Plant	£238,500	Holroyd new water mains, Kingsmarsh house boilers, Rawnley House external water mains, Twinnel House internal water mains, Business Management System upgrades various, Berchel, Mawdeley and Nortfield roof fans.	£280,000	£200,000	£200,000	£200,000	£200,000	St Peters House Boilers (100k), Trinity Plant Room (100k), Various BMS (50k), Gas detection system (30k). Small decrease in capital budget in subsequent four years because of significant investment in previous years.
Continued...								

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M&E / Heating Cont...	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13616-1006 - M&E Investment in Blocks - Lifts	£841,500	Finish duckmoor road three, Hanover, Rossitor Wood, Rosevear	£986,000	£1,200,000	£1,000,000	£1,200,000	£1,200,000	Slippage from 2020 Whitmead House x2 lift (368k) Rosevear (122k) Patterson (296k) Cashmore House (100k) Latchmoor (100k) Proctor (296k) Likely to slip to following year not included in total but tendered as a package Spencer (296k) Likely to slip to following year not included in total but tendered as a package Budget forecasted lower than Keystone however surveys required to calculate accurate investment plan as lifts are proving to last longer than estimated dates. Also new monitoring system is showing run times rather replace on age.
P13616-1037 - Investment in Blocks Planned - Sprinklers	£300,000	Pilot in one block	£500,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	Estimated cost. A full review and analysis will be taken of the pilot, and approach will be developed and agreed.
P13616-1048 - Night Storage Replacement	£250,800	57 installs plus immersions/ cylinders	£1,100,000	£1,100,000	£1,100,000	£1,100,000	£1,100,000	Based on 250 installs per year @ £4,400 per install
	£5,168,950		£4,614,000	£6,795,000	£7,450,000	£8,216,685	£7,855,000	

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Major Projects	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13616-1012 - Blocks - Contingency	£100,000	Funding for structural surveys, investigations, etc. Non-scheme specific.	£100,000	£100,000	£100,000	£100,000	£100,000	Funding for structural surveys, investigations, etc. Non-scheme specific.
External Repairs - Subtotal (See Repairs page for individual costs)	£1,500,000	This is the Subtotal of all the individual block costs in the External Repairs page below	£3,635,500	£2,355,500	£1,956,000	£2,149,000	£2,471,500	This is the Subtotal of all the individual block costs in the External Repairs page below
Major Refurbishment Subtotal - (See next page for individual budgets)	£5,480,000	This is the Subtotal of all the individual block costs in the Major Refurb page below	£13,996,667	£16,323,333	£13,423,333	£5,806,666	£2,000,000	This is the Subtotal of all the individual block costs in the Major Refurb page below
Energy Efficiency Works	£0	Future Planning	£0	£2,475,000	£2,475,000	£2,475,000	£2,475,000	This is budget to bring our homes to EPC C in addition to planned heating and insulation works. Plans are being drafted to deliver these works, most likely further wall insulation schemes. This relates back to the SHAPE work
	£7,080,000		£17,732,167	£21,253,833	£17,954,333	£10,530,666	£7,046,500	

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MP - External Repairs	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes	
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026		
Subtotal>	£1,500,000	Subtotal for Year 1 to 5>	£3,635,500	£2,355,500	£1,956,000	£2,149,000	£2,471,500		
P13621-1017 - External Major Repairs to Blocks	£1,500,000	Some blocks may move around the programme depending on their condition * Tyndall House - £250,000 * Langton and Charleton House - £800,000 across both - provisional sum * Gilton House - £400,000	£360,500	£360,500				Haviland and JCH - over 21/22 and 22/23 - possibly externally resourced	
			£1,200,000					Gilton - £1.2m - all in 21/22	
			£975,000					Corbet - survey now, do 21/22 - £975K	
			£400,000	£350,000				Roegate - start 21/22 and finish 22/23 - £750K - (£400 then 350K)	
				£1,244,000				FWU - 22/23 - £1,244K	
			£700,000					Charleton Langton Tyndall - £1,050,000 total - £350k in 20/21 and £700k in 21/22	
					£963,000			Beaufort - 23/24 - £963K	
						£804,000		Proctor and Pattison - 24/25 - £804K	
						£285,000		Downview - 24/25 - £285K	
						£217,000		Danby - 23/24 - £217K	
						£375,000	£300,000		St Peters House - 23/24 to 24/25 - £675K Total - £375 in 23/24 and £300 in 24/25
							£760,000		Butler not fire breaks, but windows etc - £760,000 - 24/25
					£401,000	£401,000			Littlecross - Start 22/23 to 23/24 - £802K
					£1,012,000	Lansdowne, Pountney & Vining - 24/25 = £1,012,000			
					£457,500	Rossiter Wood Court - 25/26 = £457,500			
					£80,000	Kingsdown Parade - 25/26 = £80k			
					£550,000	Moorfields - 25/26 = £550k			
					£372,000	Clifton Vale Close - 25/26 = £372k			

