

HOUSING HRA FORWARD INVESTMENT PROGRAMME 2026/27 (INCLUDING 2025/26 REVIEW)

Cabinet Member & Portfolio	Cllr Jonathan Bianco – Cabinet Member for Corporate Services and Property Cllr Steve Tuckwell - Planning, Housing and Growth
Responsible Officer	Daniel Kennedy, Corporate Director of Residents Services
Report Author & Directorate	Gary Penticost, Director of Operational Assets
Papers with report	Appendix 1 – review of 2025/26 year

HEADLINES

Summary	<p>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 2026/2027 financial year. The report also seeks delegated authority to implement the programme over the year within approved budgets and contracts. Progress will be subject to oversight by Cabinet Members</p> <p>The report’s appendix also includes a look back at delivering the previous year’s programme for Member review and transparency.</p>
<p>Putting our Residents First</p> <p>Delivering on the Council Strategy 2022-2026</p>	<p>This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities</p> <p>This report supports our commitments to residents of: Thriving, Healthy Households</p>
Financial Cost	<p>Following approval at the Cabinet meeting on 26th February 2026, the HRA Works to Stock 2026/27 Capital Programme has a budget of £30,997k, the Green Homes Initiative has a budget of £10,250k, and HRA Adaptations has a budget of £4,100k.</p> <p>The recommendations within this report propose the continuation of the streamlined approach for the release of these funds, enabling the effective delivery of the programme while maintaining robust and appropriate controls over expenditure.</p>
Select Committee	Corporate Services & Infrastructure
Ward(s)	All Wards

RECOMMENDATIONS

That the Cabinet:

- 1. Note the delivery of the 2025/26 Housing Revenue Account (HRA) Works to Stock Programme set out in the report, which has continued to provide essential upgrades to the Council's housing stock, along with higher energy efficiency standards and improvements to the quality of life of tenants, set out in Appendix 1.**
- 2. Agrees the HRA Works to Stock Programme for the ensuing 2026/27 financial year; and approves the release of the HRA WTS Capital Programme budget, as set out in this report.**
- 3. To deliver this Programme, delegate authority to the Corporate Director of Residents Services, in consultation with the Cabinet Member for Corporate Services & Property 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 the procurement of individual projects and works set out, including using any approved LBH framework or term contract by Cabinet.**
 - c. Release project specific capital funds for the specific works, as set out in the programme, and strictly within approved budgets and subject to any internal spend control requirements.**
 - 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 programme and works agreed by the Cabinet.**
- 4. Agree that relevant portfolio Cabinet Members receive regular updates on progress delivering the programme and spend.**

Reasons for recommendation

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 programme, subject to Cabinet agreement.

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 / risk management

Cabinet could choose to amend the specific works programme as set out in the report for 2026/27. Also, Cabinet could decide to not delegate to officers and maintain existing authority levels at Cabinet or Cabinet Member level for individual projects and spend on a case-by-case basis.

Democratic compliance / previous authority

The proposed decision-making approach allows Cabinet to set the strategy, overall programme and budget, and then delegate delivery to officers within approved financial budgets and procurement frameworks. Officers will, in turn, remain accountable to Cabinet Members for progress and delivery. Given the significance of the housing improvement programme, streamlined delegated authority is important to ensure timely project delivery each year.

Select Committee comments

None at this stage.

2026/27 Programme

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 programmes for the new financial year 2026/27.

The planned programme for 2026/27 includes the following activity:

Roofing Programme:

Property locations requiring essential roofing works have been identified through referrals from the Reactive Repairs team and analysis of the Council's asset database. These locations are currently being surveyed by external consultants, to confirm the scope of works, cost estimates, and programme viability. This forms part of the 2026/27 programme. Subject to the completion of condition surveys, the Section 20 consultation process will be undertaken, followed by tendering, with a view to commencing works in Spring 2026 and completing the programme by Autumn 2027. The final number of properties to receive roof replacements will be confirmed once surveys, budget estimates, and consultation outcomes have been completed.

Window replacement:

The Window Renewal Programme will prioritise the replacement of first- generation metal and aluminium- framed windows in solid wall properties, targeting approximately 500 homes as an initial phase. These windows are reaching the end of their useful life and have been identified through asset data and stock condition surveys as contributing to poor thermal performance, cold bridging, and increased condensation risk. Replacing them with modern, insulated double- glazed units will significantly improve thermal efficiency, reduce heat loss, and enhance ventilation, forming a key intervention in preventing damp, mould, and condensation. This programme supports the Council's wider decency, health, and compliance objectives, including

meeting regulatory expectations around proactive damp and mould prevention in higher- risk property types.

