

HOUSING HRA FORWARD INVESTMENT PROGRAMME 2025/26 (INCLUDING 2024/25 REVIEW)

Cabinet Member & Portfolio	Cllr Jonathan Bianco – Corporate Services & Property Cllr Steve Tuckwell – Planning, Housing and Growth
Responsible Officer	Karrie Whelan – Corporate Director Place
Report Author & Directorate	Gary Penticost, Place Directorate
Papers with report	None

HEADLINES

Summary	The report details the significant investment planned for the Council's housing stock to both upgrade tenants' homes and make them more energy efficient for the 2025/2026 financial year. The report also seeks the continuation of streamlining decision-making in this service area, as provided for by Cabinet in previous years, by providing delegated authority to the Corporate Director to implement the programme over the remaining period within approved budgets and contracts. Progress will be subject to oversight by Cabinet Members. The report also includes a look back at delivering the previous year's programme for Cabinet review and wider transparency.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities This report supports our commitments to residents of: Thriving, Healthy Households
Financial Cost	Subject to Cabinet and Council approval on 27 th February 2025, the proposed HRA Works to Stock 2025/26 Capital Programme has a budget of £25,242k & Green Homes Initiative budget of £7,402k. The recommendations in this report are proposing a continuation of the streamlined approach for how these funds are released and to enable the effective delivery of the programme whilst maintaining effective controls over this spend.
Select Committee	Corporate Resources & Infrastructure
Relevant Ward(s)	All Wards

RECOMMENDATIONS

That the Cabinet:

- 1) Note the delivery of the 2024/25 HRA Works to Stock Programme set out in the report, which has provided essential upgrades to the Council's housing stock, along with higher energy efficiency standards whilst improving the quality of life of tenants.**
- 2) Agree the HRA Works to Stock Programme for the 2025/26 financial year, as set out in the report.**
- 3) Delegate to the Corporate Director of Place, the authority to:**
 - a) Utilise existing internal or external framework agreements or develop new LBH framework agreements for Cabinet approval, to enable the effective delivery of appropriate works, tenders, and contracts.**
 - b) Approve project specific works completed using an approved LBH framework or term contract.**
 - c) Release capital funds for the specific works, as set out in the programme and strictly within approved budgets.**
 - d) Agree minor variations to specific projects within the programme, subject to agreement from the Cabinet Member for Corporate Services & Property.**
 - e) Make any other operational decisions required to implement the works agreed by the Cabinet.**
- 4) Agree that relevant portfolio Cabinet Members receive quarterly summary updates on progress delivering the programme, providing capital releases and also capital spend to date for monitoring purposes and, furthermore, that any contracts entered into by the Director via framework agreement exceeding £750k be reported to Cabinet for information as part of the budget monitoring report.**
- 5) Agree that any variations to the overall programme or approved programme budget be reported to Cabinet for approval in the first instance.**

Reasons for recommendations

This is an annual report to agree the programme of works and projects for the ensuing financial year and to also provide delegated authority to officers to streamline decision-making where necessary for efficient delivery of the works.

Cabinet is recommended to agree the programme of HRA works to the housing stock for the ensuing financial year and continue with the associated delegated authority as set out in the recommendations, which are the same as those granted by Cabinet in March 2024.

This important programme of works, led by the operational assets division of the Council, ensures that the council manages essential upgrades to the housing stock, ensures that houses, flats, and

their tenants are safe and also is increasingly now transitioning properties to higher energy efficient standards, such as through new boilers and home insulation.

Alternative options considered and rejected.

Cabinet could decide to maintain existing authority levels reserved to Cabinet Members. Also, Cabinet could choose to amend the specific works programme as set out in the report.

Democratic compliance and previous authority

The proposed decision-making on this programme enables to Cabinet to set the strategy and overall programme, projects and budget within and then charge officers to deliver these within approved budgets and approved procurement arrangements which will develop further over time. Similarly, officers will have accountability to cabinet members on delivery.

Select Committee comments.

None at this stage.

SUPPORTING INFORMATION

Review of 2024/25 programme

The Operational Assets team have continued to deliver across a wide range of work areas in 2024/25.

