

Agenda Item 11

Committees:	Dates:
Housing Management and Almshouses Sub Committee Projects Sub Committee	26 September 2016 11 October 2016
Subject: Gateway 3/4 Options Appraisal: Middlesex Street Estate, Petticoat Tower, Replacement of Windows and Balcony Doors	Public
Report of: Director of Community & Children's Services	For Decision

Summary

Project Status	Green
Time Line	Specification of works: October/November 2016 Undertake Procurement: January – April 2017 Contract Let: June 2017 Works Complete: September 2017
Programme status	Pending Approval of Gateway 3/4 – Options Appraisal
Latest estimated cost of works	£700,000
Expenditure to date	Survey & Specification Cost £7,500
Total Project Cost	£787,500

Progress to date (including resources expended and any changes since previous gateway)

A combined Issues report and Gateway 3/4 Options Appraisal for the Middlesex Street Estate Programme of Works and Internal and External Redecorations was previously submitted and approved at Project Sub 11 May 2016 and Housing Management and Almshouses Sub Committee 4 July 2016.

The issues report outlined that each of the projects detailed in the original Middlesex Street Sustainability Project (MSSP) would progress through the Gateway process independently.

A detailed survey of the existing windows and balcony doors was carried out by a firm of Chartered Surveyors. 21 out of 80 properties were surveyed. Following the survey, the resulting report was consulted upon with residents, and a technical specification has been completed.

The original approach around funding for the MSSP was structured in such a way that Leaseholders weren't going to be re-charged.

The City has taken legal advice on its repairing obligations under the lease in relation to the balcony doors and screens. The legal advice confirmed that the City is responsible for the maintenance and repair of the balcony doors and screens and that leaseholders could legitimately be recharged their proportion of the works.

It had originally been intended that the City would replace the balcony doors and windows to all properties in Petticoat Towers back in 2010. The cost of this work at that time would have been covered entirely by Section 106 monies from the Minerva Tower development. Leaseholders were advised that they would not be required to contribute towards the cost.

Given that it was the City of London's decision not to carry out this work back in 2010, leaseholders will be particularly aggrieved if they are now required to contribute towards the cost of the works that they were originally told would not be rechargeable. As such, the DCCS Department Leadership Team (DLT) has agreed that the works would proceed and the long leaseholders would not be re-charged.

Overview of options

The option to do nothing is not realistic because the existing single-glazed windows and doors are over 40 years old. They have performed well beyond their expected service life and the condition survey indicates that they need to be replaced.

Options 1 and 2 reflect the existing layout, Options 3 and 4 were originally devised when the previous sustainability project was proposed and some residents wished the options to remain available despite the fact the sustainability work was no longer going ahead.

Option 1

Replacing the existing windows and door with an equivalent layout, with triple glazing to match the windows that were installed to the building in 2010.

Option 2

Replacing the existing windows and door with an equivalent layout, with double glazing.

Option 3

Installing an open-able window across the opening in the balcony, to create a 'winter garden' or 'sun room', that may be used as a balcony when residents open the window.

Option 4

Installing an open-able window across the opening in the balcony, as per Option 3, and undertaking remedial work to remove the existing windows, panels and balcony door, and undertake alterations to make the former balcony part of the room.

Proposed Way forward and summary of recommended option

The residents were originally consulted on all the options outlined above with the caveat that more than 40 residents would need to opt for Options 3 or 4 to justify proceeding with the significant change of layout.

The reasoning behind this approach was to allow for the fact that many residents do not respond to consultation and it could be unsafe and potentially open to challenge if we decided to make major changes to all residents' homes without a significant response and a clear majority of residents wanting such changes.

The consultation process resulted in 38 responses with no clear majority for any of the options put forward. As such, it was decided to proceed with the option to replace the existing windows on a like-for-like basis with no change to the existing layout.

The balcony doors and screens are much less exposed to the external elements than the rest of the windows to the flats. As such, DLT has agreed that the new balcony doors and screens will be double-glazed and not triple glazed like the rest of the windows.

Therefore, Option 2 (like-for-like replacement with double glazing) is now the recommended approach.

Procurement Approach

The contract will be advertised via the City's Procurement Service. The works fall beneath the OJEU threshold, as such, the options for advertising are more varied – for example, a framework may be used if there is a suitable one available. Option 2 will be set out within the tender documentation.

Table with Financial Implications

Description	Option 2:
Works Costs	£700,000
Fees & Staff Costs	£87,500
Total	£787,500
Funding Strategy:	
Source	<ul style="list-style-type: none">• Funding from the remainder of the 'Minerva' development (Section 106)• Housing Revenue Account (HRA) excluding proportional contributions from leaseholders.

Recommendations

- Note the budget of £787,500.
- That Option 2 is approved for proceeding to Procurement and Gateway 5.
- Approve the £14,000 resources required to reach next gateway, as detailed at section 20 of the options appraisal.

Options Appraisal Matrix

See attached.

Appendices

Appendix 1 - PT4 Report

Background Paper

Gateway 1-2 Project Proposal – internal and external refurbishment works programme at the Middlesex Street Estate.

Corporate Projects Board 7th November 2014

Projects Sub Committee 9th December 2014

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The Sub Committee received a report of the Director of Community & Children's Services regarding the Annual Report for Tenants 2015-16.

RESOLVED – That the report be noted.

8. COMPENSATION POLICY

The Sub Committee considered a report of the Director of Community & Children's Services regarding the Compensation Policy. In response to Members' questions, officers undertook to clarify that Barbican leaseholders were not included and confirmed mediation was included in the Complaints Policy.

RESOLVED – That the Compensation Policy be approved for use as part of the Complaints management process.

9. SELF-NEGLECT (AND CHRONIC HOARDING) PROTOCOL

The Sub Committee received a report of the Director of Community & Children's Services regarding the Self-Neglect Protocol. Members noted how complex hoarding and self-neglect cases were, and congratulated officers on their handling of a recent case.

RESOLVED – That the report and protocol be noted.

10. FIRE SAFETY PROTOCOL - COMMUNAL AREAS IN RESIDENTIAL BLOCKS

The Sub Committee considered a report of the Director of Community & Children's Services regarding the Fire Safety Protocol for communal areas in residential blocks. In response to the Chairman's suggestion, officers confirmed that photographs would be included in the guidance sent to residents.

RESOLVED – That the protocol be endorsed for immediate adoption and implementation.

11. GATEWAY 3/4 OPTIONS APPRAISAL: MIDDLESEX STREET ESTATE, PETTICOAT TOWER, REPLACEMENT OF WINDOWS AND BALCONY DOORS

The Sub Committee received a report of the Director of Community & Children's Services regarding the replacement of windows and balcony doors on Petticoat Tower, Middlesex Street Estate. In response to a Member's query over the full history of the works, officers offered to brief Members outside of the meeting.

RESOLVED – That:

- a) the budget of £787,500 be noted;
- b) Option 2, to replace the existing windows and door with an equivalent layout with double glazing, be approved for proceeding to Procurement and Gateway 5; and
- c) £14,000 be approved for staff time, surveyor costs, and Principal Designer costs.