Framework agreements are now in place and contractors appointed for the supply and installation of A+ Double glazed window installations in non-leasehold, street properties.

Green Homes Initiative:

The Green Homes Initiative targets street properties with an EPC rating below band C, upgrading homes to meet the government requirement for all properties to achieve a minimum EPC rating of C by 2030. The programme will improve energy efficiency, reduce fuel poverty, and enhance living conditions for residents. This will be supported by the installation of heat recovery fans, successfully delivered through the SHDF Wave 1 project. Solid wall properties are being reviewed to assess further measures, such as external or internal wall insulation, alongside consideration of potential development opportunities where appropriate. Delivery will be undertaken through the Council's approved LBH Minor Works Framework.

Kitchen Renewals:

Approximately 1,000 kitchens are planned for replacement through the new framework agreements. This programme will support compliance with the Decent Homes Standard and contribute to reducing non- decent homes to around 5% through the Council's rolling planned maintenance programmes, improving overall housing quality and resident outcomes.

Bathroom Renewals:

Approximately 800 bathrooms are planned for replacement and will be delivered through the Council's approved framework contractors. This programme will support compliance with the Decent Homes Standard and contribute to reducing non- decent homes to around 5% through the Council's rolling planned maintenance programmes, improving property condition, resident wellbeing, and overall housing quality.

HRA Adaptations:

HRA adaptations will continue to be delivered to support residents with disabilities and mobility needs, in line with the Council's duties under the Equality Act 2010. This programme ensures that reasonable adjustments are made to enable residents to live safely and independently in their homes. Delivery of adaptations supports compliance with housing and equality legislation while improving accessibility, resident wellbeing, and long- term tenancy sustainability across the housing stock.

Domestic and Communal Boilers:

This replacement programme will continue into 2026/27, with a projected further 425 obsolete domestic units scheduled for replacement across houses and flats.

For communal boiler systems, major works are currently programmed for the communal heating system at Colley House, including the installation of heat meters and a full upgrade of the boiler plant.

Electrical Safety and Planned works:

- **Passenger lifts upgrade:**

Phase 8 4No Lifts within Sheltered Housing due in 2026/27, which also includes the installation of remote monitoring on all General Needs Housing Lifts within the Housing Stock. Officers are reviewing the remaining stock with a view to implementing a further phased refurbishment programme for the remaining stock not included within Phases 1-8.

- **Door Entry & Access Control:**

Planned programme to deliver upgrade of Access Control Systems within 120No general needs communal Blocks planned for 2026/27 programme.

- **Aico Gateway Installation:**

Continuation of the Aico Gateway Monitor installation programme to include installation alongside the EICR's to 2000No. properties per annum delivered by the two existing electrical term contractors with a 1000no.properties each, whilst delivering the Statutory compliance EICR programme.

- **Emergency Lighting**

Phased replacement of 230v Emergency Lighting within general needs housing block with review of monitoring systems to remove the costs and need for monthly emergency lighting visits and to alleviate current issue of large-scale battery replacement requirement due to age of existing fittings and provide energy efficiency savings. Officers reviewing current systems and will implement a pilot scheme on approx. 10No blocks to be delivered by existing Term Contractors prior to full role out.

Replacement of 24v LED Boards within blocks containing Commulite remote monitoring system that have 7-year warranties expiring. Replacement of boards allows for a further 7 Year warranty term. Officers reviewing which blocks will demonstrate Value For Money by undergoing warranty works.

- **Fire Detection**

Ongoing works for replacement programme for expiring 10-year Mains Fire Detection Devices within Dwellings, combined with installation of Aico Gateway project and delivered by Term Contractors.

Fire Door Replacement programme:

The planned fire- door replacement programme will continue throughout 2026/7, focusing on door- set upgrades identified through Fire Safety Risk Assessments. The programme's completion timeline will align with the commitments the Council has already provided to the Regulator of Social Housing regarding building- safety compliance.

Compliance and Fire Safety:

This programme delivers essential annual building- safety and engineering activities across the Council's housing and corporate property portfolio. The team is responsible for managing all statutory compliance workstreams — including Gas Safety, Electrical Testing, Legionella, Asbestos, and Fire (Building Safety). This includes statutory servicing, planned maintenance, and associated capital works, ensuring that all buildings remain safe, compliant, and fit for residents and staff.