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MP - Major Refurbishment	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Subtotal>	£5,480,000	Subtotal>	£13,996,667	£16,323,333	£13,423,333	£5,806,666	£2,000,000	
Additional Structural Works for unspecified blocks					£2,000,000	£2,000,000	£2,000,000	No Cost Code - Added for Forward Financial Planning.
P13616-1049 - Major Refurbishments - Silcox Road	£1,500,000	Tenders soon to be evaluated and may start on site early 2020, majority of spend will be across 20/21 and 21/22	£1,725,000	£1,725,000				20/21 budget now forecast as £350k, £3.8m total, now will extend to 22/23. Remainder
P13616-1043 - Investment in blocks - Walwyn Gardens	£400,000	Provisional sum pending decisions on future works	£1,000,000	£100,000				Original budget of £400k now forecast as £100k for 20/21. Total £1.2m - majority of spend in 21/22, could extend to 22/23
P13616-1045 - Barton Hill Investigations	£100,000	Further investigations - longlands, ashmead, harwood and Barton, then programme for future years	£2,500,000	£2,500,000	£2,500,000			Further investigations - Longlands, Ashmead, Harwood and Barton, then programme for future years
P13616-1040 - Cladding / Recladding / Major Projects	£280,000	Covered under major refurbishments - this cladding improvements	£280,000					Missing firebreaks programme - Butler, Barlands, Brookridge and Castlegate. £70k per block for missing fire breaks Majority of spend in 21/22.
P13616-1047 - Major Refurbishments - Eccleston & Phoenix	£1,200,000	Assume tender release in early 2020 and start on site 6 months later	£3,075,000	£3,075,000				Forecast £250k in 20/21. Total £6.4m. Remainder over 21/22 and 22/23
P13616-1046 - Major Refurbishments - Bishport 5	£2,000,000	tenders being drafted and budget request for 20/21 on assumption works commence Apr/May 2020	£3,916,667	£3,916,667	£3,916,667			Current year forecast to £250k, whole spend profile shifted to 23/24 - £12m
Major refurbishment - Dove Street (seven blocks)	£0		£0	£3,806,666	£3,806,666	£3,806,666	£0	Blocks subject to option appraisal
Vincent Close	£0		£0	£1,200,000	£1,200,000	£0	£0	Blocks subject to option appraisal
Ropewalk (Need to request Cost Code)	£0	Not previously in Major Refurb profile.	£1,500,000					Originally 23/24 External Repairs, now Major Refurb and bringing forward - Repairs, Roof, Windows. Works start beginning 21/22 and throughout.

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Land Enabling	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13620-1003 - Land Enabling Works	£75,000	Work to prepare and maintain sites and to carry out the necessary feasibility assessment to clarify if sites are developable	£40,000	£40,000	£40,000	£40,000	£40,000	Changes to how sites are identified have meant that this budget is not required to the same extent as required previously and can therefore be reduced.
	£75,000		£40,000	£40,000	£40,000	£40,000	£40,000	

Accessible Homes	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13615-1001 - Adaptations	£2,000,000	Adaptations to HRA properties	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	Additional £500k per year. This budget is allocated to both major and minor adaptations. Increased as budget may require an uplift depending on the impact of Brexit and other contractor cost issues. A review will be completed next year to review works against this budget.
	£2,000,000		£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	

