

Appendix A2: Housing Investment Plan (HIP) – 2024/25

Introduction

This Appendix sets out the proposed capital and revenue baseline budgets for the maintenance and investment in our homes for 2024/25 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 in the region of c.77,000 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 (57 over 18m) 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, electrical testing, water and lift safety
- the Regulator of Social Housing consumer and homes standards
- emerging responsibilities from the social housing white paper and changing building regulations.

This current year has seen further 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 24/25. 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.

Fire safety

Fire doors

Fire safety works – compartmentation, lockable boxes and signage.

Fire safety: In 2023/24 we have been delivering a new Fire Safety inspection programme, following new regulatory requirements. 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. These detailed inspections will continue to identify fire safety works to our homes.

Early reports received concluded that the presence of Expanded Polystyrene System (EPS) elevates the fire safety risk in the buildings. This, along with fire safety experts recognising the risks of EPS cladding and two significant fires, in particular the fire at Ecclestone House where the assessment was that the (EPS) cladding in the stairwell contributed to the spread of fire all led to a significant change in approach to managing fire safety in Bristol.

EPS (expanded polystyrene) cladding removal - A programme has been developed to remove all EPS cladding over the next 10 years, costs are estimated at £63.5m.

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 33 blocks where there are concerns about the cladding (the figure has reduced from 38 as EPS cladding has now been removed from 5 blocks). Where interim measures are needed for longer, we are installing fire alarms. A cost of £2.1m is anticipated in 2024/25 for Waking Watch. This is based on all new Fire Alarm systems being installed by September 2024 (see below bullet point) and all Waking Watch being removed by November.

Fire alarms - installing Simultaneous Evacuation Alarms in all flats affected acts as an interim measure, and as an alternative to waking watch. Where 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 cladding is scheduled to take longer, we will replace the Waking Watch with an alarm system. A total cost of £8.7m (including 23/24) was anticipated for installing fire alarms across blocks where longer-term measures will be needed. The alarms are expected to be installed by September 2024. The proposed budget for 2024/25 is £2.5m which will fund the remaining systems not installed during 2023/24.

Sprinklers – a sprinkler installation programme across all 62 high-rise blocks has been agreed and the proposed costs allow for the installation of these sprinklers over a 4-year period totalling £28.7m. The proposed budget for 2024/25 is £6.2m compared with 2023/24 which is £1.86m. The sprinkler installation programme will be completed by 2027/28.

Fire Door Replacement Works - A fire door replacement programme has been agreed, over a 7-year period at a total cost of £6m.

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 removal programme.

Energy Efficiency

We will continue delivering on the commitment 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. The investment includes contributions from BCC of: £11m in 2024/25, £76m in the first 5 years of the plan and a total of £100m up to 2030/31. This will help us to work towards a target of all homes reaching a minimum EPC of C by 2030 and Net Zero Carbon. Further funding is likely to be required to ensure all homes meet EPC C and will require further grant funding being made available from central government.

Bathrooms

A new 2 +2 year framework agreement has been put in place to modernise c. 600 bathroom's each year, over a maximum of 4 years.

Additional plans are being put in place to modernise bathrooms on a 15-year programme, costing £83m. The stock condition survey programme will inform the condition, remaining life of bathrooms and influence future programme required.

2024/25 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.

Capital / Revenue	2023/24 baseline budget	2024/25 baseline budget
Capital	£69,756,160	£91,232,727
Revenue	£39,969,517	£44,292,390
Total	£109,756,677	£135,525,117

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 Homelessness to procure and award contracts during 2024/25, 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) – 2024/25 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 versus labour only contracts with materials purchased directly where this can bring savings and standardisation
- Strategic advantage optimised by maximising the use of the internal workforce, complemented by external contractors.
- 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 Services and Energy.

Value for money will be achieved by:

- Maximising the use of our own workforce, including overtime.

Where contractors are required:

- 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) – 2024/25

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

<u>Programme / Project</u>	<u>Duration (where a range is included this will be informed by analysis of best route to market and best value)</u>	<u>Estimated Annual contract sum (PA) / or project sum, approval request for up to plus 10% with projects managed within the overall approved budget</u>	<u>Approach to Market</u>
Response Repairs contracts			
Roofing Repairs – responsive / ad-hoc repair or replacement of roofs on domestic two/three storey dwellings. To include scaffolding	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.	£1.5m per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £9m	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate
Scaffolding – provision of scaffolding for jobs undertaken by BCC internal trade teams	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.	£150k per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £900k	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
Asbestos Testing	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.	£330k per annum estimated expenditure across Planned / Response / Relets	Current contract DN180355 ends Feb 2025. The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.

