

## **Appendix A2: Housing Investment Plan (HIP) – 2023/24**

### **Introduction**

This Appendix sets out the proposed capital and revenue baseline budgets for the maintenance and investment in our homes for 2023/24 and includes a view of the capital requirement over the following 4 years.

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 tenants. 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. There has been some difficulty in the delivery of some programmes during the current financial year which will result in slippage and the reprofiling of works to 23/24. Furthermore, additional investment needs have been identified with regards to fire safety to ensure that residents are safe in their homes. It remains a priority to ensure our homes and blocks are safe and are maintained regularly to meet the decent homes standards and prevent reactive repairs. We have submitted a grant funding bid to the Social Housing Decarbonisation Fund (SHDF) to deliver energy efficiency works to some blocks and Easiform properties. These works will be managed by a combination of our own delivery teams and our City Leap partner – Ameresco.

### **Fire safety**

This year we started a new inspection programme, following new regulatory requirements known as PAS9980. These inspections provide us with more comprehensive information about the cladding and external wall system as a whole and assesses risks against a new guidance structure. We have received final reports where the external wall system has been considered as part of the fire risk assessment (FRAEW) for three blocks in Bristol; Croydon House, Gilton House and Yeamans House, and all reports concluded that the presence of Expanded Polystyrene System (EPS) elevates the fire safety risk in the buildings.

The new PAS9980 appraisal process and FRAEW has changed the risk assessment of EPS on high rise buildings. Following the tragedy at Grenfell Towers in 2017, Aluminium Composite Material (ACM) cladding was the focus of attention from experts in the industry and was subject to the government's testing regime. At this time, BCC instigated independent checks on 27 high-rise blocks. As a result, there was a programme of works carried out to repair cladding, install missing fire breaks, increase ventilation, to

increase safety on some blocks. At that point, concern was not raised about the EPS cladding. However, the industry generally and fire safety experts are now considering the risks posted by other cladding types, as well as other components of the external wall systems, e.g., balcony design. Further, we have also had two fires in high rise blocks over the last few months – Twinnell House on 25<sup>th</sup> Sept. where the cladding was assessed as performing well, and Ecclestone House on 20<sup>th</sup> Oct. where the assessment was that the (EPS) cladding in the stairwell contributed to the spread of the fire.

The following additional programmes of work are now included in the 23/24 Housing Investment Plan. As result, of this urgent priority work, we have reprofiled the major projects refurbishment programme to ensure capacity to deliver these works and identified savings elsewhere in the investment plan as explained in the next section.

**EPS (expanded polystyrene) cladding removal** - A programme has been developed to remove all EPS cladding over the next 10 years. 13 blocks are either undergoing major refurbishment works or were due major refurbishment works in the next 4 years and therefore the costs are included in the major refurbishment works. A further 23 blocks with EPS cladding have been included in a programme over the next 10 years, which requires an additional £20m (excluding inflation) for EPS removal and replacement. Until the EPS cladding is removed or we receive specialist fire safety advice to the contrary the simultaneous evacuation policy will remain in place, supported by either a waking watch or an evacuation alarm.

**Waking watch** - 24/7 fire safety patrols are in place at 38 blocks (the figure has reduced from 38 as EPS cladding has now been removed from 2 blocks) where there are concerns about the cladding. We have had waking watch measures in place at four blocks in Barton Hill for some time (Barton House, Harwood House, Longlands House and Ashmead House). Following the fire at Ecclestone House we introduced waking watch measures at Ecclestone House because of concerns of how the fire spread. The approach was also extended to Phoenix and Beaufort due to the similar construction of the blocks, as well as the external wall system. Furthermore, Waking Watch has been introduced at Yeamans House, Broughton House, Croydon House and Gilton House due to PAS9980 reports that identified remedial actions are required to further improve the safety of the block. Where interim measures are needed for longer, we plan to install fire alarms. On 6<sup>th</sup> December, Cabinet considered the 'Additional resources for fire safety measures' report which set this out in further detail and approved £12.4m over the next 2 years for Waking Watch. Please note that Waking Watch budgets are not included in the HIP as these are covered separately under general management costs.

**Fire alarms** - Installing Simultaneous Evacuation Alarms in all flats affected could act as an interim measure, and as an alternative to waking watch. We are reviewing the options to agree the specific type of alarms. Broadly speaking, where we will be onsite and the EPS cladding can be removed within the next 12 months, the plan is to have a Waking Watch presence until the EPS is removed. Where the works to remove the EPS is scheduled to take longer, we plan to replace the Waking Watch with an alarm system. A total cost of £8.7m is proposed for installing fire alarms across blocks where longer-term measures will be needed.

