

Appendix C

Interim Report Year 1 Capital Programme Surveys

December 2019

Introduction

This report sets out details of the 13no. estates, containing 1,386 properties, which are proposed to commence delivery during the 20/21 financial year. The estimated budget requirement is £13m.

These estates are all in Year 1 of the council's new 7-year rolling programme as established in the Housing Asset Management Strategy. This was agreed in March cabinet and is available online here: <https://hackney.gov.uk/housing-strategy>

As explained further below, this is an interim report on the Year 1 capital programme; in total there are about 3,500 properties in Year 1, and a full report on these will be brought to cabinet in June 2020.

Reasons for an Interim Report

In the capital programme, every property is assigned a year when it will be inspected and considered for major works, but these will only be commissioned if required. Properties not requiring works will be set back to a later year for further inspection.

Work is ongoing to implement the full provisions of the Asset Management Strategy, as it brings in substantial changes to the working processes for capital works. This current 19/20 year is an interim year with implementation 'in progress'. Additionally, the current major works framework contract ends in August 2020; this is the last date when new projects can start on site, though they can complete after that date. Work to procure new contracts is underway but these are not expected to be in place until early Summer 2021. This means that it is essential to prepare adequately for the period in between.

Due to the ongoing implementation work of the Asset Management Strategy and the need to prepare for the end of the current contracts, this proposed commission of capital works to 13no. estates is an interim report only on the Year 1 inspection surveys.

Summary of Survey Process

Every block in these estates has been inspected by an in-house Hackney Council surveyor. Most of these need major works, though some require only minor works. The principle of the Asset Management Strategy is to keep works to blocks on estates in the same year in so far as reasonably practicable. This is to reduce disruption for residents, make works operationally easier to deliver, and to ensure homes on estates are kept to a similar overall quality.

This was explained in the Asset Management Strategy with the following example:

EXAMPLE:

An estate of four blocks is commissioned in the external works programme. They are in various condition, due to differing years and extents of previous works. One block is in particularly good condition but council surveyors kept it in the commission to ensure the estate is worked on together.

Resident consultation reveals this difference in condition is keenly noticed by residents with those in poorer condition blocks eager for new windows, while others want to improve the overall look of the estate.

As a result the following decision on scope of works is made:

One block is to receive no works to the external facade or communal areas. A second is to have decorations and fire safety work to communal areas only, while the other two in poorer condition will have full external repair and decoration works requiring scaffolding, and window renewal. A decision is made to do significant estate grounds works to harmonise the look of the estate, and make sure those residents in blocks with limited works still see improvements.

The approach allows works to be tailored to each block, bring the estate together in condition and ensure future works are done in the same year.

The surveys carried out to date are visual inspections only. In some cases, the condition of various components is clear enough to draw attention to particular required works, however, all are subject to full detail surveys once the project commences.

This report presents a high level summary of these results, and presents key estate information relevant to the forming of a capital budget. It also presents illustrated maps and photos of each estate for clarity on the properties included. All estate boundaries have been reviewed as part of this data checking exercise.

Budgets have been set in line with the Housing Revenue Account Business Plan in the Asset Management Strategy.

Summary of Estates and Budget Allocations

Estate	No. Properties	No. Tenant	No. L/H	No. Estate F/H
11 Springfield Estate	23	14	9	0
Beck House Estate	20	14	6	0
Chatsworth Estate	54	41	13	0
Downs Estate	210	160	50	0
Fairholt Close Estate	12	5	1	6
Jack Dunning Estate	418	233	132	53
Lenthall Road Properties	9	4	5	0
Lushington Terrace Properties	15	7	0	8
Middleton House Estate	19	15	4	0
Priory Court Estate	48	20	28	0
Shacklewell House Estate	59	42	17	0
Sherry's Wharf Estate	144	81	59	4
St Johns Estate	355	234	121	0
TOTAL NO PROPERTIES	1,386	870	445	71
Provisional budget per property		£9,700	£9,700	£3,700
Provisional Budget	£13,018,200	£8,439,000	£4,316,500	£262,700

Notes:

- L/H = Leaseholders, Estate F/H = Freeholders on estates
- Budgets set for estate freeholders relate to works to estate grounds
- These works are external only; budgets for internal works to these properties are separately allowed for in capital budgets.