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Repairs & Maintenance	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13614-1004 - Kitchens - Relets	£1,212,228	Based on 604 kitchens at £2007	£1,260,000	£1,260,000	£1,260,000	£1,260,000	£1,260,000	Estimated volume 420 @ £3k. Numbers revised down based on standard adopted and recent completions. New approach is to repair rather than replace to speed up the turnaround times. Unit cost increased following review, based on principle void contractor average baseline costs.
P13614-1005 - Rewires - Relets	£873,200	Based on 472 rewires at £1,850	£759,000	£759,000	£759,000	£759,000	£759,000	Estimated volume 330 @ £2.3k. Numbers revised down based on standard adopted and recent completions. New approach is to repair rather than replace to speed up the turnaround times. Unit cost increased following review, based on principle void contractor average baseline costs.
P13614-1006 - Bathrooms - Relets	£1,236,000	Based on 412 bathrooms at £3,000	£700,000	£700,000	£700,000	£700,000	£700,000	Estimated volume 350 @ £2k. Numbers revised down based on standard adopted and recent completions. New approach is to repair rather than replace to speed up the turnaround times. Unit cost decreased following review, based on principle void contractor average baseline costs.
	£3,321,428		£2,719,000	£2,719,000	£2,719,000	£2,719,000	£2,719,000	

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Asset Management & Review	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P15258-1002 - Structural Investigations	£100,000	Pro-active block building surveys	£100,000	£100,000	£0	£0	£0	Pro-active block building surveys
P15258-1003 - Garages	£223,310	New budget for empty garages - to repair and bring back into use, increased forecast revenue stream off sets capital repair costs	£203,390	£183,470	£163,550	£143,630	£53,710	Budget for empty garages - to repair and bring back into use, increased forecast revenue stream off sets capital repair costs
	£323,310		£303,390	£283,470	£163,550	£143,630	£53,710	

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Special Projects Team	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P15312-1001 - Extensions & Conversions to Voids	£370,000	Extensions - Creating additional bedrooms at relet	£300,000	£300,000	£300,000	£300,000	£300,000	Budget provision for integral garage conversions as and when arise (15k each), pilot loft conversions (3 at approx £35 k each), shop conversions (3 at £30k each), making smaller homes (e.g., 3 bed house to 2x 1 bed flats (35k each), and potential extensions of foster carer homes.
P13614-1001 - Acquireds	£200,000	Capital relet works needed when reletting Victorian Street properties	£300,000	£300,000	£300,000	£300,000	£300,000	Current budget insufficient and will be overspent this year.
P13614-1002 - Structural Works to HRA Properties	£500,000	Reactive work to structural	£500,000	£500,000	£500,000	£500,000	£500,000	Current budget allocation sufficient
P13619-1008 - Environmental Improvement	£137,500	Minor estate improvements to security and landscape	£137,500	£137,500	£137,500	£137,500	£137,500	Minor estate improvements to appearance and security of neighbourhoods and estates.
P13619-1007 - Neighbourhood Investment	£462,500	Larger estate improvement schemes	£462,500	£462,500	£462,500	£462,500	£462,500	Major estate improvements to appearance and security of neighbourhoods and estates.
Retrofit Pilot Projects (New Code Needed)	£0	New Budget	£2,500,000	£900,000	£0	£0	£0	New budget for whole house retrofit pilot projects - upto 80 properties, with some grant funding to be added. These pilots will allow for bring valuable learning in developing our net zero carbon strategy.
	£1,670,000		£4,200,000	£2,600,000	£1,700,000	£1,700,000	£1,700,000	

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Other	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13618-1003 - Disposal Costs	£50,000	Budget includes provision for service charges and telecoms	£50,000	£50,000	£50,000	£50,000	£50,000	Budget covers telecoms consultant fees and service charges plus valuation reports where specialist advice is needed. To remain at current amount.
P15258-1001 - Planned - Asbestos Management	£50,000	Rolling Asbestos Management Surveys	£170,000	£70,000	£50,000	£40,000	£40,000	Asbestos removal/intervention at a further 20 high rise blocks as identified by asbestos surveys.
	£100,000		£220,000	£120,000	£100,000	£90,000	£90,000	