**Sprinklers** – We are proposing a sprinkler installation programme across all 62 high-rise blocks and the proposed costs allow for the installation of these sprinklers over a 5-year period totalling £32.7m. This also will require an additional revenue budget to cover the annual costs of servicing and maintaining these sprinklers when installed equating to approx. £23.7m over the 30 years.

### **Changes to the baseline budgets to accommodate the new fire safety measure costs**

Other programmes of work have been reviewed to accommodate the new costs and enable capacity to deliver. This includes:

**What has slowed** – The laundry refurbishment programme has been extended by 6 years, resulting in the annual budget being reduced accordingly. **What has stopped** – The planned refurbishment of garage sites will end, and the associated annual budget has been removed.

**What has slipped** – We have reviewed our major refurbishment programme over the next 10 years and have identified a number of cyclical projects that can be postponed to later years. This will assist with the Major Project team’s capacity to deliver on the 10-year EPS cladding programme.

### **Additional budgets agreed following the 2021 Big Housing conversation.**

Following feedback received from residents and other stakeholders as part of the 2021 Big Housing Conversation, provision for additional investment (excluding inflation) was agreed in the following areas:

- **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.
- **Bathroom modernisation programme:** £12.5m for bathroom replacements over a 5-year period up to 2027.
- **Investing in communal areas, blocks, and estates:** A total of £8.7m over 5 years up to 2027 to improve standards in communal areas, blocks and estates, with £2.05m per year for the next 4 years.

These additional funds are included within the updated Housing Investment Plan. Further engagement has taken place with residents and colleagues during the course of 22/23 to understand their priorities with regards to blocks, communal areas and estates, and to identify how these funds should be allocated over the next 4 years. Further to this, the proposal is to allocate the £2.05m per year as follows:

- £190k to top up the existing £600k soft investment budgets (to deliver additional Neighbourhood Investment works – large scale projects to improve the look and feel of blocks, estates, and communal areas)
- £200k for blocks, estates and communal areas security measures
- £204k for waste facilities and recycling initiatives
- £180k for the Rapid Response service – a prompt repairs service to deal quickly with minor works, including broken paving and cutting back shrubs and bushes
- £120k for an Assisted Gardening service based on eligibility
- The remaining £1,157,724 is set aside for other identified areas of investment in communal areas, blocks and estates.

### **2023/24 budget summary**

Our Housing Investment Plan is categorised into Capital and Revenue budgets. Capital budgets relate to planned replacement and improvements, such as kitchen and bathroom replacement, rewiring, windows and roof replacements, 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.

<b>Capital / Revenue</b>	<b>2023/24 baseline budget</b>
Capital	£69,756,160
Revenue	£39,969,517
<b>Total</b>	<b>£109,756,677</b>

The budgets referred to in the table above include additional options surrounding additional fire safety measures. The breakdown of all draft baseline budgets is shown in the spreadsheet at the end of this document.

## **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 2023/24, 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) – 2023/24 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 outcome 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, and
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.

### **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

**Housing Investment Plan (HIP) – 2023/24**

**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.**

<b><u>Programme / Project</u></b>	<b><u>Duration (where a range is included this will be informed by analysis of best route to market and best value)</u></b>	<b><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></b>	<b><u>Approach to Market</u></b>
<b>Response Repairs contracts</b>			
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.
Welding repairs to metal gates, railings, barriers to 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.	£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.
Specialist waste & garden clearance	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.	£250,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £1,500,000.	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.
Specialist flooring contractors and suppliers for internal works, including Temporary Accommodation	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.	£250,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £1,500,000.	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.
Fleet replacement of non-compliant vans & additional to cover until electric vehicle solution available, reducing existing hire costs & CAZ charges		£3.87m	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
<b>M&amp;E contracts</b>			
Laundry upgrades: Henacre, Playford Q2, Somerset House Q3, Hilton	Each laundry has a 16-week programme.	£270,000 estimated expenditure.	The route to market will be a preference of a call off from existing BCC frame work, but with other PCR compliant routes being adopted where considered to be appropriate.