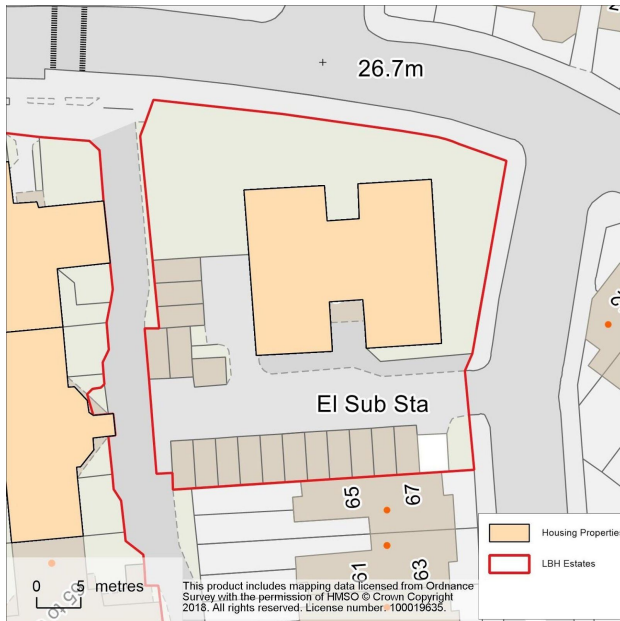
Note on Full Report in June 2020

In June 2020, a full report will be brought to cabinet which will contain:

- summary survey results of all properties in Year 1 of the capital programme with a recommendation on whether works should be commissioned, or deferred to a later year
- a review of works delivered in the 19/20 financial year, and the benefits of these works to residents.

Works to any blocks commissioned in this report will be undertaken once the new capital contracts are in place from summer 2021.

1. 11 Springfield Estate



Description:

A purpose built six story block of flats of brick and concrete construction with flat roof.

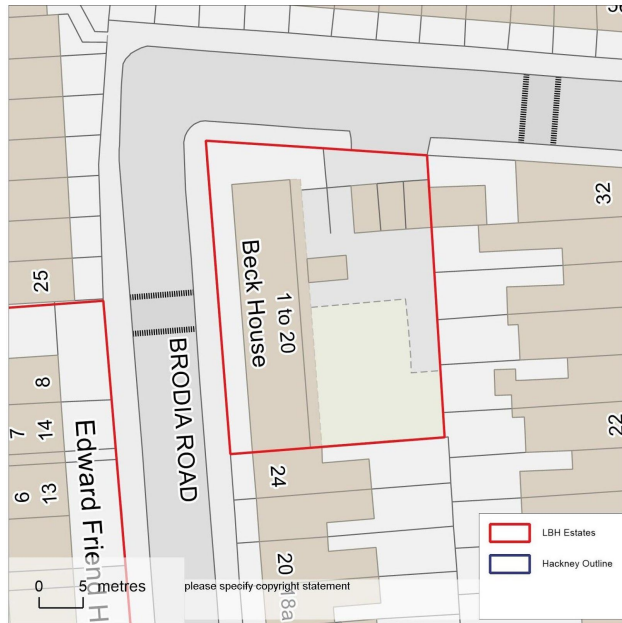
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
23	14	9	0

Recommendation:

Major works required to cover communal areas decorations, communal fire doors, remedial damp proofing, brick repairs, and flat roof (felt water penetration). Scope of works subject to detailed surveys.

2. Beck House Estate



Description:

A purpose built four story block of flats of brick and concrete construction, pitched roof and open-air communal walkway.