Appendix A2 HIP

Asbestos Removal	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.	Estimated £700k per annum across Response / Relets / Planned Maintenance	Current contract DN595742 ends 31/10/2025. 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.
Drainage	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.	Estimated value of £1.7m per annum across Response / Relets / Planned Maintenance	Current contract DN435689 ends 31/12/2024. 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.
Removals / Storage – where tenants are decanted from properties to enable repair works to be completed	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.	£100k per annum across Response / Relets / Planned / Estates	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
Materials – used by BCC operatives to undertake repairs, void and planned works	Extension of value	£5m to cover the one year extension to April 2025 in the existing arrangement	The existing arrangement DN690725 has been extended to April 2025. The value remaining is unlikely to last this long due to inflation and £1m of use by the Energy Infrastructure Team. We seek permission to extend the value whilst a new procurement exercise is undertaken for a long term replacement.
Materials - used by BCC operatives to undertake repairs, void and planned works	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.	Estimated £6.5m per annum for Response / Relets / Planned. Figure could be uplifted if other non-HRA teams wish to utilise this contract	To replace DN690725. 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
Structural Repairs – specialist contractor to deliver structural type repairs	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.	£100k per annum across Response / Relets.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate

Appendix A2 HIP

Fire Compliance Surveys / Checks to all fire doors	2 Years (plus possible 1 year extension)	£850k per annum.	The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate
Waste Tipping – Tipping of waste from repair / relet works	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.	£500k per annum	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
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.	£600,000 per annum estimated expenditure. The total anticipated maximum expenditure based on 4 years, plus 2 year extension is: £3,600,000.	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.
M&E contracts			
Laundry upgrades: Lansdowne, Mill House, Easton Road, Button Close, Juniper Close	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 framework, but with other PCR compliant routes being adopted where considered to be appropriate.
Communal rewires: Twenty Acres	Estimated contract duration of 12 months.	£500,000 estimated expenditure	The route to market will be determined following a market assessment / appraisal, with a preference for open tender.
Provision for sprinkler replacement for 9 blocks Holyroyd House, Polden House, Broughton House, Yeamans House, Brookridge House, Barlands House, Moorfields House, Twinnell House, Brandon House	Estimated contract duration of 12 months.	Total budget £5.3m for the 9 blocks to be procured in 24/25	Will be packaged together as two lots. 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 Waring House x4 lifts	Estimated contract duration of 12 months	Total estimated value £1,000,000	Will look to be onsite Jan 25 after Spencer Patterson and Proctor are completed. Anticipate to spend £500,000 of the total value in 24/25.

<p>Door entry upgrades for fibre pilot, entrance door replacements</p> <p>Westley Park and Vincent Close – Door Replacement</p> <p>Handset Replacement – 10 sites to be changed due to current system spares no longer available. Gatcombe Road and Clifton Vale to be changed</p>	<p>Estimated contract duration of 12 months</p>	<p>Total estimated value £113,000</p> <p>£80,000 on door replacement</p> <p>£33,000 on handset replacements</p> <p>All to be completed in 24/25</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.</p>
<p>Copper Phone Line Upgrade</p> <p>Various sites – 43 blocks in total. Can provide all sites if required. Budget included in Warden Call and Door Entry</p>	<p>1 Year</p>	<p>£78,050 Year – 23-24</p> <p>£78,050 – 24-25</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.</p>
<p>Fire Alarm Maintenance Contract</p>	<p>4 Years</p>	<p>Contract value will increase as more alarm systems are installed. Once all alarms installed anticipate £70,000 for known maintenance costs and £30,000 for reactive works. This has been calculated from current fire alarm contract but unknow reactive works as no current data to benchmark of.</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.</p>
<p>Sprinkler Maintenance Contract</p>	<p>4 Years</p>	<p>£700,000</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.</p>

Planned and Cyclical Programmes

<p>Window Replacement Framework (Lot 2 Projects – call offs / mini tenders)</p> <p>Project addresses at present are – 106 & 106A Bell Hill Road,19 Chelsea Road, 11 Greencroft,</p>	<p>Call off contracts from the current framework in place for the next 3 + 1 years</p>	<p>£1,500,000 total estimated programme spend for coming year</p>	<p>Mini tenders using Lot 2 of the BSH/ HRA Windows Replacement Framework to cover window replacement works to deliver the 2024/25 programme.</p>
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Appendix A2 HIP

<p>5 Meg Thatchers Gardens, 3A Eden Grove, 42 Bonnington Walk,85 Coleford Road, 43 Lydney Road, 14 Blaisdon Close, 19 Monsdale Drive, 66 Swanmoor Crescent, 60 Richmond Villas, 15 Antona Court, 19 Woodview Close, 23 & 25 Ridingleaze, 37 Aylminton Walk, 583 Long Cross, 1 Roman Farm Court, 195 Allison Road, 15 Nailsea Close, 50 Wroughton Crescent, 215 Gatehouse Avenue, 415 Bishport Avenue, 31 Crosscombe Walk,19 Chelvey Close, 1 Barbour Gardens, 2 Raglan Place, 197 Hillside Road, 71 The Nursery, 74b Marshfield Road, 25 Downman Road, 35 Faber Grove</p> <p>Further project addresses may be added as a result of referrals or works within the Window replacement Programme based on changing property condition</p>			
<p>Fire Safety Works Assessments & Independent Checks. This is part of the ongoing 12 year programme of Fire Safety works which started in 2012. This year is :- Vincent Cl. Robin Cl, Mercer Ct, Manor Farm, Bishopthorpe Rd, Butterfield Rd, Maskelyne Ave, Kendon Dr, Oldbury Ct, Ettrick Dr, Gill Ave, Sheppard Rd, Lanaway Rd, Brambling Wk. Other blocks / addresses may be brought forward into the programme depending on condition information / inspection reports.</p>	<p>Individual projects – call offs from current DPS in place for next 2 years</p>	<p>£2,125,000 total for this year's projects</p>	<p>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.</p>