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<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>
Court, Mill House Q4			
Communal rewires: Barton House, Spencer & Norton, Ropewalk	Estimated contract duration of 12 months. 4 months per project	£1,500,000 estimated expenditure	The route to market will be determined following a market assessment / appraisal, with a preference for the use of suitable framework whether council or 3rd party.
Brunata meter replacement	Estimated contract duration of 3 Years	£1.7m estimated contract variation expenditure. £550k yr 1 £577,500 yr 2 £589,050 yr 3	This would be a variation to the existing contract.
Provision for sprinkler replacement for 6 blocks  Sprinkler installation in tower blocks	Estimated contract duration of 12 months.  Estimated contract duration 4 years	Total £2.6m  Total £30.1m	The route to market will be determined following a survey including full procurement. Will be packaged together as one project.  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.
Lift refurbishments Spencer x2 Proctor x 2 Patterson x2	Estimated contract duration of 12 months	Total estimated value £1,300,000	Will be packaged together as one project. Procurement will start Q1
Door entry upgrades for fibre pilot, entrance door replacements	Estimated contract duration of 12 months	Total estimated value £80k	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.
Fire Alarm Testing	5 Years	£120,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 5 years is: £ 687,000.	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.
Electrical Safety Testing	5 Years	£1,911,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 5 years is: £ 9,555,000.	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.
<b>Planned and Cyclical Programmes</b>			
External & Communal Maintenance (Lot 3 Projects – call offs / mini tenders) Project addresses at present are – <i>1-3 Brentry Lodge, Freeling House, Aston House, Chatterton House, Plimsoll House, St Matthias House, Elton House, Elbridge House, Whitson House, Gloucester House, Somerset House, Wessex House, 1-48 Hillsborough Flats, 22-104 Maskelyn Ave Flats, Humberstan Walk flats,</i>  Further project addresses may be added as a result of	Current framework has 3 years with 1 years extension, that runs until February 2024	£4,300,000 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 2022/23 External Maintenance Programme.



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<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>
referrals or works within the External Maintenance Programme requiring combined works, and based on changing property condition			
<p>External Maintenance, Communal Works, Major Refurbishment &amp; Repairs Framework.</p> <p>To deliver the external / communal works (repairs / painting) programmes to approx. 2500-3000 properties per year across the city.</p>	New 4 year (3+1) framework	The new framework total anticipated maximum expenditure based on 4 years, is: £40,000,000	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.
<p>Fire Safety Works Assessments &amp; Independent Checks.</p> <p>This is part of the ongoing 12 year programme of Fire Safety works which started in 2012. This year is :-</p> <p>Vincent Cl, Robin Cl, Mercer Ct, Manor Farm, Bishopthorpe Rd, Butterfield Rd, Maskeleyne Ave, Kendon Dr, Oldbury Ct, Ettrick Dr, Gill Ave, Sheppard Rd, Lanaway Rd, Brambling Wk.</p> <p>Other blocks / addresses may be brought forward into the programme depending on condition information / inspection reports.</p> <p>Also to carry out further improvements to High Rise Blocks as identified by ongoing safety inspections that include</p> <p>Rawnsley, Croydon, Lansdown, Twinnell, Northfield, Brandon, Barwick, Sedgewick, Southbow, Whitemead, Winterstoke and any improvements to other blocks as identified by Fire Risk</p>	Individual projects – call offs from current DPS in place for next 2 years	£2,125,000 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 2022/23 programme.
<b>External Maintenance and Refurbishment High Rise Projects</b>			

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<b><u>Programme / Project</u></b>	<b><u>Duration (where a range is included this will be informed by analysis of best route to market and best value)</u></b>	<b><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></b>	<b><u>Approach to Market</u></b>
Francombe/Waring/Underdown – major refurbishment	3 years	Estimated £9,000,000 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Ashmead, Longlands and Harwood House – major refurbishment	Up to 4 years	Estimated £15,000,000 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Beaufort House – major refurbishment	2 years	Estimated £4,000,000 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Haviland, Jon Cozens, Tyndall, Langton, Charleton House	3 years	Estimated £13,000,000 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Barton House	3 years	Estimated £6,445,400 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Littlecross House	3 years	Estimated £6,700,000 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Proctor House roof replacement	1 year	Estimated 1,600,000 project cost (subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Broughton and Yeamans cladding replacement	1 year	£300,000	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Dove Street blocks	4/5 years	Estimated £17.7m project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –being adopted where considered more appropriate.
Northfield House	18 months	Estimated £3,500,000 project cost. (Subject to survey and scope of works)	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for PCR compliant routes - such as Open Tenders or the use of suitable frameworks - whether Council or third party –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			
<b>Specialist Projects / Conversions</b>			
Renewal of Communal Minor Works Framework (Neighbourhoods)	5 Years (4+1)	Estimated annual expenditure £652,500. The total anticipated maximum expenditure based on 5 years £3.3m.	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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<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>
Renewal of Communal Minor Works Measured Term Environmental contract.	5 Years (4+1)	Estimated annual expenditure £137,500. The total anticipated maximum expenditure based on 5 years inc. inflation is £732,557.	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.
Refurbishment of 4 blocks of low-rise flats at Vincent Close, Lawrence Weston (67 flats)	3 years	£7.8m	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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CAPITAL