Revenue Expenditure:

In addition to the Works to Stock capital programme, dedicated revenue budgets are in place to maintain the condition of the housing stock. These budgets support day- to- day repairs, servicing, and cyclical maintenance, helping to preserve asset condition, address emerging issues promptly, and sustain compliance with regulatory and decency standards alongside the planned investment programme.

Procurement activity and further framework agreements in the pipeline:

Corporate Procurement is working closely with the service area to support the effective delivery of works, tenders, and contracts. This includes the development of framework agreements for specific services and longer- term term contracts to use, where appropriate, for Cabinet approval.

Financial Implications

The 2026/27 HRA Programme of Works and Green Homes Initiatives capital profile has been approved as part of the Council's 2026/27 Medium-Term Financial Strategy (MTFS). This report therefore seeks the release of the capital programme budget for 2026/27 and to confirm the delivery arrangements and delegated authority required to implement the approved programme within agreed budgets and procurement frameworks.

At Month 9, under the existing MTFS, the HRA Programme of Works and Green Homes Initiatives programme has a combined revised budget of £51.0m for 2025/26. Forecast outturn expenditure is £34.7m. This represents a total rephasing variance of £16.2m for 2025/26. Within this position, the Works to Stock programme has a revised budget of £36.9m and is forecasting £30.2m, resulting in rephasing of £6.6m. The Green Homes Initiatives programme has a revised budget of £14.1m and is forecasting £4.5m, resulting in rephasing of £9.6m. There are no reported cost variances within these workstreams; the variance relates entirely to timing adjustments.

The existing five-year MTFS profile for these programmes totals £181.3m, with the five-year forecast aligned to budget and no overall variance. The rephasing identified in 2025/26 is reflected within that five-year envelope and does not represent a reduction in overall investment.

As part of the approved 2026/27 Medium-Term Financial Strategy (MTFS), an updated five-year Programme of Works profile has been agreed. Under the approved MTFS, Works to Stock totals £141.0m over the period 2026/27 to 2030/31, and the Green Homes Initiative totals £34.9m over the same period. These figures form the Council's approved five-year capital profile for these workstreams and supersede the previous MTFS profiling.

The approved 2026/27 MTFS establishes the capital envelope for the HRA Programme of Works and Green Homes Initiatives over the five-year period. Any material variation to these approved totals will require further Cabinet approval in accordance with the Council's capital governance framework.

The Programme of Works and Green Homes Initiatives continue to be financed through the HRA capital funding framework, including Major Repairs Reserve, Revenue Contributions to Capital Outlay, supported HRA borrowing within approved headroom and external grant funding where available. The £16.2m rephasing in 2025/26 impacts the timing of financing requirements but does not alter the underlying affordability assumptions within the HRA Business Plan.

The delegated authority will enable delivery strictly within approved MTFS budgets and procurement arrangements. Quarterly monitoring will continue to be reported to Cabinet Members to ensure appropriate financial oversight.

Table 1 - HRA Works to Stock Programme and specific planned works to the housing stock 2025/26 planned works budget and proposed planned works for the 2026/27 financial year in accordance with the approved budget.

Workstream	2025/26	2026/27
	Revised Budget	Budget Revised 2026/27
	£'000	£'000
Electrics Programme	2,015.0	1,990.0
External Decorations	4,074.5	-
Contingency		144.0
Fire Safety Programme	2,821.6	-
Gas - Domestic Boiler	2,888.6	1,500.0
HRA WTS Unallocated Budget	1,385.0	-
Playground Replacement Programme		219.0
Kitchens and Bathrooms	11,572.3	11,572.0
Lifts Programme	300.0	600.0
Planned Remedial Works and Voids	1,800.0	1,380.0
Playground Replacement Programme	-	-
Roofing Programme	4,136.0	4,136.0
Structural Works Programme	-	1,500.0
Warm Safe Dry	1,557.6	3,649.0
Windows Programme	4,306.5	4,307.0
HRA Works to Stock Programme Total	36,857.1	30,997.0
Green Homes Initiatives Programme	14,127.9	10,250.0
HRA Programme of works Total	50,985.0	41,247.0

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 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 significant variations or any change in budget to the programme will be reported back to Cabinet.

