

Appendix A2: Housing Investment Plan (HIP) – 2022/23

Introduction

This Appendix sets out the proposed capital and revenue baseline budgets for the maintenance and investment in our homes for 2022/23 and includes a view of the capital requirement over the following 4 years. The HIP has been considered as part of the Business Plan review within the *Big Housing Conversation: Investing in Council Homes*.

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

The quality of tenants' homes is important, and this is reflected in the feedback from our 2019 resident satisfaction survey. We undertake more than 70,000 responsive repairs throughout the year to maintain standards in our homes. 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.

Investing in the current stock – challenges and opportunities

There are significant challenges in maintaining the current stock. There are 62 high rise blocks and over 450 low rise blocks, which are expensive to maintain. There are responsibilities to comply with such as:

- existing regulations including fire safety, asbestos, gas and electrical testing
- the Regulator of Social Housing consumer and homes standards
- new emerging responsibilities from the social housing white paper and changing building regulations.

This year there are significant inflationary uplifts in costs for materials and utilities, which means we will need to spend more just to deliver the existing levels of service. It remains a priority to ensure our homes and blocks are maintained regularly to meet the decent homes standards and prevent reactive repairs. The feedback from the Big Housing Conversation, has influenced the proposals to improve standards in existing council homes with investment in:

- **Energy efficiency and reducing carbon emissions:** an additional £80m to make homes more energy efficient and to reduce carbon emissions, through further wall insulation schemes and a programme of photo-voltaic (PV) panel installations. This will ensure all homes reach a minimum EPC of C by 2030. This brings committed HRA funding to a total of £97m for energy efficiency and carbon retrofitting measures, plus there was £42m invested over the previous 5 years.
- **Bathroom modernisation programme:** £12.5m to commence a five-year bathroom replacement programme that will deliver 5500 modern new bathrooms in council homes by 2027.

- **Investing in communal areas, blocks, and estates:** add £0.5m to the 2022/23 budget, and in total £8.7m over 5-years, to improve standards in communal areas, blocks and estates. This will help address known issues with anti-social behaviour and further work will be undertaken to determine how best to utilise this. This will include looking for opportunities to tackle the city's ecological crisis.

The City Leap Energy Partnership is a significant 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 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.

2022/23 budget summary

Our Housing Investment Plan is categorised into Capital and Revenue budgets. Capital budgets relate to planned replacement and improvements, such as kitchen replacement, rewiring, major refurbishment projects and the planned replacement of Mechanical & Electrical (M&E) services in blocks. Revenue budgets relate to the ongoing repairs and maintenance, and servicing requirements.

Capital / Revenue	2022/23 baseline budget
Capital	£53,473,315
Revenue	£37,808,134
Total	£91,281,449

The budgets referred to in the table above include additional options proposed following the consultation. The breakdown of all draft baseline budgets is shown below.

Risks

There are several risks that may present difficulties in delivering the Housing Investment Plan in accordance with the agreed plan for spend during 22/23, as follows:

- Further spikes in Coronavirus cases may result in difficulties accessing resident's homes to deliver works that require access
- Further Coronavirus restrictions imposed by Government could impact on delivery
- Material supply chain issues and the availability of materials in some cases. There is the risk that this may continue into 22/23.
- Material costs increases, there is uncertainty as to whether costs will increase further, plateau or reduce.
- Due to restrictions and difficulties caused by the pandemic, some works have slipped from previous years, and this includes major block refurbishments. This means that the number of major refurbishments due in 22/23 has increased. Extra capacity is being sought with the strategic partner to assist the team in delivery of an increased volume of major refurbishments.
- Labour shortages are resulting in unsuccessful tenders for major refurbishments to blocks. This may continue and cause further delays to major block refurbishments.

Delivery & procurement

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 in the Procurement Schedule 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 Executive Director of Growth & Regeneration, in consultation with the Cabinet Member for Housing Delivery and Homes to procure and award contracts during 2022/23, and in line with the Council's approval process and delegated levels of authority to deliver the investment plan. The reports for approval will include costs and timescales, and an Equalities Impact Assessment will be undertaken and included for each major procurement project.

Housing Investment Plan (HIP) – 2022/23 Cabinet report – Procurement Schedule

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.

Much of the Housing Investment Plan (HIP) is delivered via our in-house workforce or existing contracts and frameworks / projects previously approved. Over the coming year 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 significant required procurement activity (i.e., at or around £500K or more) during the year that requires approval as set out in the report recommendations. The HIP includes many smaller contracts where flexibility to move between programmes within the overall investment programme will still operate at the Executive Director's discretion in line with normal delegated authorities.

The estimated contract values given in the table are subject to the outturn of the relevant tendering process and therefore, at this stage, are indicative only, and with a view to help frame the scope of the overall HIP. Where the actual tendered prices are greater than the estimated value, and where there is no realistic scope to adjust the contract requirements and so reduce the price, the Executive Director seeks authority to adjust and/or defer (from anywhere in the current year's programme as set out in the table) other project(s) to fund the increased cost, subject always to keeping within the overall HIP budget.

In addition, due to circumstances outside the control of the Council, it may be necessary to add to, or substitute, projects within the programme as circumstances dictate, and authority is sought to accommodate this, again whilst keeping within the overall HIP budget.

The recommendation to Cabinet in the report is to delegate authority to the Executive Director in consultation with the Cabinet Member for Housing Delivery and Homes, subject always to keeping within the approved overall HIP budget,

1. to approve the prioritising of the procurement projects set out in the HIP, select the appropriate procurement route and to award the contracts, in line with the Council's procurement rules and regulations
2. to adjust and/or defer (from anywhere in the current year's HIP) other project(s) to fund the increased cost of any other project, and
3. to add to, or substitute, projects within the HIP as circumstances dictate.