Planned & Cyclical						Budget Setting Notes
	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P13621-1006 - Planned Programme - Kitchen Contract	£5,296,000	£5,560,800	£5,672,016	£5,014,272	£5,114,558	Years 1 - 3 based on 800 kitchens years 1-3 @ £5,800, rewires (20%) at £4100 Year 4 onwards: Figures based on average replacement costs of £5000.and volumes due + rewires at 20% of kitchens due.
P13621-1007 - Planned Programme - Rewires Contract	£630,000	£793,800	£809,676	£1,543,917	£1,574,796	Year 1 based on 150 rewires at £4200 per unit Year 2 & 3 = 120 rewires and 60 referrals. Increase in referrals anticipated due to move to 5 year electrical testing Year 4 onwards: Figures are based on volumes at £4200 per unit + 30 referrals per year
P13621-1012 - Planned Programme - Roofs Replacement	£2,330,801	£2,691,361	£2,183,126	£2,226,789	£2,271,325	Year 1: 127 3 bed houses @ £9,800; 14 H/T Flats @ £10200 per pair, 50 referrals @ £9,800 (as per programme). Also includes carry over/slippage of schemes from previous year. Year 2 - 5: based on average of 208 roofs per year at unit rate of £9800 Years 6 - 30 based on KS due date volumes and £7,837 average replacement costs. Slippage from current year spread over Year 1 & Year 2.
P13621-1013 - Planned Windows - Houses & House Type Flats	£1,500,000	£3,394,230	£3,111,255	£2,315,930	£2,362,249	Year 1: based on programme and capacity. Year 2 - 5 based on 400 window replacements per year at average cost of £5,300, and allows for slippage. Year 6 - 30 based on KS due date volumes and £3583 average costs.
P13621-1016 - Cavity Wall & Insulation	£220,000	£231,000	£235,620	£0	£0	New 3 yr contract to deliver insulation in required properties, with works to begin in January. Budget up until and including 25/26 (year 3)
P13621-1018 - Fire Doors	£1,694,000	£1,778,700	£1,814,274	£0	£0	Year 1: £1,520,000 allows for 573 flat doors and 304 door sets with joinery shop based on costs of £880 and £780 respectively. in addition 15% inflation, joinery shop overtime, internal recharges (5% increase) and making good costs. Yr 2 and 3 based on current capacities and known costs.
P13621-1020 Mobility scooters	£100,000	£105,000	£107,100	£0	£0	To provide stores to blocks across the city.
	<b>£11,770,801</b>	<b>£14,554,891</b>	<b>£13,933,067</b>	<b>£11,100,909</b>	<b>£11,322,927</b>	

M&E / Heating						Budget Setting Notes
	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P13621 - 1021 - Planned Programmes - Bathroom replacement	£3,000,000	£3,150,000	£3,213,000	£3,277,260	£0	600 bathroom replacements per year at a cost of £5k per bathroom.
P13621-1002 - Heating Replacement	£2,120,000	£2,543,205	£2,540,198	£2,493,012	£2,906,235	Domestic heating gas boilers, heat pump and distribution system replacements
P13616-1004 - M&E Investment in Blocks - Laundries	£270,000	£252,000	£337,365	£262,181	£300,852	Laundry refurbishment programme based on average refurbishment costs.
Brunata Heat Unit Replacement	£550,000	£577,500	£589,050	£0	£0	New cost centre due to newly identified requirement to replace heat unit on a 10 year lifecycle to ensure billing system for Brunata works effectively. This programme to commence April 23.

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P13616-1002 - M&E Investment in Blocks - Communal Rewires & Electrical Works	£1,460,071	£2,113,125	£2,757,825	£2,873,731	£2,214,608	Year 1 - Hills Barton and Rusham to be completed - rewire including emergency lighting, TV trunking and mains upgrade. To complete ongoing programmes of work (Southbow, Whitemead and Gaywood and Gladstone Street). Years 2 - 5 based on increased replacement costs applied to volumes.
P13616-1003 - M&E Investment in Blocks - Door Entry	£80,000	£84,000	£85,680	£131,090	£443,479	23/24: £80,000 to cover replacement of doors, screens and equipment at Kingsley House. No door entry replacements due in 23/24. Budgets for subsequent years based on volumes due
P13616-1005 - M&E Investment in Blocks - Boiler & Plant	£230,000	£210,000	£214,200	£218,484	£167,140	Year 1 budget to allow for cold water tank replacements, BMS works, gas alarm upgrades and DSEAR remedials. No current boiler replacements anticipated. £30k increase as a result of works identified during risk assessment.
P13616-1006 - M&E Investment in Blocks - Lifts	£1,300,000	£1,260,000	£1,285,200	£1,310,904	£1,862,660	Year 1 budget allows for slippage from 22-23 to complete lifts at St Judes (Ropewalk, Gloucester House, John Cozens, Haviland, Charleton) which commenced in 22/23 + replacements at Spencer House, Proctor House and Patterson House. Year 5 onwards remain based on volumes due.
P13616-1048 - Night Storage Replacement	£1,384,152	£1,487,963	£1,376,539	£1,501,789	£1,458,381	Replacement of Night Storage Heaters as per programme. Programme revised to prioritise the SHDF properties. Allows for Year 1: 294, Year 2: 301, Year 3: 273, Year 4: 292; Year 5: 278
Fire Sprinklers installation programme	£2,604,000	£7,607,250	£8,231,706	£6,048,730	£8,205,472	New budget as part of fire safety works measures. Sprinkler installation programme to year 5.
Fire alarms installations	£8,700,000	£0	£0	£0	£0	New budget as part of fire safety measures - year 1 only
	<b>£21,698,223</b>	<b>£19,285,043</b>	<b>£20,630,763</b>	<b>£18,117,180</b>	<b>£17,558,829</b>	