Salaries	Previous year budget - 20/21	Previous year notes	5 Year Investment Plan					Budget Setting Notes
			Year 1 - 2021 to 2022	Year 2 - 2022 to 2023	Year 3 - 2023 to 2024	Year 4 - 2024 to 2025	Year 5 - 2025 to 2026	
Works	£	Notes	£	£	£	£	£	Notes
P13612-1001 - Staffing Allocation - Planned Programme	£2,081,000	Planned programmes staff - capitalised salaries.	£2,790,000	£2,790,000	£2,790,000	£2,790,000	£2,790,000	Planned programmes staff - capitalised salaries.
P13613-1002 - Staffing Allocation - Disabled Facilities	£387,242	HRA funds for Accessible Homes staff	£387,242	£387,242	£387,242	£387,242	£387,242	HRA funds for Accessible Homes staff
	£2,468,242		£3,177,242	£3,177,242	£3,177,242	£3,177,242	£3,177,242	

Revenue

Planned & Cyclical	Previous year budget - 20/21	Previous year notes	1 Year Investment Plan	
			Year 1 - 2021 to 2022	Budget Setting Notes
Works	£	Notes	£	Notes
10080 - External Maintenance & Painting - Low Rise	£3,910,000	Based on 2300 dwellings per year @ est ave cost of £1700	£4,457,400	2287 properties due during 21/22. Provision allowed for 2622 properties at estimated costs of £1700 per property to allow for contingency for slippage from year 20/21. Year 2 to Year 5 - average of 2331 properties per year due under programme. Budget set on ave cost of £1800 for 2500 properties per year to allow for contingency.
10081 - Communal Maintenance & Painting	£422,600	Based on Comm Maintenance Programme 2020/21 & average cost of blocks by number of flats @ £900 per flat & 50K contingency for flooring works. 2020/21 Confirmed Programme 48 sites with 414 Flats	£566,550	2021/22 budget based on works to 50 blocks/sites (823 dwellings) @ average costs of £900 per flat for enclosed staircases & £450 per flat for open walkways. Future programme to be reviewed but Year 2 to 5 based on estimated 45 Blocks / Sites with 800 dwellings per year, 400 @ £900 (£360,000) & 400 @ £450 (£180,000).
10086 - Assisted Decorations	£40,000	Based on est £800 per Address & 50 Addresses per year	£60,000	Year 1 to Year 5 based on estimated costs of £1000 per property & 60 addresses per year.
10082 - Fire Safety Works	£1,056,000	Compartmentation works to 856 flats @ave 1K per flat plus 200K contingency for revisits following independent checks	£2,183,500	Based on Revised Low Rise Compartmentation Works Programme that is planned to end 25/26 plus contingency for revisits following independent checks. 2021/22 based on works to 764 Flats @ ave 2700 per flat & 100K contingency for revisits
	£5,428,600		£7,267,450	