Appendix A2 HIP

<p>Also to carry out further improvements to High Rise Blocks as identified by ongoing safety inspections that include Rawnsley, Croydon, Lansdown, Twinnell, Northfield, Brandon, Barwick, Sedgewick, Southbow, Whitemead, Winterstoke and any improvements to other blocks as identified by Fire Risk</p>			
<p>Fire Safety Works, Fire Door Works, Assessments & Independent Checks and Mobility Scooter Stores This is part of the ongoing programme of Fire Safety works which started in 2012. Vincent Cl, Robin Cl, Mercer Ct, Manor Farm, Bishopthorpe Rd, Butterfield Rd, Maskelyne Ave, Kendon Dr, Oldbury Ct, Ettrick Dr, Gill Ave, Sheppard Rd, Lanaway Rd, Brambling Wk. Other blocks / addresses may be brought forward into the programme depending on condition information / inspection reports. Also to carry out further improvements to High Rise Blocks as identified by ongoing safety inspections that include, Barwick, Sedgewick, Southbow, Whitemead, Winterstoke and any improvements to other blocks as identified by Fire Risk Assessments</p>	<p>New 4 year (3+1) framework</p>	<p>The new framework total anticipated maximum expenditure based on 4 years, is: £20,000,000.00</p>	<p>The route to market will be determined following a market assessment/appraisal, albeit (given their potential advantages) with a preference for the use of suitable frameworks - whether Council or third party - but with other PCR compliant routes being adopted where considered more appropriate.</p>
<p>External & Communal Maintenance (Lot 3 Projects – call offs / mini tenders) Project addresses at present are – <i>Freeling House, Aston House, Chatterton House, Plimsoll House, St Matthias House, Elton House, Elbridge House, Whitson House,</i></p>	<p>Call of tenders from the new framework.</p>	<p>£1,000,000.00 total estimated spend for the Lot 3 call offs from this contract for the 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 2024/25 External Maintenance Programme.</p>

<p><i>Canyngge Hse, Gloucester House, Somerset House, Wessex House, 1-48 Hillsborough Flats, 22-104 Humberstan Walk flats,</i></p> <p>Further project addresses may be added as a result of referrals or works within the External Maintenance Programme requiring combined works, and based on changing property condition</p>			
Kitchen Refurbishment & Rewire contract	New 4 year (3+1) contract	The new contract total anticipated maximum expenditure based on 4 years, is: £24,000,000	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.
Wayfinder Signage	DPS. The contract runs for 1 year with a 1 year extension option	£185,000 total estimated programme spend for coming year	The route to market preference is to call off from the existing DPS to deliver Fire Safety signage works for 2024/25 programme
UPVC window replacement	New 4 year (3+1) contract	The new contract total anticipated maximum expenditure based on 4 years, is: £5,000,000.	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
External Maintenance and Refurbishment High Rise Projects			
Lansdowne, Poutney & Vining	2 years	Estimated £6.5m over 2 years	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.
Moorfields	2 years	£3.1m over 2 years	As above.
Croydon	2 years	£3.3m over 2 years	As above.

Rawnsley	2 years	£4.5m over 2 years	As above.
Barlands & Brookridge	2 years	£11.1m over 2 years	As above.
Castlegate	2 years	£4m over 2 years	As above.
Dove Street	7/8 years	£35m over up to 8 years	As above
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			
Specialist Projects / Conversions			
Refurbishment of 4 blocks of low-rise flats at Vincent Close, Lawrence Weston (67 flats)	3 years	£6.9m	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 the provision of Conversion, Refurbishment and Specialist Minor Works - refurbishment projects across housing property types where major specialist repairs are needed.	4 Years (3+1)	Estimated annual framework value Lot 1 Conversion, Extensions, Refurbishment, Adaptations £765,000 per annum. Lot 2 Enabling/investigation works £85,000 per annum. Lot 3 Specialist Repair Work £1,000,000 per annum. The total anticipated maximum expenditure based on 4 years £7,400,000	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 procurement compliant routes being adopted where considered more appropriate.
Other projects (Accessible Homes, Asset Management, Tenancy Management, Health and Safety)			
New adaptations in both council properties and private properties (including owner occupiers, private rented and Housing Association), to include repairs to specialist adaptations in council stock.	4 years (3+1)	Estimated £4m per annum for HRA (£3m adaptations, £1.2m repairs) and £3.5m per annum for DFG. Total request = £7.7m per year x 4 = £28.8m)	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.