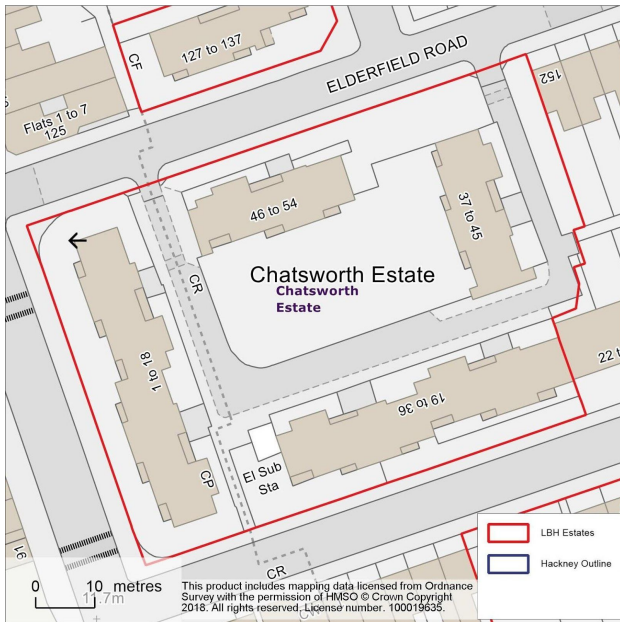
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
20	14	6	0

Recommendation:

Major works required for windows, brick repairs, structural works to lintels, roof and chimney stacks. Scope of works subject to detailed surveys.

3. Chatsworth Estate



Description:

Four purpose built three storey blocks of flats of brick and concrete construction, with flat roofs.

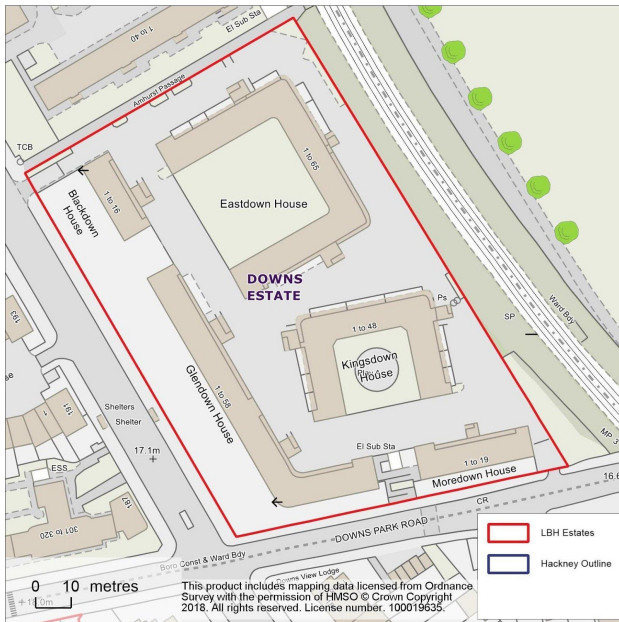
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
54	41	13	0

Recommendation:

Major works required to cover brick and concrete repairs, communal decorations and roofs. Scope of works subject to detailed surveys.

4. Downs Estate



Description:

Five purpose built six storey blocks of flats of brick and concrete construction, with pitched roofs and open-air communal walkway.

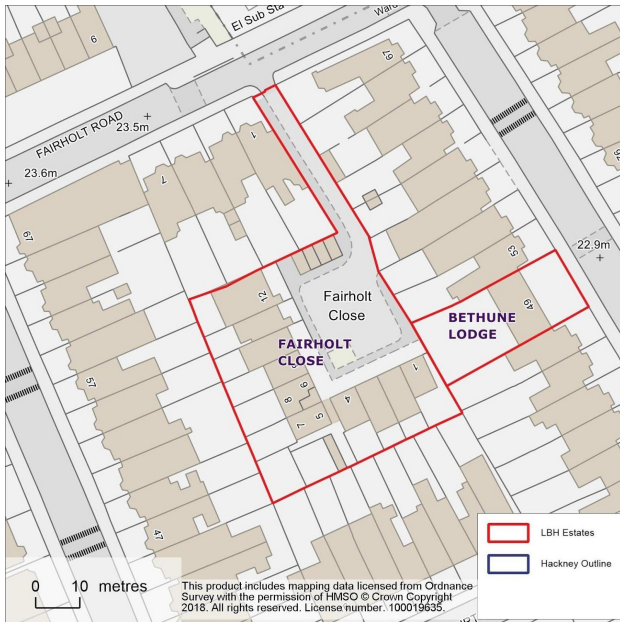
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
210	160	50	0

Recommendation:

Major works required to cover brick repairs, roofs, windows and communal walkways. Scope of works subject to detailed surveys.