Principles of Housing Repairs and Maintenance procurement and delivery strategy

- Co-ordinating works that go together; and sequencing works to prevent waste and disruption
- Reviewing / standardising product and material specifications based on good practice, market engagement, resident engagement and lessons learned, - and to prevent maintenance costs (reducing spares on vans, van sizes, travelling to stores).
- strategic decision-making around supply and fit verses labour only contracts with materials purchased directly where this can bring savings and standardisation
- Strategic advantage optimised around when to use internal workforce alongside external contractors for the same works programmes.
- Maximise opportunities for Social value contributions in line with the Social Value policy
- Maximise opportunities to utilise the City Leap partner once procured for energy efficiency works
- Adherence to the new sustainability policy and standards for energy efficient products
- Governance of our approach through Project Boards and the Planned Programme Portfolio Board, reports to Cabinet Member for Housing.

Value for money will be achieved by:

- 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.
- Using fit for purpose contract documentation prepared with legal services.
- Involving residents in setting standards of customer care and in contractor selection process as an advisory panel on the larger contracts
- Nominated contract managers accountable for managing the quality and delivery of the contract once let, and engaging tenants in core group meetings.
- 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

<u>Programme / Project outline description</u>	<u>Indicative 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 to allow for higher value / deliver higher volumes and or increased scope where this still represents best value and can be delivered within the overall approved HIP budget</u>	<u>Indicative Approach to Market (a compliant route will be assessed, and route to market may change accordingly)</u>
Response Repairs contracts			
Asbestos Removal Framework to houses and blocks across the housing asset portfolio.	Up to 4 Years (3 + 1)	Estimated annual expenditure £960,000. The total anticipated maximum expenditure based on 3 years + 1 year extension is £3,840,000. Note: possible joint arrangement with Building Practice (subject to separate approval).	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 procurement compliant routes being adopted where considered more appropriate.
Decorating Vouchers Contract, to supply decorations vouchers to new tenants, and to assist tenants with decorating after repairs.	Up to 4 years	Estimated annual expenditure £120,000. The total anticipated maximum expenditure based on 4 years 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 procurement compliant routes being adopted where considered more appropriate.
Drainage repair and maintenance works to houses and blocks across the housing asset portfolio.	4 Years.	Estimated annual expenditure £1,170,000. The total anticipated maximum expenditure based on 4 years £4,680,000.	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 procurement compliant routes being adopted where considered more appropriate.
Water Mains supply repairs to houses and blocks across the housing asset portfolio.	4 Years.	Estimated annual expenditure £180,000. The total anticipated maximum expenditure based on 4 years £720,000.	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 procurement compliant routes being adopted where considered more appropriate.
Glazing replacement supplies to houses and blocks across the housing asset portfolio.	4 Years.	Estimated annual expenditure £180,000. The total anticipated maximum expenditure based on 4 years £720,000.	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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			frameworks - whether Council or third party - but with other procurement compliant routes being adopted where considered more appropriate.
Timber Materials Supply for the Joinery Shop.	4 Years.	Estimated annual expenditure £469,200. The total anticipated maximum expenditure based on 4 years £1,876,800.	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 procurement compliant routes being adopted where considered more appropriate.
Responsive and Voids Emergency Repairs & Refurbishments support.	4 Years	Estimated annual expenditure £2,000,000. The total anticipated maximum expenditure based on 4 years £8,000,000.	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 procurement compliant routes being adopted where considered more appropriate.
Increase of spend for current Materials Contract which supplies materials to support the work of our internal workforce to houses and blocks across the housing asset portfolio.	The current contract start/end dates are 1/4/21 to 31/3/24 and will not change.	Current approved spend is £15,000,000, approval requested to increase by up to £500,000 on existing contract.	£500,000 to cover for any unforeseen increases in material costs. Emergency cover as the supply market is so volatile at present.
M&E contracts			
Wet Domestic Heating Contract – supplying heating and hot water systems to homes across the City.	Up to 4 years	Estimated annual expenditure £2,000,000. The total anticipated maximum expenditure based on 4 years £8,000,000.	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 procurement compliant routes being adopted where considered more appropriate.

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Laundry Refurbishment Framework to our communal laundries across the estates.	4 years	Estimated annual expenditure £300,000. The total anticipated maximum expenditure based on 4 years £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 procurement compliant routes being adopted where considered more appropriate.
Lift Replacement/ Refurbishment at: Ropewalk House, Gloucester House, Patterson House, Proctor House	3 months each project	Estimated expenditure per project £300,000 - The total anticipated maximum expenditure £1,200,000.	Call off from existing Framework or use of other suitable frameworks - whether Council or third party – or through other compliant procurement route including open tender routes where considered more appropriate.
High Heat Retention electrical domestic heating (Night Storage Heating replacement) and hot water systems to homes across the city	Up to 4 years	Estimated annual expenditure £1,200,000. The total anticipated maximum expenditure based on 4 years £4,800,000.	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 procurement compliant routes being adopted where considered more appropriate.
Sprinkler installation – (Strategy and programme to be agreed).	3 months per project	Estimated overall expenditure £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 procurement compliant routes being adopted where considered more appropriate.
Lift Maintenance for 110 housing sites with lifts across the City.	Up to 5 years	Estimated annual expenditure £450,000. The total anticipated maximum expenditure based on 5 years £2,250,000	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference

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			for the use of suitable frameworks - whether Council or third party - but with other procurement compliant routes being adopted where considered more appropriate.
Domestic electrical testing	Up to 5 years	Estimated annual expenditure £800,000. The total anticipated maximum expenditure based on 5 years £4,000,000.	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 procurement compliant routes being adopted where considered more appropriate.
Domestic electric testing remedial repairs	Up to 4 years	Estimated annual expenditure £200,000. The total anticipated maximum expenditure based on 4 years £800,000.	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 procurement compliant routes being adopted where considered more appropriate.
Specialist Projects / Conversions			
Renewal of the provision of Conversion, Refurbishment and Specialist Minor Works - refurbishment projects across housing property types where major specialist repairs are needed.	5 years (3+1+1)	<p>Estimated annual expenditure:</p> <p>Lot 1 Conversion work £200,000 per annum. Lot 2 Refurbishment/Enabling work £25,000 per annum. Lot 3 Specialist Minor Works £300,000 per annum.</p> <p>The total anticipated maximum expenditure based on 5 years £2,625,000.</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 procurement compliant routes being adopted where considered more appropriate.