Appendix A2 HIP

Mediation contact	1 year with 1 year extension	38K per annum	There is a one-year break clause, if we decide to continue, we will need to complete a PRF and extend for a further year
Tow away car scheme (on HRA land)	1 year trial initially. With a longer-term contract sought following this (from 3 – 5 year)	70K	Expressions of interest.
Tenant Energy Advice Service	4 years (2+1+1)	Estimated ~£600,000 or £150,000 per year	The route to market would be via an open tender competition.

Capital

Planned & Cyclical	5-year investment plan					Budget Setting Notes
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	
Works	£	£	£	£	£	Notes
P13621-1006 - Planned Programme - Kitchen Contract	£5,180,000	£5,157,800	£4,942,608	£4,942,608	£4,942,608	Contractual amount of 700 kitchens in yrs 1 and 350 in year 2 P1-P6. New contract from P7 of year 2 where 347 kitchens required (total 697 for year 2). Year 3 onwards 92% of due date volumes. Costs applied £6500 for kitchens. 20% of yearly totals included for rewires at additional cost of £4500. These costs spanning from year 3 – year 30. yr 1-5 are replicated across years 26-30 as lifecycle is 25 years. indices uplift not applied as this is not known until October.
P13621-1007 - Planned Programme - Rewires Contract	£2,976,750	£2,976,750	£2,976,750	£500,850	£500,850	Allow 10% of EICR's to result in rewire during years 1-3 and 2% from year 4 onwards - based on 6300 in yrs 1-3 & 5300 in yrs 4-30.
P13621-1012 - Planned Programme - Roofs Replacement	£2,008,200	£1,877,915	£1,877,915	£1,877,915	£3,885,200	CARRY OVER - 1 BLOCK PITCHED ROOF - BRENTY LODGE (LISTED BUILDING) £50,000.00 1 BLOCK PITCHED / FLAT ROOF - ARNCLIFFE £400,000.00 59 HOUSES @ £9800.00 £578,200.00 100 REFERRALS @ £9800.00 £980,000.00 CITY LEAP 1 BLOCK - ELBRIDGE HOUSE (619m2) @ £200 PER m2 £123,800.00 Total = £2,008,200 / 187 dwellings (year 1) - avg £10,739 per roof. Year 2-4 -173 roofs x 10,855. £1877915 per year. Year 5 onwards, due dates x 24/25 component costs.

Appendix A2 HIP

P13621-1013 - Planned Windows - Houses & House Type Flats	£1,310,100	£1,287,650	£1,287,650	£1,287,650	£1,287,650	Year 1 - based on 103 walk ups @ £4000 (£412,000), 20 x walk up timber sash @ £10,750 (£215,000) and 47 walks ups at Hillsborough @ £8149 (£383,003), plus 50 referrals @ £6,000 (£300,000). Total year 1 = £1,310,003. Year 2 - 5 £1,287,650 a year based on 361 dwellings. Year 6 - 30 based on 24/25 component costs x due dates.
Windows City Leap - new budget	£3,130,092	£855,000	£0	£0	£0	Windows City Leap - Year 1 - £2,775,092 for 260 dwellings (£10,673 per dwelling) Plus 71 x walk up at £5000 = £355,000 so total is £3,130,092 Year 2 - 171 walk ups at £5000 = £855,000. No further request beyond year 2 at present.
P13621-1016 - Cavity Wall & Insulation	£150,000	£220,000	£0	£0	£0	Averaging £500 for a loft insulation. £5k for cavity wall. Loft insulation = 150 @ £500 £75,000.00 Cavity Wall Insulation = 15 @ £5k £75,000.00 Costs moved forward a year to 24/25 due to procurement of new contract
P13621-1018 - Fire Doors	£1,702,500	£1,744,000	£500,000	£500,000	£500,000	Joinery shop based on current costs £475,000.00 Est 10% inflation costs materials/ energy £47,500.00 Joinery shop overtime (inc 5% increase) £80,000.00 In-house fitting recharges (inc 5% increase) £400,000.00 Making good, decs, locks, signs, supplies etc. £75,000.00 Joinery shop overhead recharges £125,000.00 External supplied and fitted doors £450,000.00 Sub Total £1,652,500.00. 24/25 - base = £1,652,500 + 50,000 at per 09/10/23 meeting = £1,702,500 As per meeting between RJ and ML 9/10/23: 25/26 - base = £1,694,000 + £50,000 as per 09/10/23 meeting = £1,744,000 Add in £500k from 26/27 for 5 years.

Appendix A2 HIP

P13621-1020 Mobility scooters	£100,000	£100,000	£100,000	£100,000	£100,000	Subject to staffing resources. £100k per year additional agreed to be added for years 1-5.
	£16,557,642	£14,219,115	£11,684,923	£9,209,023	£11,216,308	

M&E / Heating	5 year investment plan					Budget Setting Notes
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	
Works	£	£	£	£	£	Notes
P13621 - 1021 - Planned Programmes - Bathroom replacement	£2,500,000	£5,905,351	£5,905,351	£5,905,351	£5,905,351	
P13621-1002 - Heating Replacement	£2,422,100	£2,371,800	£2,282,100	£2,608,200	£2,772,600	
P13616-1004 - M&E Investment in Blocks - Laundries	£270,000	£315,000	£240,000	£270,000	£330,000	Year 1 24/25 costs: 24/25 Year 1 - to include Mill House (£40k), Button Close (£40k), Henacre (remaining £50k), Lansdown (£70k), Easton Road (£70k). Estimated Salary and material charges (£87,129). Total = £357,129. Year 2-30 based on updated costs small (£40k), medium (£50k), large (£70k). Programme extended by 6 years. Salary and material charges not included in years 2-30.