5. Fairholt Close Estate



Description:

Two rows of purpose built estate houses adjacent to a low rise purpose built block of flats, all of which are two storey height and of brick and concrete construction, with flat roofs.

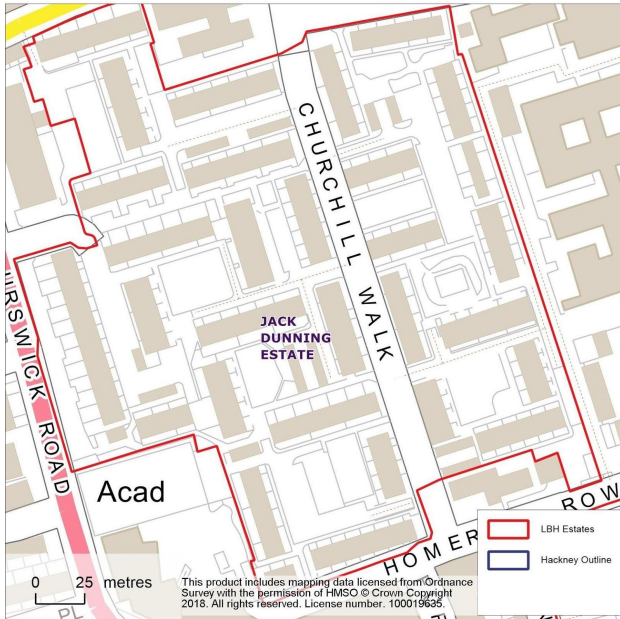
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
12	5	1	6

Recommendation:

Major works required to cover communal decorations throughout, brick repairs, communal handrails, soffits and fascias. Scope of works subject to detailed surveys.

6. Jack Dunning Estate



Description:

Low rise large estate with purpose built blocks of flats and maisonettes, and rows of estate houses. Brick and concrete constructions with pitched roofs.

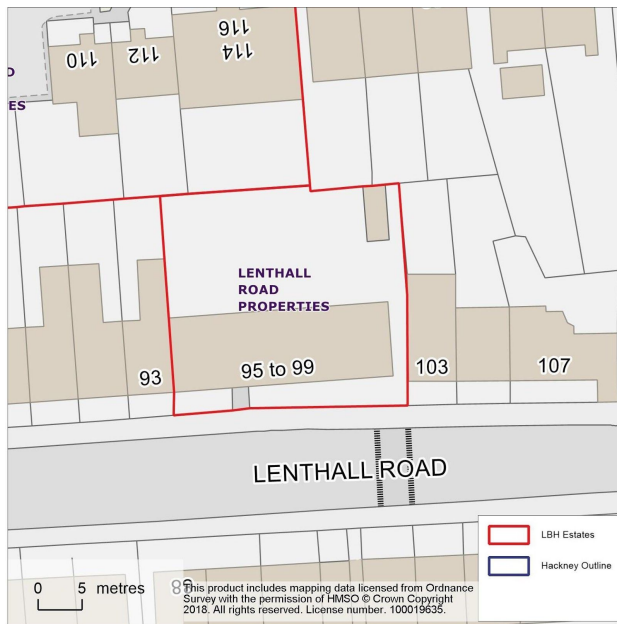
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
418	233	132	53

Recommendation:

Major works required, further investigation of possible subsidence at all blocks. Scope of works subject to detailed surveys.

7. Lenthall Road Properties



Description:

A purpose built three storey block of flats of brick and concrete construction with pitched roof.