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Renewal of Communal Minor Works Framework (Neighbourhoods)	5 Years (4+1)	<p>Estimated annual expenditure £462,500. The total anticipated maximum expenditure based on 5 years £2,312,500.</p> <p>Approval requested to double the estimated expenditure amount to £925,000 for possible additional works to blocks and estates. The total maximum expenditure based on 5 years is £4,625,000.</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 procurement compliant routes being adopted where considered more appropriate.
Renewal of Communal Minor Works Measured Term Environmental contract.	5 Years (4+1)	<p>Estimated annual expenditure £137,500. The total anticipated maximum expenditure based on 5 years is £687,500.</p> <p>Approval requested to double the estimated expenditure amount to £275,000 for possible additional work to blocks and estates. The total maximum expenditure based on 5 years is £1,375,000.</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 procurement compliant routes being adopted where considered more appropriate.
Renewal of Metal Works Railings & Repairs contract.	5 Years (3+1+1)	£120,000 per annum and overall cost for 5 years is £600,000 to cover for any unforeseen increases in material costs. Emergency cover as the supply market is so volatile at present.	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 procurement compliant routes being adopted where considered more appropriate.
Planned and Cyclical Programmes			
Insulation Works Cavity Wall & Loft Insulation works to be carried out to the housing stock that require thermal improvements	4 Years (3+1)	Estimated annual expenditure £214,170. The total anticipated maximum expenditure based on 4 years is £856,680.	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 procurement compliant routes being adopted where considered more appropriate.
Fire Safety Improvement Works	Individual projects – call offs from current	Estimated overall expenditure £1,936,703 for 22/23 projects subject to surveys to identify	The route to market will be determined following a market assessment/appraisal, albeit

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<p>This is part of ongoing fire safety works & checks that started in 2012. The 2022/23 programme is for the following packages of work -</p> <p>Package M - Highett Dr, Package N – Cashmore & Bell Hill Package O – Wainbrook, Crabtree, Robin & Mercer Ct Package P – Manor Farm/Oldbury Ct</p> <p>Checks Package 1 – Winterstoke, Southbow & Whitemead Hs Checks Package 2 – Barwick & Sedgewick Hs Checks Package 3 – Broughton & Yeamans Checks Package 4 – Dove St Flats</p> <p>Further sites may be added subject to updated Fire Risk Assessments that highlight items that are of a risk and require remedial works.</p>	<p>DPS in place during 2022/23.</p>	<p>scope of works and tender returns.</p>	<p>(given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other procurement compliant routes being adopted where considered more appropriate.</p>
<p>Roof Replacement Projects</p> <p>Sites not yet known. Based on referrals and/or works identified following surveys</p>	<p>4 Years (3 + 1)</p>	<p>Estimated annual expenditure £500,000.</p>	<p>Call off from previously approved new Roofing Framework from April 2022 or use of other suitable frameworks - whether Council or third party – or through other compliant procurement route including open tender routes where considered more appropriate.</p>
<p>External & Communal maintenance including roof & window replacements (Lot 3 projects – call offs/mini tenders) Project addresses planned are as follows – Maskelyne Ave, Haweswater, Roselarge Gdns, Fane Close, Coneygre, Yew Tree Court, Westleigh Pk, Mercer Ct, St. Mathias Hse, Elton Hse, Elbridge Hse, Whitsun Hse,</p>	<p>Up to 4 Years</p>	<p>Estimated annual expenditure £2,600,000 is total estimated programme spend for coming year.</p>	<p>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 2022/23 External Maintenance Programme or alternative procurement</p>

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<p>Gloucester Hse, Somerset Hse, Wessex Hse, Hillsboro Flats, Wescott Grove.</p> <p>Further project addresses may be added as a result of referrals or works on the 22/23 programme upon survey requiring combined works.</p>			compliant routes will be considered.
<p>External & Communal Maintenance Framework.</p>	4 Years (3 + 1)	<p>Estimated annual expenditure for low rise cyclical maintenance £4,900,000. The total anticipated maximum expenditure based on 4 years £19,600,000.</p> <p>External repairs to high rise blocks anticipated maximum overall expenditure based on 4 years total £43,000,000.</p>	Approval to extend for a further year and/or renew. 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 procurement compliant routes including open tenders being adopted where considered more appropriate.
<p>Window Replacement Projects at FiltonRd, Brookleaze, Woodleaze, Whitchurch Lane, Fernsteed, Eastridge Dr, Claypiece Rd, Pesley Cl, Vowell, Oxleaze, Miltons Cl, Branche Gr, Moxham Dr, Lacey Rd, Yew Tree Ct, Tynning Close, Brentry Lodge, Cotham Brow, Cotham Rd & Apsley Rd</p> <p>Further project addresses may be added as a result of referrals or works on the 22/23 programme upon survey requiring replacement windows.</p>	12 months	Estimated overall expenditure £1,200,000 on 2022/23 programme	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 procurement compliant routes being adopted where considered more appropriate.
<p>Fire Risk Assessments for blocks of flats in scope.</p>	Up to 4 years	Between £150,000 and £250,000 per year depending on scope and delivery by building control team. Up to total value of £1,000,000.	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 procurement compliant routes being adopted where considered more appropriate.