Appendix A2 HIP

Brunata Heat Unit Replacement	£465,000	£465,000	£0	£0	£0	Come down in cost. Each year need £465k going forward. This is a 3 year programme ending 25/26. Forecast £465k this year, this is an underspend not slippage.
P13616-1002 - M&E Investment in Blocks - Communal Rewires & Electrical Works	£1,542,805	£2,575,000	£2,630,610	£1,987,500	£1,217,500	On site but will complete in 24/25 Winterstoke £228k, complete in Whitemead (£50k), Gaywood and Gladstone £70k, starting Hill house at start of end of Feb 24', will be £300k, but this will be spent in 24/25. Twenty acres, this is external lighting £500k for 24/25. Salaries £242k. Materials £97k. Total £1.524,805.
P13616-1003 - M&E Investment in Blocks - Door Entry	£113,000	£120,000	£120,000	£398,000	£390,000	£113k required for 24/25. £80k for main door entry at Gaywood House, and replacing doors Westley Park. £30k for replacing 10 x handset systems. This year completing Kingsley House, forecast spend £87k. Had to also replace door entry at Vincent Close £3k. Think that budget after 24/25 will also be increased. As below, £54k to be added to this budget.
P13616-1005 - M&E Investment in Blocks - Boiler & Plant	£230,000	£200,000	£200,000	£150,000	£100,000	£230k request for 24/25. Not upgrading at the moment as awaiting new heating strategy. Need to update figs to £230k.
P13616-1006 - M&E Investment in Blocks - Lifts	£1,200,000	£1,200,000	£1,200,000	£1,671,644	£3,009,000	
P13616-1048 - Night Storage Replacement plus sunamp replacing hot water cylinders	£2,451,554	£2,177,207	£2,052,373	£2,018,312	£2,076,702	Year 1 - 371 x £4,357 (£1,616,447). Year 2 - 6 - 308 x £4,537 (£1,341,956). Year 7 onwards - due date x £4,347. Plus sunamp (replacing hot water cylinders) Yr 1 - £835,251 Yr 2 - £835,251 Yr 3 - 710,417 Yr 4 £676,356 Yr 5 £734,746

Appendix A2 HIP

P13616-1059 - Fire Sprinklers installation programme	£6,205,644	£9,533,832	£5,558,357	£7,392,404	£0	
P13616-1058 - Fire alarms installations	£2,500,000	£0	£0	£0	£0	The proposed budget for 2024/25 is £2.5m which will fund the remaining systems not installed during 2023/25.
Barton Hill carpark gates - putting bollards in. - new budget	£140,000	£0	£0	£0	£0	

£20,040,103	£24,863,190	£20,188,791	£22,401,411	£15,801,153
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Major Projects						
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes
Works	£	£	£	£	£	Notes
P13616-1012 - Blocks - Contingency	£100,000	£100,000	£100,000	£100,000	£100,000	
P13621-1017 External Repairs - Subtotal (See Repairs page for individual costs)	£2,805,000	£6,780,000	£9,750,000	£7,250,000	£6,170,400	

Appendix A2 HIP

Major Refurbishment Subtotal - (See next page for individual budgets)	£18,330,000	£16,300,000	£16,150,000	£12,295,450	£10,226,250	
P13616-1038 - Blocks - Window Servicing	£100,000	£100,000	£100,000	£100,000	£100,000	
	£21,335,000	£23,280,000	£26,100,000	£19,745,450	£16,596,650	

MP - External Repairs						
Breakdown of projects under External Repairs headline cost	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	, including design option
Subtotal>	£2,805,000	£6,780,000	£9,750,000	£7,250,000	£6,170,400	
	£1,500,000	£80,000	£0	£0	£0	Gilton House YEF for 23/24 reduced to £770K. Slippage moved to 24/25 of £1.5M and retention release of £80k in 25/26
	£70,000	£0	£0	£0	£0	Corbett House : YEF for 23/24 is £1.1M and retention of £70k for 24/25
	£35,000	£0	£0	£0	£0	Roegate House : YEF for 23/24 is £675K with retention of £35k for 24/25
P13621 - 1017: External Major Repairs to Blocks						

	£500,000	£0	£0	£0	£0	Proctor and Patterson House
	£0	0	£1,950,000	£1,950,000	£0	Butler House
	£300,000	£2,500,000	£2,200,000	£0	£0	Lansdowne, Pountney & Vining
	£0	£100,000	£1,500,000	£1,500,000	£1,500,000	Moorfields
	£100,000	£1,600,000	1,600,000	£0	£0	Croydon House
	£0	£0	£300,000	£3,800,000	£3,500,000	Barlands & Brookridge House
	£0	£0	£0	£0	£1,170,400	Holroyd House
	£300,000	£2,500,000	£2,200,000	£0	£0	Castlegate House