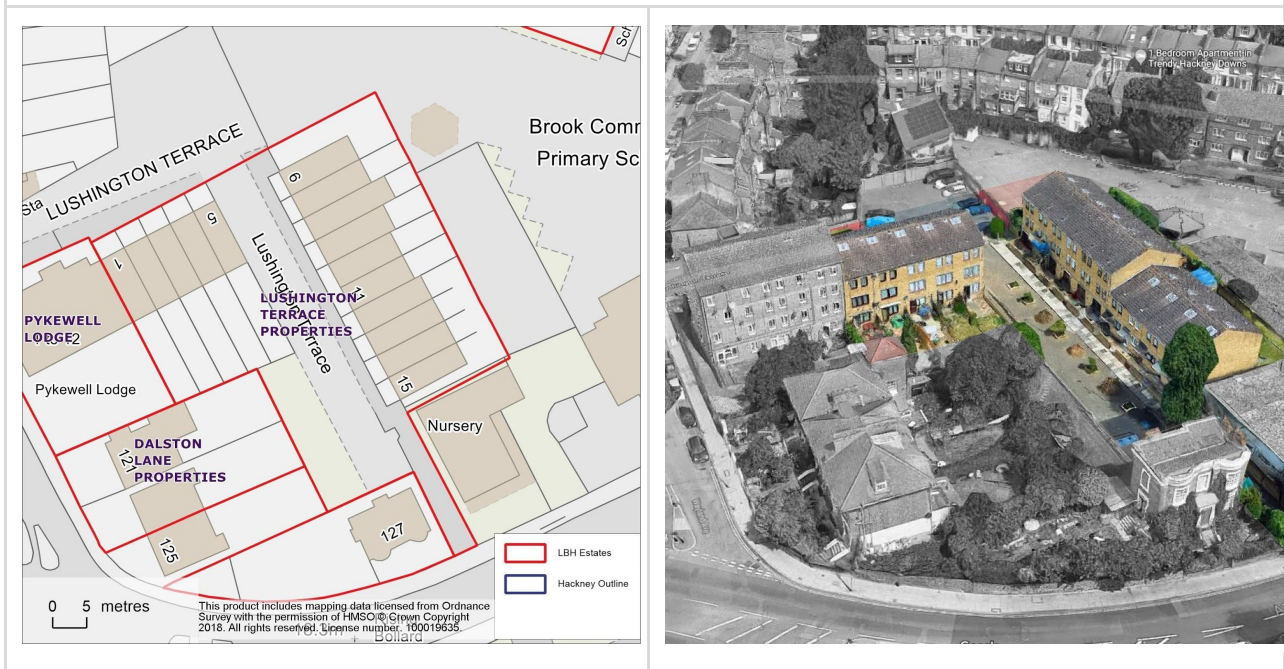
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
9	4	5	0

Recommendation:

Major works required to cover brick repairs, concrete repairs, communal decorations, front entrance door and emergency lighting. Scope of works subject to detailed surveys.

8. Lushington Terrace Properties



Description:

Two rows of purpose built three storey and two storey estate houses with pitched roofs.

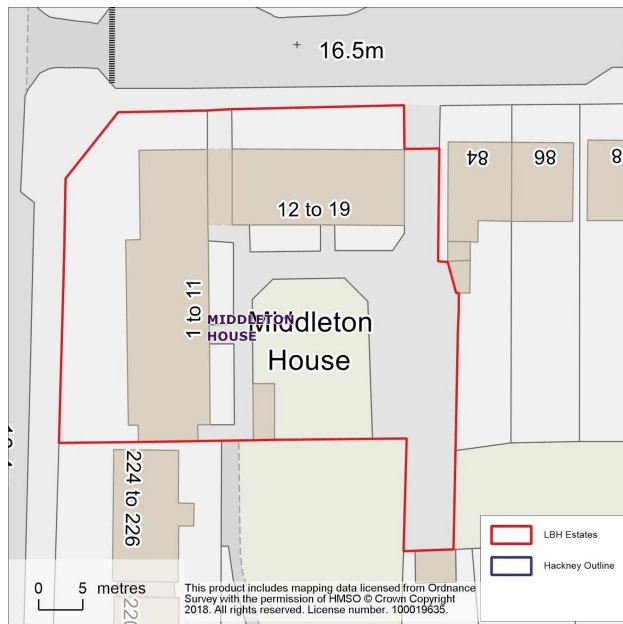
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
15	7	0	8