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External Maintenance and Refurbishment High Rise Projects			
Ropewalk House	18 months	Estimated overall expenditure up to £4,100,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.
Francombe/Waring/Underdown	24 months	Estimated overall expenditure £3,600,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.
Littlecross House	18-24 months	Estimated overall expenditure £3,200,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.
Barton House	24 months	Estimated overall expenditure £2,500,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.
Ashmead, Longlands and Harwood House	24 months	Estimated overall expenditure across the 3 blocks £5,000,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.

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Haviland, Jon Cozens, Tyndall, Langton and Charleton House.	24 months	Estimated overall expenditure across the 5 blocks £7,750,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.
Gilton House	18 months	Estimated overall expenditure £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 – or through other compliant procurement route including open tender routes where considered more appropriate.
Northfield House	12 months	Estimated overall expenditure £1,200,000 (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 – or through other compliant procurement route including open tender routes where considered more appropriate.
St Peters House	24 months	Estimated overall expenditure £3,000,000 project expenditure (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 – or through other compliant procurement route including open tender routes where considered more appropriate
Beaufort House	18 months	Estimated overall expenditure £1,500,000 (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 – or through other compliant procurement route including open tender routes 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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Additional Investment following the Big Housing Conversation			
Bathrooms – new bathroom replacement programme for next 5 years. 5,500 homes across the City.	3 to 5 years	Up to £3m per year, total value up to £12.5m Costs are subject to specification agreed.	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 procurement compliant routes being adopted where considered more appropriate.
<p>Energy efficiency – to achieve EPC C by 2030 works to insulate homes and blocks, renewable heating replacements and PV solutions to be determined and procured.</p> <p>EWI to blocks incorporated into blocks refurbishment projects (either new projects, or included in current programme listed above) subject to options appraisals; and including match grant funding where possible.</p> <p>Renewable heating, insulation and PV solutions to be explored, programme determined and procured. (match funding where possible)</p>	<p>Project by project, between 1 to 3 years durations.</p> <p>Projects of 1 to 3 year durations</p>	<p>Total additional investment:</p> <p>£2m 22/23 £5m 23/24 £7m 24/25 £10m 25/26 £12m 26/27</p>	<p>City Leap partner will be key to our delivery solutions for these projects.</p> <p>Any route to market will consider procurement compliant routes using the City Leap Partner, or other frameworks, open tenders etc.</p>
<p>Additional Investment in blocks</p> <p>(Rapid response service delivered by in house teams) £300K per annum</p> <p>Additional estate and communal improvements</p>	<p>Ongoing</p> <p>Improvement Projects of up to 6m duration</p>	<p>N/A</p> <p>Up to £500K per year</p>	<p>N/A</p> <p>Call off / Use of existing frameworks / DPS; or other procurement compliant route to market depending on the project.</p>

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Capital

Planned & Cyclical	Previous year budget - 21/22	5 year investment plan					Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
Works	£	£	£	£	£	£	Notes
P13621-1006 - Planned Programme - Kitchen Contract	£5,168,000	£5,168,000	£5,296,000	£5,296,000	£5,296,000	£6,050,472	<p>Average of 828 kitchens due per year over 5 years. Capacity under contract is 800 per year, due to start Autumn 2021. Budget years 1-4 (£5,168,000) allows for 800 kitchens at £5800 per unit (£4.64m), and estimate 20% of these (160) to require full rewire at cost of £3300 per rewire for year 1 and £4100 per rewire from year 2 (includes extra £800 for AFDD fault detection device) = (£688k.)</p> <p>Volumes not increased in year 5 to cater for 20/21 & 21/22 slippage as reduced volume likely as a result of various reasons such as refusals / no access. Year 5 based on Keystone volumes with a reduced unit cost of £5000 as costs may not remain as high as they are currently.</p>
P13621-1007 - Planned Programme - Rewires Contract	£510,000	£510,000	£630,000	£756,000	£756,000	£756,000	<p>Year 1 budget based on 150 due (inc 30 referrals) and costs of £3400 per unit, and £4200 per unit from Year 2 onwards (to include £800 for AFDD fault detection devices). Contingency for an additional 30 referrals per year from year 3 to allow for increase in referrals due to the move from 10 year to 5 year electrical testing (30 referrals at £4200 = £126k per year from year 3 onwards).</p>
P13621-1012 - Planned Programme - Roofs Replacement	£1,356,000	£2,671,020	£1,956,240	£1,956,240	£1,956,240	£1,956,240	<p>Costs not known until tender returns, but ave costs last year too low. Year 1 budget is based on programme. 284 roofs at an average cost of £7837 + 20% for materials = average of £9405 per roof. For years 2-5, budget to be based on 208 roofs per year at average cost of £9405.</p>
P13621-1013 - Planned Windows - Houses & House Type Flats	£1,284,000	£2,103,364	£1,563,840	£1,563,840	£1,563,840	£1,563,840	<p>Year 1 based on 538 dwellings due for window replacement as per the cyclical programme for year 1. Average cost of £3258 + 20% increase for material increase = £3909.60 per dwelling = £2,103,364.</p> <p>Years 2 - 5 based on increased volumes of average of 400 window replacements per year at cost of £3909.60 per dwelling = £1,563,840 400 for years 2 onwards is lower than Keystone due dates but allows for relieving. £3583 applied years 6 - 30 as per discussions with budget manager (£3258 +10%).</p>
P13621-1016 - Cavity Wall & Insulation	£185,000	£214,170	£214,170	£214,170	£214,170	£0	<p>Loft insulation: £460 average cost for loft/soffit upgrades. 250 loft installs = £115,000</p> <p>Cavity Wall Insulation (CWI) Extraction and Refills: £5,078 x15 = £76,170.</p> <p>50 referrals for soffit insulation at £460 = £138,000 = £23,000</p> <p>No budget from year 5 onwards as all properties should be adequately insulated.</p>
P13621-1018 - Fire Doors	£1,213,899	£1,550,885	£1,465,792	£1,143,682	£50,000	£0	<p>Joinery cost increase. Costs £852 per flat door, £745 per comm door. Year 22/23- based on 608 estimated flat doors. 465 estimated communal doors. +10% material increase.</p> <p>Year 23/24- based on 645 estimated flat doors. 288 estimated communal doors. +12% material increase.</p> <p>Year 24/25- based on 415 estimated flat doors. 142 estimated communal doors. +14% material increase.</p>