Working with the Procurement team, we are developing and using framework agreements to deliver works and where leaseholder consultation and recharges are required, we are continuing to tender work packages to ensure that we are compliant with leaseholder consultation requirements.

The mix of works throughout the year not only included required internal and structural works to improve the fabric of the housing stock and corporate buildings, but they also included all additional works to deliver substantial investment in the stock to meet future energy efficiency requirements and to support delivery of the Council's climate change strategy targets.

The Warm Safe and Dry Budget is allocated to enable capital works to services and equipment (CCTV systems, door entry, security systems, alarms etc) which are not scheduled under the main budget heads and are normally at lower financial costs.

Framework contracts – Kitchens and Bathroom renewals

- a. **Framework contract for Survey and design:** Howdens Joinery Ltd have been appointed as the supplier; the contract is progressing well.
- b. **Framework contract for the Installation of Kitchens & Bathrooms:** We have appointed three term contractors on a framework for the Installation of kitchens and bathrooms throughout the Borough for an initial period of 3-year plus 2 years to speed up the process,

increase the number of installations and reduce office admin/procurement time. It is planned that we will be installing 1000+ kitchens and 800+ bathrooms during 2025/26 using this new framework.

Kitchen & Bathroom replacements – Phased program

In 2024/25, the Council has tendered in numerous phases (Phases 24-38) and awarded contracts for the replacement of 599 kitchens and 604 bathrooms with works completed or in progress.

Framework contact for Major adaptations

This is a framework agreement for aids and adaptations is in place and operational, with four contractors (North, Central, South, and a backup) for an initial term of four years, with an option to extend for an additional two years.

A tender process has been completed for the supply and installation of stairlifts, hoists, and through-floor lifts for a period of three years, with an option to extend for another two years. This Cabinet report is included in the forward plan and will be reviewed at the 13th of March 2025 Cabinet meeting.

Statutory servicing and maintenance contracts

- Domestic Gas – In place and operational. Year 2 of a 5-year contract
- Passenger Lift service and maintenance. Year 2 of a 5-year contract
- Asbestos Surveys – Extension Taken, In place and operational Year 4 of a 5-year contract
- Door Entry & Access Control - Extension taken, in place and operational Year 4 of a 5-year contract
- Automatic Gates & Barriers - Extension taken, in place and operational Year 4 of a 5-year contract
- Fire Detection & Equipment - Extension taken, in place and operational Year 4 of a 5-year contract
- Electrical Testing & Remedials Area 1 - Extension taken, in place and operational Year 4 of a 5-year contract
- Electrical Testing & Remedials Area 2 – Contract expires June 2026 to be tendered
- domestic lifts servicing - Extension taken, In place and operational Year 4 of a 5-year contract
- CCTV Maintenance - In place and operational Year 1 of an 8-year contract
- AC & Ventilation - In place and operational Year 1 of a 6-year contract
- Water Quality Monitoring - In place and operational Year 2 of a 5-year contract
- Water Quality Remedials - In place and operational Year 1 of a 5-year contract

Domestic boiler replacement contract is in place and is on target to replace over 1,900 units this financial year. This contract has also been used to pilot the installation of two stand-alone heat pump system in refurbished void properties.

Decarbonisation / Energy efficiency

Social Housing Decarbonisation Fund (SHDF) Wave 1 – Project complete and we have successfully installed the following energy efficiency measures to 158 number properties:

- 58 Cavity Wall insulations
- 150 Loft Insulations
- 144 MVHR installations
- 124 Window replacements
- 89 Replacement Doors
- 39 External Wall Insulations

We are in the process of conducting the 12-month defects inspections and seeking the residents' feedback on how these measures have positively impacted them.

Alternative to SHDF Wave 2.2 & Green Home Initiatives

250 Properties identified for EEMs (Energy Efficiency Measures) to be delivered in single packages of works using the new LBH Framework Contractors Lots 3, 8 & 9. The EEMs to include some or all the following:

- Cavity wall insulation
- Replacement windows & doors
- Loft insulation
- MVHR (Heat Recover fans)
- Isolated areas of external wall insulation
- Scaffolding and enabling works

External Repairs and Redecorations HRA - £540k Budget

In, 2024/25 six tenders have been run. namely:

- Phase 1 - New Pond Parade (Section 20 applies to leaseholders) £100k
- Phase 5 - The Buntings & Barden Court (Sheltered) £150k
- Phase 6 - Ascott Court & Ascott House (Sheltered) £200k

All three contracts were competitively placed with D R Jones Limited. The works will include the repair and redecorations to communal areas and re-carpeting some locations in the sheltered blocks.