Major Projects	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P13616-1012 - Blocks - Contingency	£100,000	£105,000	£107,100	£109,242	£111,427	This budget provides for internal recharges from response, any other emergency and ad-hoc works - e.g., emergency, non scheme sufficient. Non scheme specific & reactive.
P13621 - 1017 External Repairs - Subtotal (See Repairs page for individual costs)	£5,450,000	£913,500	£9,200,730	£12,235,972	£4,316,159	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)	£12,455,000	£28,245,000	£16,734,375	£10,514,543	£7,159,174	This is the Subtotal of all the individual block costs in the Major Refurb page below.
P13616-1038 - Blocks - Window Servicing	£100,000	£105,000	£107,100	£109,242	£111,427	Annual servicing of block windows on a 5 year rolling programme.
	<b>£18,105,000</b>	<b>£29,368,500</b>	<b>£26,149,305</b>	<b>£22,968,999</b>	<b>£11,698,187</b>	

<b>MP - External Repairs</b>		at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	
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Breakdown of projects under External Repairs headline cost	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	
<b>Subtotal&gt;</b>	<b>£5,450,000</b>	<b>£913,500</b>	<b>£9,200,730</b>	<b>£12,235,972</b>	<b>£4,316,159</b>	
P13621 - 1017: External Major Repairs to Blocks	£1,700,000	£840,000	£0	£0	£0	<b>Gilton House.</b> Works in progress - commenced July 22. Scheduled to finish during 23/24. Additional budget as scope of works to now include re-strip and reclad.
	£1,000,000	£73,500	£0	£0	£0	<b>Corbett House.</b> Works in progress - year end forecast for 22/23: £2.2m. Contract award at £3.16m, forecast spend of £2.1 in 22/23. Budget for 23/24: £1m and provision for retention release in 24/25.
	£1,150,000	£0	£0	£0	£0	<b>Roegate House.</b> Works onsite, but slow down due to telecom issues delaying roof replacement during the current year and so budget allows for completion in 23/24.
	£1,600,000	£0	£0	£0	£0	<b>Proctor House</b> - costs for roof repairs work.
	£0	£0	£0	£1,845,765	£1,882,680	<b>Butler House</b> - Estimated cost to include Roof renewal, service all and replace 10% of windows, redec communal areas, replace AoV's, resurface carpark, replace external store / bin doors, refurb elec & gas sub-station.
	£0	£0	£1,874,444	£1,911,933	£0	<b>Lansdowne, Pountney &amp; Vining</b> - Estimated cost likely to include painting, 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, jet wash floors. Includes EPS costs for removal and replacement programme.
	£0	£0	£1,417,548	£1,445,899	£0	<b>Moorfields</b> - This is an estimated cost based on visual inspection by Major Projects Includes EPS costs for removal and replacement
	£0	£0	£1,237,677	£1,262,430	£0	<b>Croydon House</b> - This is an estimated cost provided by Major Projects. Includes EPS costs for removal and replacement programme.
	£0	£0	£1,630,412	£1,663,020	£0	<b>Rawnsley House</b> - This is an estimated cost provided by Major Projects. Includes EPS costs for removal and replacement programme
	£0	£0	£2,061,488	£2,102,717	£0	<b>Barlands &amp; Brookridge House</b> - based on cost assumptions - cyclical, scaffold, roof and windows. Barlands & Brookridge moved forwards in line with EPS removal and replacement programme and includes EPS costs.
	£0	£0	£0	£0	£440,637	<b>Berchel House</b> - based on long term assumptions - cyclical, scaffold & prelims
	£0	£0	£0	£1,005,463	£1,025,573	<b>Holroyd House</b> - based on long term assumptions - cyclical only, scaffold. Costs now include EPS removal and replacement programme
	£0	£0	£0	£0	£967,269	<b>Twinnell House</b> - based on long term assumptions - cyclical only - 25% of estimated cost, scaffold and prelims Will take place over 2 years. The costs include EPS removal as well as refurb.
£0	£0	£979,162	£998,745	£0	<b>Castlegate House</b> - EPS programme	