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New budget – Planned Programmes Bathroom replacement	£0	£500,000	£3,000,000	£3,000,000	£3,000,000	£3,000,000	New budget agreed for Bathroom Replacement following the Big Housing Conversation. Aim is for 5,500 over the 5 years - costs subject to specification agreed and tender in process.
	£9,716,899	£12,717,439	£14,126,042	£13,929,932	£12,836,250	£13,326,552	

M&E / Heating	Previous year budget - 21/22	5 year investment plan					Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
Works	£	£	£	£	£	£	
P13621-1002 - Heating Replacement	£398,000	£1,646,400	£1,899,200	£2,343,700	£2,279,500	£2,273,300	Figures based on gas boiler, heat pump and wet distribution system replacement – according to age, lifecycle and cost. Gas boilers are being phased out, these budgets will be used to offset some of the costs of new decarbonised heating solution for our homes.
P13616-1004 - M&E Investment in Blocks - Laundries	£285,000	£425,000	£300,000	£245,000	£275,000	£300,000	Slippage from 21: Bloy street (20k), Ashley road(45k), Kingsley (60k) = £125k. Due 2022: Mill House (45k), Hilton Court (45k), Corey Close (60k), Hawswater (45k) Playford Gardens (60k), Downfield (45k) = £300k. Plan is subject to change to take into account S20 leaseholders consultation requirement.
Communal Rewires & Electrical Works	£985,000	£1,084,640	£1,084,640	£1,084,640	£1,084,640	£1,084,640	Slippage from 21: Winterstoke (250k) and Whitemead (250k) Twenty Acres street lighting (75k) Gaywood House rewire (250k) Internal workforce costs (200k) Increase based on salary. Previously, £1,025,000 is now £1,084,640.
P13616-1003 - M&E Investment in Blocks - Door Entry	£80,000	£85,000	£80,000	£80,000	£80,000	£120,000	Vincent Close x3 blocks (85k)
P13616-1005 - M&E Investment in Blocks - Boiler & Plant	£280,000	£230,000	£200,000	£200,000	£200,000	£200,000	Twinnell House and subsequent internal works (200k) Gas detection (30k)
P13616-1006 - M&E Investment in Blocks - Lifts	£986,000	£1,200,000	£1,000,000	£1,200,000	£1,200,000	£1,200,000	Slippage from 21: Cashmore Rosevear 2022/23 lifts due: Ropewalk Gloucester House Patterson Proctor
Additional Fire Safety Works (replacing P13616-1037)	£500,000	£0	£2,300,000	£2,300,000	£2,300,000	£2,300,000	Includes sprinklers and also for heating system costs and ventilation/AOV for M&E. Costs applied from Y2. £23m over 10 years.

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P13616-1048 - Night Storage Replacement	£1,110,000	£675,000	£1,276,000	£1,276,000	£1,276,000	£1,276,000	Delays / slippage as a result of Covid, so works did not commence 20/21. Slippage of 50 due last year and reduced volume this year and next. Contract value is £675k per year and this has been split down the middle and works out at just over 150 per year. Opportunity for increased volume for new contractor to catch up with the slippage and delays. £675k for reduced volume (150) in year 1 and 1.276m for increased volume (290 installs per year) in year 2 onwards.
	£4,624,000	£5,346,040	£8,139,840	£8,729,340	£8,695,140	£8,753,940	

Major Projects	Previous year budget - 21/22						Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
Works	£	£	£	£	£	£	
P13616-1012 - Blocks - Contingency	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	Funding for structural surveys, investigations, etc. Non- scheme specific. Current budget allocation sufficient.
External Repairs - Subtotal (See Repairs page for individual costs)	£1,500,000	£6,300,000	£12,682,921	£14,119,433	£6,809,289	£10,173,737	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)	£13,996,667	£11,121,000	£21,025,000	£11,450,000	£8,500,000	£0	This is the Subtotal of all the individual block costs in the Major Refurb page below
Phase 2 Independent Assessment Outcomes	£0	£2,000,000	£0	£0	£0	£0	For remedial works relating to PH2 independent outcomes. Remedial works should be considerably less than required following Phase 1.
P13616-1038 - Blocks - Window Servicing	£0	£100,000	£100,000	£100,000	£100,000	£100,000	Current budget allocation sufficient. DPS currently but contract will be in place but is not anticipated to have an impact on budget spend.
Blocks - Additional Structural Works	£0	£0	£2,000,000	£2,000,000	£2,000,000	£2,000,000	This is a major projects block 'top up' contingency budget. This budget acknowledges and makes provision for the extra work and costs (building repairs) that will be required - Its just not yet allocated to a block or scheme.
	£15,596,667	£19,621,000	£35,907,921	£27,769,433	£17,509,289	£12,373,737	

MP - External Repairs							
Breakdown of projects under External Repairs headline cost	Previous year budget - 21/22	Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	Notes
Subtotal>	£1,500,000	£6,300,000	£12,682,921	£14,119,433	£6,809,289	£10,173,737	
P13621-1017 - External Major Repairs to Blocks	£1,500,000	£200,000	£2,500,000	£2,300,000			Haviland and JCH – architects to be appointed, then surveys and option appraisal report, decision made on preferred option, write specifications and works info, go out to tender, appoint, mobilise. Unlikely to be on site until May 23. Minimal £200K spend in 22/23 and move back remaining £4.8M into 23/24 and 24/25.