The HRA WTS workstream expenditure will be managed in line with the approved budget alongside approved spend control panel and exercised under the appropriate scheme of delegation.

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 concurs with the Financial Implications set out above, noting the recommendations to approve the HRA Works to Stock Programme for 2026/27 as detailed in the table above and to release the associated Capital Programme budget in line with the budget approved at Cabinet and Council in February 2026.

Furthermore, it is noted that upon release of the HRA Works to Stock Capital Programme budget, all associated expenditure exceeding £500 will be subject to the Spend Control Panel process. The expenditure and performance of the programme will be monitored through the established monthly budget monitoring cycle and quarterly summary reports provided to the relevant Cabinet Member to ensure continued oversight of the programme and adherence to the approved budget. Any variations to the overall programme or approved programme budget will be reported to Cabinet for approval.

Contracts procured through framework agreements or existing term contractor arrangements will fall under the delegated authority of the Corporate Director of Residents Services, contracts

outside of these arrangements will be subject to the tender approval process, in accordance with the Council's scheme of delegations or as delegated by Cabinet.

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, 10A 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 require the Council to provide safe and good 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.

There are no legal impediments to agreeing the recommendations set out in the report. Agreeing to the recommendations will ensure the Council is delivering on its obligations as a social housing landlord and 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. 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 decision reports, more specific comments will be provided by Legal Services.

Property

The servicing and work programs outlined within this report will ensure effective maintenance of the Council Housing stock.

BACKGROUND PAPERS

NIL.

Appendix 1 - Review of Works- Programmes and Projects 2025/26

The Operational Assets team have continued to deliver across a wide range of work areas in 2025/26. 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 headings 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 programme:

In 2024/25, the Council has tendered in numerous phases (Phases 24-38) and awarded contracts for the replacement of kitchens and bathrooms with works completed or in progress during the period 2025/26.

Framework contact for Major adaptations:

This is a framework agreement for aids and adaptations, it 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 was approved on the 13th of March 2025 Cabinet meeting.

Statutory servicing and maintenance contracts:

- Domestic Gas – In place and operational. Year 3 of a 5-year contract, to be combined with Boiler Renewal contract.
- Passenger Lift service and maintenance. Year 3 of a 5-year contract, will retender for November 2026
- Asbestos Surveys – Extension Taken, in place and operational Year 5 of a 5-year contract to be retendered in 2026 currently planning underway with the Procurement Team.
- Door Entry & Access Control - in place and operational Year 1 of a 5-year contract new contract awarded and started November 2025
- Automatic Gates & Barriers - in place and operational Year 1 of a 5-year contract, new contract awarded and started in November 2025.
- Fire Detection & Equipment - Extension taken, in place and operational Year 5 of a 5-year contract- Contract expires March 2027 and will be retendered in 2026
- Electrical Testing & Remedials Area 1 - Extension taken, in place and operational Year 4 of a 5-year contract - Contract expires in June 2027 and will be tendered in 2026
- Electrical Testing & Remedials Area 2 – in place and operational Year 1 of a 2-year contract - Contract expires in June 2027 and will be tendered in 2026
- Domestic lifts servicing - Extension taken, in place and operational Year 5 of a 5-year contract - Contract expires in September 2026 and currently working with procurement to retender
- CCTV Maintenance - In place and operational Year 3 of an 8-year contract.
- AC & Ventilation - In place and operational Year 2 of a 6-year contract.
- Communal Laundry - In place and operational Year 1 of a 5-year contract.
- Water Quality Monitoring - In place and operational Year 4 of a 5-year contract with 2-year extension taken.
- Water Quality Remedials - In place and operational Year 2 of a 5-year contract.

The domestic boiler replacement contract is operating to plan and has replaced 815 domestic boilers to the end of January 2026, along with two hybrid pilot systems, against the target of 1000 replacements in 2025/26.

Decarbonisation / Energy efficiency:

SHDF Wave 1 – Project Completed. We successfully installed energy efficiency measures to 158 number properties

Alternative to SHDF Wave 2.2 & Green Home Initiatives:

250 Properties were previously identified for EEMs (Energy Efficiency Measures), and these are 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:

- Roofing
- Cavity wall insulation
- External Wall Insulation
- Replacement windows & doors
- Loft insulation
- MVHR (Heat Recover fans)
- AICO Gateway environmental sensor links

- Scaffolding and enabling works

So far, we have committed the budget of £14.1m, and these works are planned for 326 dwellings to the poorest performing stock across the borough including some “hard-to-let and long-term voids”.