<b>MP - Major Refurbishment</b>		at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	
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Breakdown of projects under Major Refurbishment Headline cost	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
<b>Subtotal&gt;</b>	<b>£12,455,000</b>	<b>£28,245,000</b>	<b>£16,734,375</b>	<b>£10,514,543</b>	<b>£7,159,174</b>	
P13616-1049 - Major Refurbishments - Silcox Road	£80,000	£0	£0	£0	£0	Project is due to complete by end of 2022. However approx. retention fig to be released in 2023 is £80K
P13616-1043 - Investment in blocks - Walwyn Gardens	£1,000,000	£1,890,000	£0	£0	£0	Refurbishment works due to take place over the next 2 years following options appraisal. Tender required and work should start 23/24.
P13616-1045 - Barton Hill refurbishments (Ashmead, Longlands & Harwood)	£1,000,000	£4,331,250	£4,417,875	£4,506,233	£2,702,101	Barton Hill blocks – Ashmead, Longlands, Harwood – refurbishment works, strip and reclad.
Barton House	£200,000	£3,675,000	£2,570,400	£0	£0	Subject to further investigations and a separate options report. Refurbishment works to follow over the next 3 years
P13616-1047 - Major Refurbishments - Ecclestone & Phoenix	£3,600,000	£0	£0	£0	£0	Ongoing works due to complete in 22/23. Forecast £4.2m during 22/23.
P13616-1046 - Major Refurbishments - Bishopport 5	£3,000,000	£3,150,000	£0	£0	£0	Major refurbishment works in progress and due to continue over next 2 years.
P13616-1035 - Ropewalk House	£600,000	£2,520,000	£1,178,100	£0	£0	Refurbishment works will be procured until the new year and unlikely to be on site until the spring/summer.
Francombe, Underdown and Waring	£500,000	£3,675,000	£3,748,500	£1,638,630	£0	Investment decision being appraised. Full refurbishment estimate to take place over 4 years.
Northfield House	£1,000,000	£2,100,000	£0	£0	£0	Ongoing major refurbishment works at Northfield House.
Beaufort House	£1,000,000	£2,625,000	£535,500	£2,102,717	£0	Full refurbishment and full strip and reclad of cladding.
Major refurbishment - Dove Street (seven blocks)	£400,000	£4,200,000	£4,284,000	£4,369,680	£4,457,074	Following option appraisal, major refurbishment works are to take place over a 9 year period.
New budget code - Yeaman & Broughton	£75,000	£78,750	£0	£0	£0	EPS replacement works

SHDF	at 5%					Budget Setting Notes
	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	
SHDF works	£2,211,466	£7,572,039	£8,782,200	£1,638,630	£0	Social Housing Decarbonisation Fund works. Budget allows for potential works at 100 Easiforms, London Road, Ledbury Road, JCH, Haviland, Carlton, Langton and Tyndall and Littlecross House.
	<b>£2,211,466</b>	<b>£7,572,039</b>	<b>£8,782,200</b>	<b>£1,638,630</b>	<b>£0</b>	

Accessible Homes	at 5%					Budget Setting Notes
	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
**P13615-1001 - Adaptations	£3,000,000	£3,150,000	£2,677,500	£2,731,050	£2,785,671	Installation of Major & Minor Adaptations
	<b>£3,000,000</b>	<b>£3,150,000</b>	<b>£2,677,500</b>	<b>£2,731,050</b>	<b>£2,785,671</b>	

<b>Repairs &amp; Maintenance</b>	
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	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P13614-1004 - Kitchens - Relets	£1,900,000	£1,995,000	£2,034,900	£2,075,598	£2,117,110	Kitchens replaced at relet
P13614-1005 - Rewires - Relets	£1,017,000	£1,067,850	£1,089,207	£1,110,991	£1,133,211	Rewires completed at relet
P13614-1006 - Bathrooms - Relets	£1,200,000	£1,260,000	£1,285,200	£1,310,904	£1,337,122	Bathrooms replaced at relet
	<b>£4,117,000</b>	<b>£4,322,850</b>	<b>£4,409,307</b>	<b>£4,497,493</b>	<b>£4,587,443</b>	

<b>Asset Management &amp; Review</b>	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P15258-1002 - Structural Investigations	£100,000	£0	£0	£0	£0	£100k reallocated for 23/24 as unable to spend during 22/23.
P15541-1002 - Energy Efficiency	£0	£0	£8,495,627	£10,924,200	£11,142,684	Energy efficiency projects agreed following the Big Housing Conversation. Budget for years 1 - 3 reduced in line with the allocation from SHDF
	<b>£100,000</b>	<b>£0</b>	<b>£8,495,627</b>	<b>£10,924,200</b>	<b>£11,142,684</b>	