MP - Major Refurbishment
Breakdown of projects under Major Refurbishment Headline cost

Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes

Appendix A2 HIP

Subtotal>	£18,330,000	£16,300,000	£16,150,000	£12,295,450	£10,226,250	
P13616-1049 - Major Refurbishments - Silcox Road	£80,000	£0	£0	£0	£0	
P13616-1043 - Investment in blocks - Walwyn Gardens	£2,750,000	£50,000	£0	£0	£0	Budget for 24/25 forecast at £2.75M with £50k retention for 25/26
P13616-1045 - Barton Hill refurbishments (Ashmead, Longlands & Harwood)	£3,300,000	£5,000,000	£5,000,000	£3,000,000	£0	
P13616-1052 - Barton House	£600,000	£0	£0	£0	£0	
P13616-1047 - Major Refurbishments - Ecclestone & Phoenix	£100,000	£0	£0	£0	£0	
P13616-1046 - Major Refurbishments - Bishport 5	£3,850,000	£150,000	£0	£0	£0	
P13616-1035 - Ropewalk House	£1,400,000	£2,200,000	£450,000	£0	£0	

Appendix A2 HIP

P13616-1055 - Francombe, Underdown and Waring	£1,500,000	£4,500,000	£4,500,000	£3,900,000	£0	
P13616-1056 - Northfield House	£2,150,000	£0	£0	£0	£0	
P13616-1053 - Beaufort House	£600,000	£2,400,000	£2,200,000	£0	£0	
P13616-1054 - Major refurbishment - Dove Street (seven blocks)	£2,000,000	£2,000,000	£4,000,000	£5,000,000	£6,000,000	
St Peters House - new budget for 28/29	£0	£0	£0	£0	£1,000,000	
Brandon House - new budget for 28/29	£0	£0	£0	£0	£1,076,250	
Berchel House - new budget for 27/28	£0	£0	£0	£395,450	£0	
Carr House - new budget for 28/29	£0	£0	£0	£0	£1,500,000	
Vining Walk - new budget for 28/29	£0	£0	£0	£0	£500,000	
Walker Close - new budget for 28/29	£0	£0	£0	£0	£150,000	

SHDF						
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes
Energy efficiency works (SHDF) - Easiforms P15793-1005	£3,861,215	£0	£0	£0	£0	
Energy efficiency works (SHDF) - London Road - P15793-1003	£420,560	£0	£0	£0	£0	
Energy efficiency works (SHDF) - Ledbury Road - P15793-1001	£2,892,021	£4,126,755	£0	£0	£0	
Energy efficiency works (SHDF) - JCH, Haviland, Charelton, Langton and Tyndall - previously separate budgets for JCH and Haviland so change required to set up P15793-1006	£3,000,000	£7,000,000	£4,000,000	£3,000,000	£0	

Appendix A2 HIP

Energy efficiency works (SHDF) - Littlecross House - P15793-1002	£1,000,000	£3,500,000	£3,500,000	£0	£0	
Non Allocated Energy Efficiency Funding	£0	£7,932,425	£10,000,000	£10,000,000	£12,000,000	
	£11,173,796	£22,559,180	£17,500,000	£13,000,000	£12,000,000	

Accessible Homes						
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes
Works	£	£	£	£	£	Notes
**P13615-1001 - Adaptations	£3,000,000	£3,000,000	£3,000,000	£3,000,000	£3,000,000	
	£3,000,000	£3,000,000	£3,000,000	£3,000,000	£3,000,000	

Repairs & Maintenance						
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes

Appendix A2 HIP

Works	£	£	£	£	£	Notes
P13614-1004 - Kitchens - Relets	£1,916,000	£1,916,000	£1,916,000	£1,916,000	£1,916,000	Estimated Annual Volume - 345 - Cost Per Item - £5,554 - Budget Request - £1,916,130. We are hoping to deliver to these kinds of volumes now we have reduced the relet spec and are doing less full replacements than in previous years.
P13614-1005 - Rewires - Relets	£1,017,000	£1,017,000	£1,017,000	£1,017,000	£1,017,000	Estimated Annual Volumes - 300 - Cost Per Item - £3,390 - Budget Request - £1,017,000. We are hoping to deliver to these kinds of volumes now we have reduced the relet spec and are doing less full replacements than in previous years.
P13614-1006 - Bathrooms - Relets	£1,200,000	£1,200,000	£1,200,000	£1,200,000	£1,200,000	Estimated Annual Volume - 300 - Cost Per Item - £4,000 - Budget Request - £1,200,000. We are hoping to deliver to these kinds of volumes now we have reduced the relet spec and are doing less full replacements than in previous years.
	£4,133,000	£4,133,000	£4,133,000	£4,133,000	£4,133,000	