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£800,000	£800,000				Gilton – tender due out in Jan 22. Could be on site May/June 22. Forecast £800k spend in 22/23 and £800k in 23/24.
£2,500,000	£500,000				Corbett House - Works are due to start onsite in Nov 21. Anticipated spend in 21/22 = £500k on assumption bids received and award made for works to start in 21/22. Pre tender estimate Contract cost is £3.5m. Budget allocated for year 1 = 3.5m - 500k = £3m. Currently at leaseholder notice stage, then award and works start on site Jan 22. Spend of £500k for 21/22. Then £2.5m in 22/23 and £500k in 23/24
£1,400,000					Roegate – works due to start Dec 21 and forecast spend of £500k (not £800k) in 21/22. Therefore remaining £1.4M in 22/23
£200,000	£2,500,000	£900,000			Francombe, Waring & Underdown House. Surveys and option appraisals and engagement with residents. Anticipated start onsite this year, with much of the project delivered in 23 to 25.
£1,200,000					Northfield House - work to undertake a whole series of cladding repairs and works to the roof which have been apparent since it was clad a number of years ago. Work to be completed outside of the cyclical programme.
	£1,370,000	£1,370,000			Charleton/Langton/Tyndall – following advice from Building Control these blocks now need to be part of a bigger project with JCH/Haviland , therefore the £2.74M needs to be apportioned across the same years as JCH/Haviland. So now £1.37M into 23/24 and £1.37M in 24/25
	£1,500,000				Beaufort House - This is an estimated cost as surveys have not commenced and scale of works is not currently known. Service and resealing to windows only, roof overlay, internal decs not required, reduced structural investigation scope
		£3,768,128			Proctor and Patterson House - 24/25 - £3.7m. This is an estimated cost provided by Major Projects.
		£653,083			Downview House - 24/25 - £653,083. This is an estimated cost based on Major Projects visual inspection. Includes Window servicing, roof clean and patch repairs, metalwork & walkway repairs
	£424,921				Danby House - This is an estimated cost as surveys have not commenced and full scale of works are not yet known. Plant room roof needs structural repairs, painting to render / balconies, window servicing
	£1,500,000	£1,500,000			St Peters House - This is an estimated cost as surveys have not commenced and full scale of works are not yet known. Full roof strip included in total of £3m over 2 years
		£2,040,222			Butler House £760,000 - 24/25 This is an estimated cost as surveys have not commenced and full scale of works are not known. Estimate costs include Roof renewal, service all and replace 10% of windows, redeck communal areas, replace AoV's, resurface carpark, replace external store / bin doors, refurb elec & gas sub-stations
	£1,588,000	£1,588,000			Littlecross House - Costs have been moved back by one year. We will be engaging with the Strategic Partner to price for and undertake detailed surveys and write an option appraisal report. Similar to F/W/U this whole process for start of surveys to works starting on site is likely to take 12 months. Therefore £1.58M now for 23/24 and £1.58M for 24/25

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					£2,200,363		Lansdowne, Pountney & Vining - This is an estimated cost as full surveys have not taken place and therefore full scale of work is not known. Lansdowne: Painting from Cradles, Jet wash roof & patch repairs, AOV replacement from Mast climbers & head of stair ventilation Poutney & Vining: Service windows, paint and jet wash, roof minor repair patches, rub down and paint metalwork, jetwash floors
					£968,983		Rossiter Wood Court - 25/26 = £968,983. This is an estimated cost provided by Major Projects
					£80,000		Kingsdown Parade - 25/26 = £80k. This is an estimated cost as surveys have not taken place and therefore scale of works is not known. Cyclical: £40k, scaffold: £40k
					£1,247,148		Moorfields - 25/26 = £1,247,148. This is an estimated cost based on visual inspection by Major Projects
					£2,312,795		Clifton Vale Close (3 storey block) - 25/26 = £2,312,795. This is an estimated cost provided by Major Projects
						£1,667,254	Croydon House - 26/27 = £1,667,254 This is an estimated cost provided by Major Projects
						£2,577,829	Kingsmarsh House - 26/27 = £2.57m. This is an estimated cost provided by Major Projects
						£1,819,654	Rawnsley House - 26/27 = £1.8m. This is an estimated cost provided by Major Projects
						£2,478,007	Walker Close x5 blocks (3 storey block) - 26/27 = £2.47m. This is an estimated cost provided by Major Projects
						£1,630,993	Highett Drive (4 storey block) - 26/27 =£1.6m. This is an estimated cost provided by Major Projects

MP - Major Refurbishment							
Breakdown of projects under Major Refurbishment Headline cost	Previous year budget - 21/22	Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	Notes
Subtotal>	£13,716,670	£11,121,000	£21,025,000	£11,450,000	£8,500,000	£0	
P13616-1049 - Major Refurbishments - Silcox Road	£1,725,000	£1,046,000					Silcox Road refurbishments taking place across 3 years. Works started in 20/21. Total contract cost is £3.7m. 21/22 anticipated spend is 2.3M. 327K was spent in 20/21.
P13616-1043 - Investment in blocks - Walwyn Gardens	£1,000,000	£750,000	£950,000				Resident consultation informing the scope of works. Option appraisal, decision, works information, tender and award all needs to follow. Estimated cost of £2.7M. Anticipated start on site Sept/Oct 22.
P13616-1045 - Barton Hill Investigations & refurbishments	£2,500,000	£100,000	£2,500,000	£2,500,000	£2,500,000		Currently showing £2.5m across the next 3 years. Further surveys needed to determine specific scope of works for: Longlands, Ashmead, Harwood & Barton House.
P13616-1047 - Major Refurbishments - Ecclestone & Phoenix	£3,075,000	£3,300,000	£3,300,000				Project has slowed due to issues with scaffold availability and YEF for 21/22 is currently £550k. Therefore £6.6M needs to be spread across 22/23 and 23 /24. Therefore £3.3m for 22/23 and 23/24.
P13616-1046 - Major Refurbishments - Bishport 5	£3,916,670	£3,875,000	£3,875,000	£600,000			Contractor latest programme shows schedule finish of May 24. YEF for 21/22 is currently £900k. Therefore £3.875 M for 22/23 and 23/24, and £600 k for 24/25.
Major refurbishment - Dove Street (seven blocks)	£0		£6,000,000	£6,000,000	£6,000,000		Ongoing option appraisal. Budget moved to year 2. HSLT to review and agree the approach. Previously 11.4m amended to 18m over 3 years.