<b>Specialist Projects Team</b>	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P15312-1001 - Extensions & Conversions to Voids	£300,000	£315,000	£321,300	£327,726	£0	Increase budget provision to allow for conversions to 4 beds, and foster care extension schemes.
P13614-1001 - Acquireds	£300,000	£315,000	£321,300	£327,726	£334,281	Works to Acquired properties at Relet - reactive budget addressing structural issues predominantly.
P13614-1002 - Structural Works to HRA Properties	£600,000	£630,000	£642,600	£655,452	£668,561	Reactive Structural Works budget. Existing budget allocation maintained.
P13619-1008 - Environmental Improvement	£137,500	£144,375	£147,263	£150,208	£153,212	Small scale works to improve the appearance of blocks, communal areas and estates.
P13619-1007 - Neighbourhood Investment	£462,500	£485,625	£495,338	£505,244	£515,349	Large scale works to improve the appearance of blocks, communal areas and estates. An additional £190k will be allocated to top up for years 1 - 4 from the 'Additional Investment in blocks, communal areas and estates' fund.
P13621 - 1019 - Retrofit Pilot Projects	£400,000	£0	£0	£0	£0	Budget for retrofit pilots. These pilots allow for bringing valuable learning in developing our net zero carbon strategy. Year 1 budget allows for around 8 properties in 23/24 + additional £100k to allow for slippage of numbers expected to be delivered in 22/23.
Vincent Close Major Refurbishments	£500,000	£3,622,500	£3,694,950	£0	£0	Investment option agreed following Option Appraisal. Surveys will identify the full scope of works and costs. Work to be phased over 3 years with minimal expenditure in year 1 to allow for the procurement and mobilisation of contracts. Includes works to 4 blocks, includes full refurb - roof replacement, cladding, windows, fire doors and internal decs.
	<b>£2,700,000</b>	<b>£5,512,500</b>	<b>£5,622,750</b>	<b>£1,966,356</b>	<b>£1,671,403</b>	

<b>Other</b>						
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	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
P13618-1003 - Disposal Costs	£75,000	£78,750	£80,325	£81,932	£83,570	Budget covers telecom consultant fees and service charges plus valuation reports where specialist advice is needed.
P15258-1001 - Planned - Asbestos Management	£100,000	£105,000	£107,100	£109,242	£111,427	Budget allows for new asbestos surveys for low/medium rise blocks, encapsulation work and re inspections that were previously undertaken by Building Control but from January 23 will now need to be undertaken by external contractors.
Parks & Play Area Refurbishment	£1,000,000	£0	£0	£0	£0	New allocation for refurbishment work
	<b>£1,175,000</b>	<b>£183,750</b>	<b>£187,425</b>	<b>£191,174</b>	<b>£194,997</b>	

<b>Additional Investment in blocks</b>		at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	
	Year 1 - 2023 to 2024	Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	Budget Setting Notes
Security improvements to blocks, communal areas & estates.	£200,000	£210,000	£214,200	£218,484	£0	Part of the £2.05m per year additional investment funding. Agreed following consultation.
Waste and Recycling facilities	£204,000	£214,200	£218,484	£222,854	£0	Part of the £2.05m per year additional investment funding. Agreed following consultation.
Neighbourhood Investment works additional 'top up' budget	£190,000	£199,500	£203,490	£207,560	£0	Part of the £2.05m per year additional investment funding. Agreed following consultation.
Investment in blocks remaining Capital allocation	£1,157,724	£1,215,610	£1,239,922	£1,264,721	£0	Remaining Capital allocation - excludes £300k Revenue allocation for Rapid Response and Assisted Gardens services.
	<b>£1,751,724</b>	<b>£1,839,310</b>	<b>£1,876,096</b>	<b>£1,913,618</b>	<b>£0</b>	

<b>Salaries</b>		Year 2 - 2024 to 2025	Year 3 - 2025 to 2026	Year 4 - 2026 to 2027	Year 5 - 2027 to 2028	
	Year 1 - 2023 to 2024					Budget Setting Notes
<b>Works</b>	£	at 5%	at 5%+2%	at 5%+2%+2%	at 5%+2%+2%	Notes
**P13612-1001 - Staffing Allocation - Planned Programme	£4,000,000	£6,430,303	£6,006,386	£4,604,090	£4,006,996	Staffing allocation for planned programmes. Year 2 onwards is 8% of all planned capital programmes.
P13613-1002 - Staffing Allocation - Disabled Facilities	£387,242	£406,604	£414,736	£423,031	£431,492	HRA funds for Accessible Homes staff.
	<b>£4,387,242</b>	<b>£6,836,907</b>	<b>£6,421,123</b>	<b>£5,027,121</b>	<b>£4,438,488</b>	