Asset Management & Review	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes
Works	£	£	£	£	£	Notes
P15541-1002 - Energy Efficiency	£0	£7,932,425	£10,000,000	£10,000,000	£12,000,000	£80m for energy efficiency projects agreed following the Big Housing Conversation. Budget for years 1 - 3 reduced in line with the allocation from SHDF totalling £14,067,575. Year 1 (£5m) and and Year 2 (£7m) 0'd and remaining £2m taken from £10m allocation in year 3.
Decent Homes - contingency - new budget	£0	£500,000	£500,000	£500,000	£500,000	

£0	£8,432,425	£10,500,000	£10,500,000	£12,500,000
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Specialist Projects Team	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes
	£	£	£	£	£	Notes
P15312-1001 - Extensions & Conversions to Voids	£300,000	£300,000	£300,000	£0	£0	
P13614-1001 - Acquires	£300,000	£300,000	£300,000	£300,000	£300,000	Works to Acquired properties at Relet - reactive budget addressing structural issues predominately. Existing budget allocation maintained.
P13614-1002 - Structural Works to HRA Properties	£1,100,000	£1,100,000	£600,000	£600,000	£600,000	
P13619-1008 - Environmental Improvement	£137,500	£137,500	£137,500	£137,500	£137,500	Framework has been signed off, will run for 4 years, starting this month (sept 23')
P13619-1007 - Neighbourhood Investment	£462,500	£462,500	£462,500	£462,500	£462,500	Framework has been signed off, will run for 4 years, starting this month (sept 23')

Appendix A2 HIP

P13621 - 1019 - Retrofit Pilot Projects	£323,000	£0	£0	£0	£0	
P15813-1001 - Vincent Close Major Refurbishments	£3,450,000	£3,450,000	£0	£0	£0	Investment options agreed following Opt appraisal by LSH. To be completed by Special Projects team (previously major projects).
	£6,073,000	£5,750,000	£1,800,000	£1,500,000	£1,500,000	

Other	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	Budget Setting Notes
	£	£	£	£	£	Notes
Works						
P13618-1003 - Disposal Costs	£75,000	£75,000	£75,000	£75,000	£75,000	Budget covers telecom consultant fees and service charges plus valuation reports where specialist advice is needed.
P15258-1001 - Planned - Asbestos Management	£137,000	£137,000	£46,600	£46,600	£46,600	Starting reinspection programme imminently £137k from now until end of march. Next financial year 24/25 £137k. Will be some annual re-inspections going forward (about 10%), the rest will be on a 3 yearly reinspection programme. Propose £137k for 24/25. Think that 25/26 going forward. Propose that reactive asbestos works stay in this budget and a new revenue budget is set up for management surveys going forward.

Appendix A2 HIP

P15819-1001 - Parks & Play Area Refurbishment	£800,000	£0	£0	£0	£0
	£1,012,000	£212,000	£121,600	£121,600	£121,600

Additional Investment in blocks						Budget Setting Notes
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	
Improvements to blocks, communal areas and estates	£184,424	£438,374	£1,200,224	£0	£0	
Waste and Recycling facilities	£204,000	£204,000	£204,000	£0	£0	Additional investment in blocks budget, from £204k per year from 23/24 to 26/27 (4 years). Budget for improving waste and recycling facilities. Part of the £2.05m per year additional investment funding. Agreed following consultation.
Safety and CCTV	£327,500	£327,500	£327,500	£0	£0	Upgrade to cctv across the city. budget sits with Estates but being delivered by M&E. No spend for 23/24 budget, will slip into 24/25.
	£715,924	£969,874	£1,731,724	£0	£0	

Salaries						Budget Setting Notes
	Year 1 - 2024 to 2025	Year 2 - 2025 to 2026	Year 3 - 2026 to 2027	Year 4 - 2027 to 2028	Year 5 - 2028 to 2029	
Works	£	£	£	£	£	Notes

Appendix A2 HIP

**P13612-1001 - Staffing Allocation - Planned Programme	£6,805,020	£7,940,939	£6,922,833	£5,870,869	£5,171,527	
P13613-1002 - Staffing Allocation - Disabled Facilities	£387,242	£387,242	£387,242	£387,242	£387,242	
	£7,192,262	£8,328,181	£7,310,075	£6,258,111	£5,558,769	