The remaining tendered Phases:

- Phase 2 – Yeading Lane (Section 20 applies to leaseholders) - Greyline £900k
- Phase 3 – Courts Estate (Section 20 applies to leaseholders) - D R Jones £340k
- Phase 4 – Heather Lane (Section 20 applies to leaseholders) - Mitie £140k

These Phases are to be let under capital works in 2025/26 following the completion of the section 20 leaseholder consultation procedures.

Window replacements

In 2024/25, the following works have been undertaken / progressing:

- Barr Lodge & Bond Close Windows being installed Feb' to April 2025.
- Phases 14 – 20 tendered and let, include 590 properties of which 60+ are leaseholders.

Roofing works

In 2024/25, the following works were tendered but not progressed:

- Shawfield Court Properties tendered. Contractor withdrew from the works, and this will be retendered 2025.
- Melbourne House Roofing, External & Internal Decs tendered and works put on hold pending replacement windows. S20 withdrawn and to be re-issued during 2025. Section 20 processes followed for the numerous leasehold dwellings.

In 2024/25, the following works have been undertaken and completed:

- Whitby Road Properties tendered, and works were to commence on site 18th March 2024 with a 20-week contract duration. Section 20 processes followed for the leasehold dwellings.

Housing and Building Safety

Building Safety Act

Building Strategy - Operation Delivery Plan is in place and to be reviewed in 2025 to set a new plan for the next 3 years. We are providing the annual update on progress to the Property, Highways and Transport Select Committee in February 2025. Building Safety Cases are required for all high-rise buildings over 18 meters. We have completed all 10 safety cases for LBH (London Borough of Hillingdon) high-rise stock these are under review for any amendments. These will be requested by the Building Safety Regulator to review before they undertake an audit of the block this is expected to be conducted over the next 5 years. We will be notified and given 28 days to provide all require data.

Registering high-rise residential buildings is a legal requirement before the 1st of October 2023. LBH 10 buildings were registered in June 2023.

Framework contract - Fire Door replacements programme

A framework contract is in place and operational supporting the delivery program of door replacements Commenced in August 2024 with a three plus one-year term. In 2024/25, 5835 were installed comprising of front entrance doors and communal door sets.

Framework agreement Voids Servicing and Repair –

The framework agreement for Voids refurbishment contract works is going through the procurement process, this will appoint up to three contractors and one back up with a view to start in July 2024.

Proposed 2025/26 Programme & Projects

The Operational Assets team lead on delivery of all planned works to the Council's housing stock and will continue to use and develop framework agreements where possible to deliver works programs for the new financial year 2025/26.

The planned programme for 2025/26 includes the following activity:

Roofing Programme

Property locations where essential roofing works are required have been identified from referrals from the Reactive Repairs team and the existing asset database. These locations are currently being surveyed by external consultants (Keegans) with a view to tendering Spring 2025 and completion by Autumn 2025. The final number of locations to receive new roofs will be confirmed on completion of the condition surveys and budget estimates on required works. However, the currently expected programme for 2025/26 is for 17 Blocks and 21 houses.

In 2025/26, the following works have been tendered in preparation and will be progressing:

- Phase 1 – New Peachey Lane (14 Dwellings) Capital release approved and works to commence March 2025 subject to contract signing.
- Phase 2 – New Peachey Lane & Portland Road (29 Dwellings) Capital release to be sought and works to commence March/April 2025.
- Phase 3 – Malmsbury Close & Bennett Close (28 Dwellings) To progress April 2025 subject to Section 20, leaseholder consultations.
- Phase 4 - Mimosa Road & Joel Street (45 Dwellings) To progress May 2025 subject to Section 20, leaseholder consultations.
- Phase 5 – Ivy House Road, Church Road & Towers Avenue (16 Dwellings) To progress June 2025 subject to Section 20, leaseholder consultations.
- Phase 6 – Hilton Close & Broadwater Gardens (50 Dwellings) To progress June 2025 subject to Section 20, leaseholder consultations.