Recommendation:

Major works required for windows, entrance porches, concrete repairs, brick repairs and roofs. Scope of works subject to detailed surveys.

9. Middleton House Estate



Description:

A purpose built four and three story block of flats of brick and concrete construction with pitched roof.

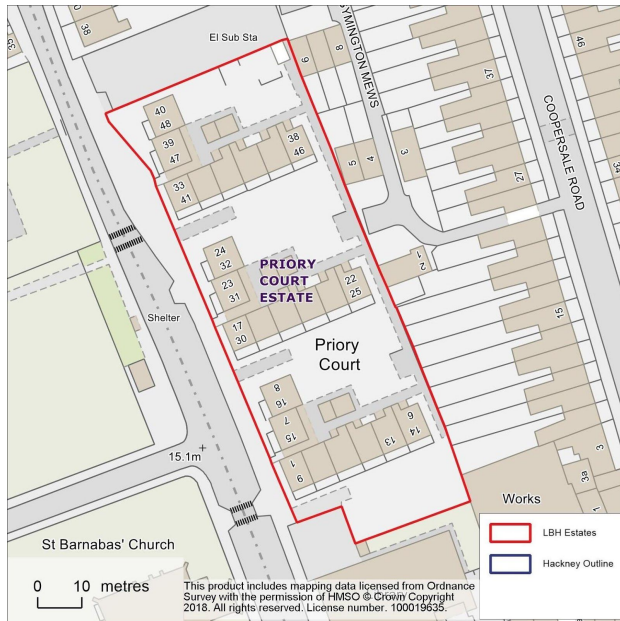
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
19	15	4	0

Recommendation:

Major works required to communal decorations, scope of works subject to detailed surveys.

10. Priory Court Estate



Description:

Six purpose built adjoining two storey block of flats and four storey block of maisonettes of brick and concrete construction and flat roofs.

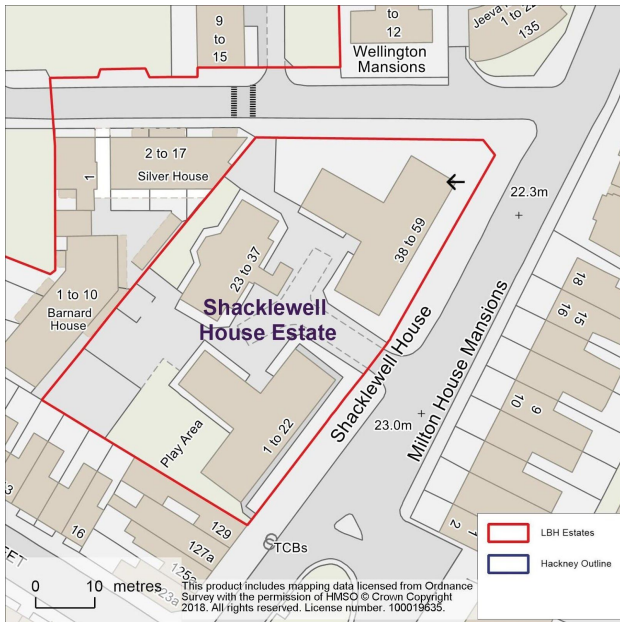
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
48	20	28	0

Recommendation:

Major works required to cover windows, communal railings, communal walkways, lateral mains, brick and concrete repairs and communal decorations. Scope of works subject to detailed surveys.