£91,232,727 £107,814,540 £94,070,113 £79,868,595 £70,427,480

Revenue

Planned & Cyclical			
Works	Year 1 - 2024 to 2025	Budget Setting Notes	
	£	Notes	
10080 - External Maintenance & Painting - Low Rise	£2,019,400		
CITY LEAP - External Maintenance & Painting - Low Rise	£387,200		
10081 - Communal Maintenance & Painting	£333,000	Hilton Ct (x1), Slymbridge Ave (x1), Capel Rd (x1), Long Cross (x10 blocks), Mary Carpenter (x10 blocks), Richmond Terrace (x1), Cutler Rd (x3 blocks), Lindon Hse (x2 blocks), Merryweathers (x3 blocks)	
10082 - Fire Safety Works	£2,440,000.00	<p>Mid Rise Retentions from 23/24 £100,000.00 Robin Cl & Mercer Crt £135,000.00 Vincent Close £115,000.00 Manor Fram & Oldbury Crt £750,000.00 FRA, Voids & other £200,000.00 Sub Total £1,300,000.00</p> <p>High Rise Retentions from 23/24 £20,000.00 Northfield & Brandon £200,000.00 Barwick & Sedgewick £200,000.00 Southbow, Whitmead and Winterstoke £600,000.00 Lansdowne and Twinnell voids £50,000.00 Way finder signage (Low rise) £50,000.00 Property information plates £20,000.00 Sub Total £1,140,000.00</p>	
	£5,179,600		
M&E / Heating			
Works	Year 1 - 2024 to 2025	Budget Setting Notes	
	£	Notes	
10079 - Gas Servicing	£2,019,420		

Appendix A2 HIP

10084 - Electrical Safety Testing	£3,181,500	New contract mobilising (4 year contract, 2 + 2) started in Aug 23'. Indices rise from Aug 24'.
10066 - Heat Management	£980,000	Budget increase due to additional works being added.
10067 - Electrical Maintenance	£783,060	Salaries charge £584k, material charges £143k, also works on generators. This budget can remain the same.
10069 - Lifts	£587,000	Budget increase due to charge for sim card/gsm renewals (reason why increased) and also for LOLERs and SAFEDs, these used to be captured 10091 (this code will be reduced as a result).
10070 - Central Call	£42,000	No indices rise so budget amount to stay the same.
10071 - Door Entry	£82,500	Budget increase due to additional cost for installing GSM equipment and indices rise.
10076 - Automatic door maintenance	£40,000	Remain the same.
Warden Call and door entry - additional	£78,050	
10077 - TV Aerials	£70,000	Remain the same.
15237 - Brunata Maintenance	£40,000	Remain the same.
10091 - M&E Response Repairs - General	£167,300	Reactive works budget.
10072 - Fire Equipment	£29,000	Require £29k next year 24/25 as plan to remove extinguishers from blocks, following year will reduce back down to £15k.
10087 - Fire Alarm Testing	£147,670	£147,670 per year required from 24/25, increase due to AFAR testing that's required and for onboarding of new equipment from major projects, these get added into the contracts.
15831 - Fire sprinkler servicing and maintenance	£10,000	This is just for Butler house in 24/25, following years will increase and sliding programme. Budget required for 24/25 = £10k, reason is maintenance is built into the contract for the 1st year. 25/26, £67,500 (yr2). Average cost for maintenance is £7500 per block.
Warden Call	£24,050	
	£8,281,550	

Repairs & Maintenance	Year 1 - 2024 to 2025	
	Year 1 - 2024 to 2025	Budget Setting Notes
	£	Notes
Works		
10099 - Response Repairs	£14,945,000	Damp and mould and FRA remedial work - increasing work, and potential increased demand from house condition survey info (in partic re. d&m). Also, inflation on materials contract, internal ops salary increasing, joinery recharges, increased volume of decants increasing demand on RR. Plus trade vacancies meaning more contractors used with increasing costs. Delays in planned progs increasing pressures

Appendix A2 HIP

10097 - Relets Repairs	£11,500,000	As above - materials, inflation, salary award, use of external contractors due to trade vacancies. Increased volume of TA relets, with higher spec, increasing costs. Forecast savings due to reduced spec will be made, but more than offset by increased costs.
RR - Damp and Mould	£250,000	Increased response demand, following in house training and additional surveys.
RR - HCI Repairs	£1,000,000	Anticipated increased response repairs as a result of the stock condition survey programme.
RR - FRA remediation	£1,000,000	
	£28,695,000	

Other		
Works		
Year 1 - 2024 to 2025	Budget Setting Notes	
£	Notes	
10009 - Caretaking Repairs	£41,000	Minor works to sites to assist the caretaking service.
10001 - Disabled Adaptations Repairs	£700,000	Based on existing demand (demand led repairs service for existing adaptations). Budget increased to £700k per year due to increasing costs of materials and labour.
Disabled Adaptations Repairs - Top Up	£500,000	
14493 - Council Stair Lift Repairs	£200,000	Forecast is £150k for year. This is a reactive budget. Could move to £200k from 24/25 onwards. Contract in place for X years.
10002 & 10005 Combined - Estate Management	£280,000	£150k for trees. £130k for repairs. Trees 5 year contract.
15645 - Rapid Response	£200,000	Increase to £200k from 24/25 to cover additional resource and vehicle hire.
Asbestos Management Surveys	£137,000	
15806- Assisted Gardening	£120,000	
Damp and Mould/stock condition surveys	£250,000	Increase in demand, as a result of the stock condition survey programme.
	£2,428,000	

Charges		
Works		
Year 1 - 2024 to 2025	Budget Setting Notes	
£	Notes	

Appendix A2 HIP

10078 - Charges - Construction procurement	£120,000	from finance
10090 - Charges - Leaseholder income	-£411,760	from finance
	-£291,760	
	£44,292,390	