Window replacement

This will target the replacement of first-generation metal / aluminium windows in solid wall properties in approximately 500 properties as a priority to assist with the prevention of Damp, Mould, and Condensation. This will be supported by the installation of heat recovery fans which have successfully been installed as part of the SHDF wave 1 project. The solid walled properties are being reviewed to assess further requirements to improve energy efficiency, i.e. external or internal wall insulation. This process will also investigate development opportunities where possible.

Framework agreements are being prepared for tender with the aim to appointment several contractors for the supply and installation of A+ Double glazed window installations in non-leasehold properties. This procurement is in its development stage and may take approximately 9 months to complete. In the interim, phases will be tendered as required.

Kitchen renewals

For 2025/26, the Council plans renewals to approximately 1,000 properties will be delivered via the new framework agreements.

Bathrooms

Officers estimate the replacement of approximately 800 bathrooms will be undertaken in line with home improvement requirements.

Domestic and Communal Boilers

This replacement program will continue and replace a further approximate 1,900 obsolete units in houses.

For communal boilers, currently scheduled for major works to one communal heating system in the borough with the installation heat meters and an upgrade of the boiler plant.

Passenger lifts upgrade

Officers are reviewing the current stock with a view implementing phased refurbishment programme for remaining stock not included within Phases 1-7, Therefore, this budget will be reviewed.

Door Entry & Access Control

Upgraded Access Control Systems within 68 communal Blocks and officers reviewing blocks for 2025/26 programme.

Electrical Lateral Upgrades

Upgraded Lateral supplies within 38 Low & Medium Rise Housing Blocks and officers reviewing blocks to be included within 2025/26 programme.

Fire Doors Sets

Fire door replacement program will continue through 2025/26 and will target door set replacements identified following Fir Safety Risk Assessments.

Compliance and Fire Safety

This important work continues each year and covers building and engineering related activities associated with the housing and corporate building stock. The team also leads on all statutory works contracts; Gas, Electrical, Legionella, Asbestos and Fire (Building Safety) undertaking statutory servicing, maintenance and associated capital works to ensure buildings are safe places to live and work.

Revenue Expenditure

In addition to the Works to Stock programme, there are revenue budgets for maintaining the condition of stock.

Procurement activity and further framework agreements in the pipeline

Corporate Procurement are working with the service area in respect of the effective delivery of works, tenders, and contracts by developing framework agreements for certain services and also longer-period term contracts for cabinet approval. Developments include:

- External repairs and redecoration programme - properties identified by programme team are currently being surveyed by consultants with a view to tendering in Spring 2025 and completion by Autumn 2025. These will be tendered in phases with a view to establishing a long term multiyear LBH framework.
- Window replacement programme - new framework to be procured to on board multiple contractors to complete the Window Replacement programme from 2025 onward for 3 years
- Roof Replacement programme – These will be procured in individual phases in 2025 until such time as a long-term framework can be established for domestic properties only.

Financial Implications

The proposed 2025/26 HRA Capital Programme, subject to approval by Cabinet and Council in February 2025, includes a capital budget for the Works to Stock programme of £32,823k and Green Homes Initiatives of £7,402k.

This gives a revised total budget for the Works to Stock 2025/26 capital programme of £40,225k breakdown provided in the table below.

The table below highlights the 2024-25 budget against approved capital releases for the various HRA Capital Programme workstreams.

Table 1 - HRA Works to Stock Programme and specific planned works to the housing stock already approved for 2024/25 and the proposed planned works for the 2025/26 financial year, subject to Council budget approval.