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Asset Management & Review	Previous year budget - 21/22						Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
Works	£	£	£	£	£	£	Notes
P15258-1002 - Structural Investigations	£100,000	£100,000	£0	£0	£0	£0	Budget to remain as is.
P15258-1003 - Garages	£203,390	£194,700	£237,600	£234,300	£224,400	£224,400	Budget for empty garages - to repair and bring back into use, increased forecast revenue stream off sets capital repair costs. Includes ongoing maintenance costs of occupied garages.
New budget - Energy Efficiency	£0	£2,000,000	£5,000,000	£7,000,000	£10,000,000	£10,000,000	Agreed following the Big Housing Conversation. Budget to cover energy efficiency measures such as wall insulation for blocks and houses and Photo Voltaic (PV) panels. £34m for first 5 years, part of the additional £80m by 2030.
	£303,390	£2,294,700	£5,237,600	£7,234,300	£10,224,400	£10,224,400	

Special Projects Team	Previous year budget - 21/22						Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
Works	£	£	£	£	£	£	Notes
15312-1001 - Extensions & Conversions to Voids	£300,000	£150,000	£150,000	£150,000	£150,000	£150,000	Subject to approval of approach - £150k budget per year for 5 years to allow for: - Conversion of integral garages at relet, as and when they arise - Conversion where opportunities present and there is a payback business case – loft conversions, previously used spaces like tenant’s centre in Witherwood - Extension of foster carers homes, where cases are prioritised by Children services.
P13614-1001 - Acquires	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	Budget allocation sufficient.
P13614-1002 - Structural Works to HRA Properties	£500,000	£600,000	£600,000	£600,000	£600,000	£600,000	Reactive structural works budget - approx. £100k overspend in previous years. Increase of £100k per year.
P13619-1008 - Environmental Improvement	£137,500	£137,500	£137,500	£137,500	£137,500	£137,500	Minor estate improvements to appearance and security of neighbourhoods and estates. No change to budget amount. Combined total of EIB & NIB = £600k. See optional line for additional £400k for potential MFT related works
P13619-1007 - Neighbourhood Investment	£462,500	£462,500	£462,500	£462,500	£462,500	£462,500	Minor estate improvements to appearance and security of neighbourhoods and estates. No change to budget amount. Combined total of EIB & NIB = £600k. See optional line for additional £400k for potential MFT related works
Retrofit Pilot Projects (New Code Needed)	£2,500,000	£600,000	£300,000	£0	£0	£0	Budget for retrofit pilots. These pilots will allow for bring valuable learning in developing our net zero carbon strategy. £900k total over 2 years 600k in Y1 and £300k in Y2.
	£4,200,000	£2,250,000	£1,950,000	£1,650,000	£1,650,000	£1,650,000	

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Other	Previous year budget - 21/22						Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
Works	£	£	£	£	£	£	Notes
P13618-1003 - Disposal Costs	£50,000	£75,000	£75,000	£75,000	£75,000	£75,000	Increase of £25k per year in line with anticipated spend for this year.
P15258-1001 - Planned - Asbestos Management	£170,000	£100,000	£100,000	£100,000	£100,000	£100,000	Increase from £50k to £100k for Y 1 and following years due to newly identified requirements to inspect/survey low rise blocks, and a rolling programme of inspections and encapsulations of boiler rooms will also be required.
	£220,000	£175,000	£175,000	£175,000	£175,000	£175,000	

Additional Investment in blocks	Previous year budget - 21/22						Notes
		Year 1 - 2022 to 2023	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	
New budget - Communal estate improvements	£0	£250,000	£100,000	£100,000	£100,000	£100,000	Additional investment in blocks agreed following the Big Housing Conversation.
New budget - General block improvements	£0	£250,000	£100,000	£100,000	£100,000	£100,000	Additional investment in blocks agreed following the Big Housing Conversation.
New budget - Investment in blocks and estates	£0	£0	£1,851,724	£1,851,724	£1,851,724	£1,851,724	Additional investment in blocks agreed following the Big Housing Conversation.
	£0	£500,000	£2,051,724	£2,051,724	£2,051,724	£2,051,724	

Salaries	Year 2 - 2023 to 2024	Year 3 - 2024 to 2025	Year 4 - 2025 to 2026	Year 5 - 2026 to 2027	Notes
Works	£	£	£	£	Notes
**P13612-1001 - Staffing Allocation - Planned Programme	£4,000,000	£4,114,174	£3,123,050	£2,724,229	Staffing allocation worked out at 8% of planned programmes project delivery costs for year 3 onwards. Year 1 and 2 based on estimates. (see 30-year plan for calculations)
P13613-1002 - Staffing Allocation - Disabled Facilities	£387,242	£387,242	£387,242	£387,242	HRA funds for Accessible Homes staff.
	£4,387,242	£4,501,416	£3,510,292	£3,111,471	