Appendix A2 HIP

M&E / Heating	Previous year budget - 20/21	Previous year notes	1 Year Investment Plan	
			Year 1 - 2021 to 2022	Budget Setting Notes
Works	£	Notes	£	Notes
10079 - Gas Servicing	£1,632,360	Annual service for all homes with gas heating	£1,636,170	Previous year +2.75% increase
10084 & 15327 Combined - Electrical Safety Testing	£300,000	4+1 contract awarded in Nov 2019. costs from 1200 per year at £250 per test.	£344,000	* 10084: 1300 tests per year, 880 satisfactory @ £170 per test, 470 unsatisfactory @ £200 per test * 15327: Increased number of tests means remedials increase. Average of 30% require work. (100k)
10065 - Smoke Vents	£15,000	Both smoke vents and fire contract expire in 2020. Will look to combine both as similar streams of work.	£15,000	Due to Covid contract extension agreed until 2021. Will retender 2021 and include in Fire alarm testing as will be the same stream of works.
10066 - Heat Management	£654,508	Contract expires in 2023. Potential indices rise after	£802,462	Contract failed due to contractor in administration. New contract due to be issued 01/01/2021. (estimated amount)
10067 - Electrical Maintenance	£720,256	Revised internal workforce costs this year. No	£740,063	Previous year +2.75% increase
10069 - Lifts	£368,916	Lift Maintenance and safety checks	£368,916	Potential rate increase Y2 of 10% due to contract expiring
10070 - Central Call	£80,000	Depreciating value due to systems being decommissioned over a period of time.	£75,000	Depreciating value due to systems being decommissioned over a period of time.
10071 - Door Entry	£13,904	Indices rise of 20% in 2022 as contract expiring.	£13,904	Budget remains for year 1. Increase in yrs 3 - 5 due to contract expiring.
10077 - TV Aerials	£80,000	Indices rise of 20% in 2022 as contract expiring.	£80,000	Contract extension due to Covid - will retender in 2021. Potential of rate increases in new contract
15237 - Brunata Maintenance	£24,000	Heat metering system	£40,000	Heat meter maintenance. Subsequent years after year 1 will require investment in meter/ battery replacement of systems. Approximately 13 blocks a year at 32k per block
10091 - M&E Response Repairs - General	£580,000	General repairs for communal services - outside maintenance contracts	£500,000	General repairs for M&E services - not covered in maintenance contracts
10072 - Fire Equipment	£15,000	Testing fire equipment	£15,000	Current budget amount maintained
10087 - Fire Alarm Testing	£76,073	Contract for testing fire alarms in blocks with alarm system	£76,073	Due to Covid Contract extension agreed until 2021. Tender to include smoke vent maintenance (separate smoke vent budget until the end of year 1)
	£4,560,017		£4,706,588	

Appendix A2 HIP

Repairs & Maintenance	Previous year budget - 20/21	Previous year notes	1 Year Investment Plan	
			Year 1 - 2021 to 2022	Budget Setting Notes
Works	£	Notes	£	Notes
10099 - Response Repairs	£10,399,840	• New external contract based on National Housing Maintenance Forum (NHF) rates	£10,933,761	Internal cost element will change once 2021/22 staffing template is complete and finance calculate recharge. 5% savings forecast on new material contract.
10097 - Relets Repairs	£11,948,100	• New external contract based on NHF rates.	£12,298,890	Internal cost element will change once 2021/22 staffing template is complete and finance calculate recharge. 5% savings forecast on new material contract.
14457 - Handy Persons scheme	£108,000	Ongoing scheme popular with tenants and costs are dependant on take up.	£108,000	Ongoing contract cost. Forecast to budget for 20/21. Newly allocated to Response Repairs and a review may affect future years spend.
	£22,455,940		£23,340,651	

Appendix A2 HIP

Other	Previous year budget - 20/21	Previous year notes	1 Year Investment Plan	
			Year 1 - 2021 to 2022	Budget Setting Notes
Works	£	Notes	£	Notes
10009 - Caretaking Repairs	£41,000	Minor works to sites to assist the caretaking service	£41,000	To remain as is. Caretaking team working to maximise expenditure.
10001 - Disabled Adaptations Repairs	£575,000	Based on existing demand (demand led repairs service for existing adaptations)	£575,000	To remain as is.
10002 & 10005 Combined - Estate Management	£250,000	One off costs to support estate management activity, e.g. clearances, fencing, deep cleaning, day to day emergencies / vulnerability issues	£270,000	10002 = Internal tree contract 10005 = EM Repairs. Uplift required for trees to cover wage/increase and MFT pilot work. EM repairs budget allocation of £120k to remain the same.
	£866,000		£886,000	

Charges	Previous year budget - 20/21	Previous year notes	1 Year Investment Plan	
			Year 1 - 2021 to 2022	Budget Setting Notes
Works	£	Notes	£	Notes
10078 - Charges - Construction procurement	£111,000	Maintained at same level as previous years	£115,000	Increased cost
10090 - Charges - Leaseholder income	-£421,603	Maintained at same level as previous years	-£421,600	Maintained at same level as previous years
	-£310,603		-£306,600	