Workstream	2024/25				2025/26	
	Revised Budget	Approved with Capital Release	Forecast	Capital release to Forecast Variation	Revised Budget 2025/26	Number of units
	£'000	£'000	£'000	£'000	£'000	No.
Roofing Programme	787	717	717	0	4,136	TBC
Windows Programme	4,107	4,072	4,072	0	4,307	684
Kitchens & Bathrooms Programme	5,600	5,594	5,594	0	11,572	1,772
Structural Works Programme	1,974	1,887	1,887	0	1,500	TBC
Electrics Programme	640	357	357	0	1,101	TBC
Domestic Boiler Replacement	4,700	4,667	4,667	0	3,200	1,324
Communal Heating	471	207	252	45	674	TBC
Communal Lifts	166	166	32	-134	300	TBC
Sprinkler Systems Tower Blocks	354	354	352	-2	0	0
Fire Doors	2,600	2,564	2,564	0	3,801	1,563
Replacement of Emergency Lighting	619	501	524	23	395	TBC
Fire Alarms / Detection	294	109	100	-9	350	282
Warm Safe Dry	841	841	841	0	1,124	TBC
Contingency	0	0	0	0	144	TBC
Playground Replacement Programme	261	261	261	0	219	3
HRA WTS Total	30,919	29,802	29,725	-77	32,823	5,628
Green Homes Initiatives Programme	6,756	4,997	4,997	0	7,402	250
Total - Capital HRA Works to Stock & Green Homes Initiative	37,675	34,799	34,722	-77	40,225	5,878

Elements of the works within the above programme will be subject to statutory leaseholder consultation. The council will seek leaseholder contributions on post completion of the works, which will reduce the financing contribution from the HRA major repairs reserve.

To ensure accountability and transparency there will be regular reporting to the relevant portfolio Cabinet Members. The report will include updates of progress on delivery of the programme, capital released, spend to date, and forecast spend for monitoring purposes, this report will highlight any significant variations to the programme. Any contracts entered into, and any decisions made by the corporate director that exceed £750k will be reported to Cabinet.

Any significant variations to the programme or change to the approved budget will be reported to cabinet for formal approval prior to any action taken.

The HRA WTS workstream budget will be subject to the capital release procedure, as and when required.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

This report will enable transparent approval of the important housing works programme and help streamline the decision-making process in this area of council activity, speeding up project delivery, the transformation of the housing stock and ultimately resident satisfaction.

Consultation carried out or required.

No external consultation required.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommendation to agree the HRA Works to Stock Programme for 2025/26 as set out in the table above and release the Capital Programme budget for this element of the HRA Capital Programme in line with the proposed budget, subject to approval of the MTFS 2025/26 to 2029/30 at February Cabinet.

Furthermore, it is noted that the relevant Cabinet Members will receive quarterly summary reports on the progress against the planned budget. Any contracts entered into as part of these workstreams that exceed £750k will be reported back to Cabinet through the Council's budget monitoring updates.

Legal

Legal Services confirm that the Council is responsible for these maintenance, improvement, and repair functions in relation to its housing stock pursuant to various statutory provisions, including sections 9-10 of the Housing Act 1985, sections 9A and 11 of the Landlord and Tenant Act 1985, and the Regulatory Reform (Fire Safety) Order 2005.

Furthermore, as a registered provider of social housing, the Council is subject to the Regulator for Social Housing's powers. The Social Housing (Regulation) Act 2023 strengthened the powers of the Regulator for Social Housing by amending the Housing and Regeneration Act 2008. Under section 193 of the Housing and Regeneration Act 2008, the Regulator can set standards for registered providers to meet in connection with the accommodation and services they provide. The Regulator introduced 5 new standards effective 1st April 2024, one being the Safety and Quality Standard. The Safety and Quality Standard requires the Council to provide safe and decent quality homes for its tenants, along with good quality landlord services. Should the Council

fail to meet the Regulator's standards, it may be subject to enforcement action under Chapter 7 of the Housing and Regeneration Act 2008, which could result in a range of sanctions.

Thus, there are no legal impediments to agreeing the recommendations set out in the report. Agreeing to the recommendations will assist with reducing the potential for disrepair claims by tenants and enforcement action by the Regulator for Social Housing.

Any contract that the Council enters must comply with the Council's Procurement Standing Orders, last updated effective 11th July 2024. Contracts exceeding a certain threshold also need to comply with the applicable procurement legislation. Depending on the date of the procurement activity, this will either be the Public Contracts Regulations 2015 or the Procurement Act 2023.

As and when specific projects within the HRA Works to Stock programme are the subject of a Cabinet report, more specific comments are provided by Legal Services.

BACKGROUND PAPERS

NIL.