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Revenue

Planned & Cyclical	Previous year budget - 21/22		
		Year 1 - 2022 to 2023	Notes
Works	£	£	
10080 - External Maintenance & Painting - Low Rise	£4,457,400	£4,759,890	Current average (based on 200 sample jobs from this year (Apr - June) £1552 + 20% known material increase creates new average of £1863 for standard houses. Blocks that also include internal communal maintenance estimated at ave of £3240 per dwelling. Year 1 based on 22/23 maintenance programme. 1310 standard houses x £1863 = £2,440,530. 716 dwellings for ext/communal works at £3240 per dwelling = £2,319,840. Year 1 total = £4,760,370.
10081 - Communal Maintenance & Painting	£566,550	£241,200	Internal communal maintenance will be done at the same time as external maintenance works going forwards. Budget figures have therefore reduced for int. communal maintenance and painting. Remaining programme to be reviewed and revised and carried out in conjunction with Fire Door replacement and mobility scooter programme for next 5 years. Year 1 = 268 flats estimated ave £900 - £241,200.
10082 - Fire Safety Works	£2,183,500	£1,936,703	Fire safety compartmentation works. Originally due to end in 25/26 - but Covid related slippage. Includes amount for Vincent Close. Increases are due to asbestos contingency.
	£7,267,450	£6,937,793	

M&E / Heating	Previous year budget - 21/22		
		Year 1 - 2022 to 2023	Notes
Works	£	£	
10079 - Gas Servicing	£1,636,170	£1,724,610	Increased to £1,724,610 based on salary cost.
10084 - Electrical Safety Testing	£344,000	£344,000	10084 requires uplift to allow for the move from 10 years to 5 years testing: £989k required to facilitate 3956 tests per year at £250 per test from year 2. Additional amount required for 15327 to cater for changing electrical regs in 2022 and requirement to comply by 2023. Requirement for AFDD – fault detection devices will increase the cost of mains board. Likely cost of mains board will be £800 per property. Additional £50,000 to 15327 budget. Budget increased from year 2.
10066 - Heat Management	£802,462	£940,647	Heat management contract reproced. Increase in contract cost from £802,462 to £940k per year.
10067 - Electrical Maintenance	£740,063	£774,560	This budget covers lighting maintenance, (10k), laundry spares and maintenance and some work force costs (570k). Salary cost applied to increase to £774,500.
10069 - Lifts	£368,916	£405,000	Contract to be extended from next year, and contract will be reproced at year 2. Costs to continue at £405k for year 1
10070 - Central Call	£75,000	£60,000	No change to contractual arrangements. Depreciating budget amounts due to decommissioning of systems.
10071 - Door Entry	£13,904	£13,904	Contract lasts until 2025. Budget figures include amount for contingency.
10077 - TV Aerials	£80,000	£90,000	Contract currently being reproced. 90k to cover any increase but tenders not returned so actual contract costs are unknown.
15237 - Brunata Maintenance	£40,000	£40,000	Increase of cost from 2022 previously applied to cover potential battery replacement additional costs. Battery replacement costs are included within the contract. Annual cost reduced down to £40,000. Contract is ongoing until 2032.

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10091 - M&E Response Repairs - General	£500,000	£500,000	No change to this budget amount. Reactive works
10072 - Fire Equipment	£15,000	£15,000	Testing fire equipment. Corporate contract ongoing, New contract as corporate contract performing so will retender before year 1.
10087 - Fire Alarm Testing	£76,073	£120,000	Now includes smoke vent maintenance. Contract retendered. New contract to commence in October. Increase to £120k per year as per new contract costs.
	£4,706,588	£5,026,501	

Repairs & Maintenance	Previous year budget - 21/22		
		Year 1 - 2022 to 2023	Notes
Works	£	£	
10099 - Response Repairs	£10,933,761	£12,799,190	Significant cost increases for new Response framework and amount of work outstanding due to Covid backlog. Likely that rise in mutual exchanges have been increasing costs on Response and will be reviewed. External spend reduced by £600k for next year on the presumption we have tackled the backlog and aren't sending so much to contractors. Year 1 includes extra for Covid catch up.
10097 - Relets Repairs	£12,298,890	£11,980,650	Budget based on voids continuing at reduced volume of approximately 1,150 general need relets and 90 TA relets.
	£23,340,651	£24,779,840	

Other	Previous year budget - 21/22		
		Year 1 - 2022 to 2023	Notes
Works	£	£	
10009 - Caretaking Repairs	£41,000	£41,000	Minor works to sites to assist the caretaking service. Budget to remain the same as previous year.
10001 - Disabled Adaptations Repairs	£575,000	£650,000	Based on existing demand (demand led repairs service for existing adaptations). To be kept under review.
14493 - Council Stair Lift Repairs	£0	£200,000	This is not new expenditure but new to the HIP. Budget increased to 200k per year to procure a new contract for lift maintenance and servicing as requested by Access Homes.
10002 & 10005 Combined - Estate Management	£270,000	£270,000	10002 = Internal tree contract 10005 = EM Repairs - One off costs to support estate management activity, e.g., clearances, fencing, deep cleaning, day to day emergencies / vulnerability Increase of £10k per year for 10002 (tree contract) - to cover additional costs associated with Ash die-back and Mayoral priorities to increase the tree canopy
New budget - Rapid Response	£0	£75,000	New budget for establishment of Rapid Response service - Allocation for 3 months.
	£886,000	£1,236,000	

Charges	Previous year budget - 21/22		
		Year 1 - 2022 to 2023	Notes
Works	£	£	
10078 - Charges - Construction procurement	£115,000	£115,000	Maintained at same level as previous years
10090 - Charges - Leaseholder income	-£421,600	-£287,000	Figures provided by Finance. Reduced as R&M charges for leaseholders has been lower for the last couple of years. -£287,000 is based on 20/21 outturn (final charges to leaseholders for 20/21 were processed September of this year). Leasehold income is being reviewed as part of an in-depth leasehold service review.

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-£306,600	-£172,000
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