<b>Optimism bias</b>	-£1,260,296	£0	£0	£0	£0	Calculation applied to allow for unforeseen delays & slippage across capital budgets
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**£69,756,160    £92,625,791    £99,185,163    £81,076,731    £65,400,628**

**Revenue**

<b>Planned &amp; Cyclical</b>	
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	Year 1 - 2023 to 2024	Budget Setting Notes
<b>Works</b>	£	Notes
10080 - External Maintenance & Painting - Low Rise	£4,266,200	Year 1 based on 2449 properties: 981 flats / bungalows and 1468 houses at 226 internal decs. Slippage of 311 walk up flats from 22/23. Year 2 - 5 average of 2300 properties - 1600 houses and 600 dwellings low rise.
10081 - Communal Maintenance & Painting	£350,000	Budget aligns to fire door replacements programme for year 1. Costs vary for flats with internal walkways and external balconies. 350k is for Year 1 is based on fire door replacement programme and whether they are internal or external walkways. Years 2 - 4 maintained at £225k as will be realigned with external maintenance and painting.
10082 - Fire Safety Works	£2,125,000	Year 1 budget requested is £2.125m. £1.2m for low rise work packages and revisits on high rise = £845k. The extension to the programme is due to delays caused by COVID, loss of surveyor from team, the increasing scope of the works to be done, current restricted resources (surveyors & contractors) to carry out the work.
	<b>£6,741,200</b>	

	Year 1 - 2023 to 2024	Budget Setting Notes
<b>M&amp;E / Heating</b>		
<b>Works</b>	£	Notes
10079 - Gas Servicing	£1,941,750	Servicing of domestic gas boilers.
10084 - Electrical Safety Testing	£1,473,250	Electrical testing and remedials. Reflects change from 10 year testing to 5 years.
10066 - Heat Management	£940,647	Heat management contract.
10067 - Electrical Maintenance	£783,060	This budget covers lighting maintenance, (10k), laundry spares and maintenance and some workforce costs (570k) Salary increase will be applied once agreed
10069 - Lifts	£430,000	Lift maintenance contract
10070 - Central Call	£42,000	£42,000 from new contract procured. Known contract costs.
10071 - Door Entry	£75,000	Annual contract cost. Known costs.
10077 - TV Aerials	£70,000	Known contract costs
15237 - Brunata Maintenance	£40,000	Known contract costs
10091 - M&E Response Repairs - General	£300,000	Reactive works budget.
10072 - Fire Equipment	£15,000	Known corporate contract costs
10087 - Fire Alarm Testing	£120,000	Fire alarm testing and smoke vent maintenance - Known costs as per contract.
Fire sprinkler servicing and maintenance	£10,000	To include servicing and maintenance of the sprinklers installed as part of maintenance programme, based on 5 year sprinkler installation programme.
	<b>£6,240,707</b>	

	Year 1 - 2023 to 2024	Budget Setting Notes
<b>Repairs &amp; Maintenance</b>		
<b>Works</b>	£	Notes
10099 - Response Repairs	£14,352,980	Responsive repairs budgets
10097 - Relets Repairs	£10,769,390	Budget to cover repairs required when reletting properties.
	<b>£25,122,370</b>	

<b>Other</b>		
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	Year 1 - 2023 to 2024	Budget Setting Notes
Works	£	Notes
10009 - Caretaking Repairs	£41,000	Minor works to sites to assist the caretaking service.
10001 - Disabled Adaptations Repairs	£700,000	Repairs to existing adaptations
14493 - Council Stair Lift Repairs	£220,000	Contract in place for stairlift maintenance.
10002 & 10005 Combined - Estate Management	£280,000	10002 = Internal tree contract 10005 = EM Repairs - Reactive costs to support estate management activity, e.g. clearances, fencing, deep cleaning, day to day emergencies / vulnerability
Building Safety Works	£616,000	New budget for Building Safety Bill.
15645 - Rapid Response	£180,000	Rapid Response repairs service provision (part of the additional investment funds for blocks, communal areas and estates)
Assisted Gardening	£120,000	New assisted gardens scheme as part of the additional investment for blocks, communal areas and estates.
	<b>£2,157,000</b>	

	Year 1 - 2023 to 2024	Budget Setting Notes
Charges	£	Notes
10078 - Charges - Construction procurement	£120,000	Salary costs for procurement support.
10090 - Charges - Leaseholder income	-£411,760	Leasehold estimated income for 22/23 based on 21/22 outturn Inflated by CPI
	<b>-£291,760</b>	

**£39,969,517**