11. Shacklewell House Estate



Description:

Two six storey purpose built blocks of flats of brick and concrete construction with pitched roofs, and one five storey purpose built blocks of flats of brick and concrete construction with flat roof.

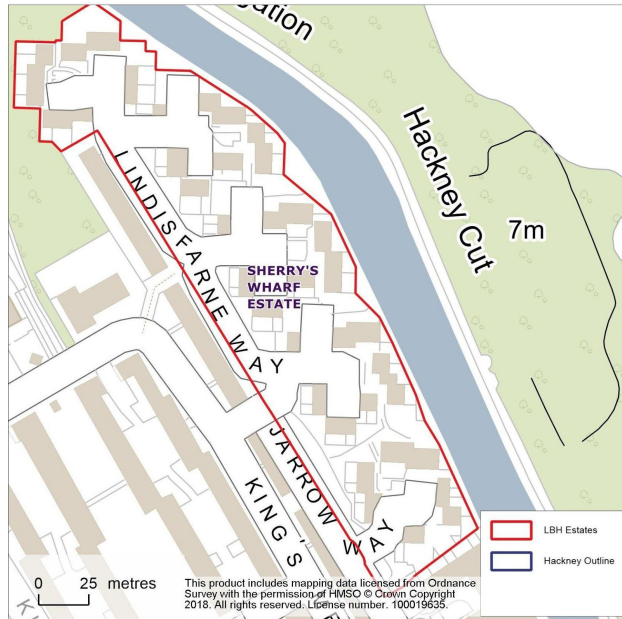
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
59	42	17	0

Recommendation:

Major works required for windows, brick and concrete repairs, communal decorations, communal walkways and roofs. Scope of works subject to detailed surveys.

12. Sherry's Wharf Estate



Description:

Low rise estate with a mix of purpose built three storey blocks of flats and rows of estate houses, all of brick and concrete construction with pitched roofs.

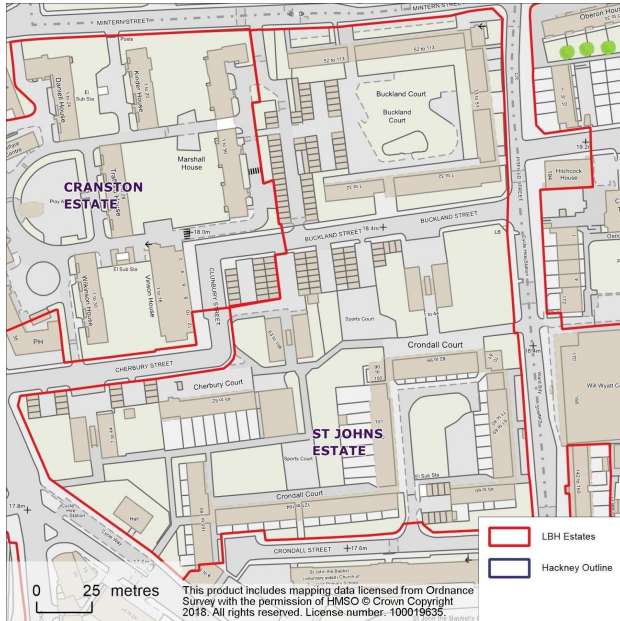
Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
144	81	59	4

Recommendation:

Major works required for windows, roofs and communal walkways. Scope of works subject to detailed surveys.

13. St Johns Estate



Description:

Large estate with eleven storey blocks of flats, four storey block of maisonettes/flats and adjoining four storey block of maisonettes and six storey block of flats, all of brick and concrete construction with flat roofs.

Properties:

Total No Properties	Tenants	Leaseholders (as per Nov 2019)	Freeholders (as per Nov 2019)
355 (does not include 1-44 Cherbury Court)	234	121	0

Recommendation:

1 to 44 Cherbury Court - currently external and internal works have just been completed.

Major works required for the rest of the blocks to include window replacement and communal windows, brick and concrete repairs, communal decorations, lateral mains and roof, except 1 to 113 Buckland Court where minor works are required, likely to communal areas. Scope of works subject to detailed surveys.