External Repairs and Redecorations HRA - £540k Budget (2024/25)

In 2024/25 seven tenders have been run, namely:

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

External Repairs and Redecorations - Capital Works - £2,553k Budget (2025/26)

The remaining tendered Phases:

- Phase 2 – Yeading Lane (S20 applies to leaseholders) - Greyline £900k - COMPLETE
- Phase 3 – Courts Estate (S20 applies to leaseholders) - D R Jones £340k - WIP
- Phase 4 – Heather Lane (S20 applies to leaseholders) - Mitie £140k - WIP
- Phase 7 – Dovedale Close (S20 applies to leaseholders) - McLoughlin £300k - TBC

The four Phases above were tendered, let under the capital works in 2025/26 following the completion of the section 20 leaseholder consultation procedures.

Window replacements:

The following works have been undertaken / progressing:

- Barr Lodge & Bond Close Windows installed Feb' 2025. COMPLETE
- Phases 14 – 20 tendered and let, include 590 properties of which 60+ are leaseholders 90% COMPLETE.

Roofing replacement works:

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

- Melbourne House Roofing, External & Internal Decs tendered and works put on hold pending replacement windows. S20 withdrawn and to be re-issued during 2026/27. Section 20 processes to be reissued to the numerous leasehold dwellings.

In 2025/26, the following programme for 17 Blocks and 21 houses were tendered and are in progress:

- **Phase 1** – New Peachey Lane (14 Dwellings) COMPLETED.
- **Phase 2** – New Peachey Lane & Portland Road (29 Dwellings) COMPLETED
- **Phase 3** – Malmsbury Close & Bennett Close (28 Dwellings) HANDOVER Feb' 2026 Section 20, leaseholder consultations, and recharges to be issued.
- **Phase 4** - Mimosa Road & Joel Street (45 Dwellings) WIP Section 20, leaseholder consultations followed and recharges to be issued upon completion.
- **Phase 5** – Ivy House Road, Church Road & Towers Avenue (16 Dwellings) HANDOVER Feb' 2026 Section 20, leaseholder consultations, and recharges to be issued.
- **Phase 6** – Hilton Close & Broadwater Gardens (50 Dwellings) WIP S20, leaseholder consultations followed and recharges to be issued upon completion - circa APRIL 2026

Housing and Building Safety Act:

The *Building Safety Strategy – Operational Delivery Plan (2022–2025)* is currently active and undergoing routine departmental updates. A full strategic review is scheduled for 2026, which will

establish a new Building Safety Strategy for the next 3–5- year period. As part of this review, consideration will also be given to adjusting the intervals between full Fire Risk Assessment (FRA) visits, reflecting the significant level of remedial and improvement works that have been completed across the housing portfolio.

Building Safety Cases are required for all high- rise buildings over 18 m. LBH has completed all 10 safety cases for its high- rise stock, which are currently being reviewed for any necessary amendments. The Building Safety Regulator will request these for review before auditing each block, a process expected to take place over the next five years. Once notified, we will have 28 days to provide all required data. Note: All 10 LBH high- rise residential buildings were legally registered in June 2023, ahead of the 1 October 2023 deadline.

Framework contract - Fire Door replacements programme:

A framework contract is now in place and fully operational, supporting the delivery programme for door replacements. The contract commenced in August 2024 and is set for an initial three- year term, with an optional one- year extension.

Framework agreement Voids Servicing and Repair:

The voids refurbishment framework agreement—comprising three primary contractors and one reserve contractor—has been fully operational since July 2024. Between April 2025 and February 2026, the service successfully refurbished 641 void properties, including 83 completions in January 2026 alone. Based on current demand and workflow trends, the service is projected to exceed 750 refurbished voids by year- end.

During the same period, the Repairs Service received 31,395 repair requests (April 2025–January 2026), representing a reduction of 3,267 jobs compared with the previous year. Despite this reduction, based on current seasonal trends and demand patterns, the service is forecast to receive in excess of 37,674 repair reports by year- end. This continues to demonstrate the scale of reactive demand while also showing early evidence that upfront investment in asset improvements is beginning to drive workload down.

The Repairs Service is delivered by a workforce of 40 operatives across multiple trades, supported by five dedicated specialist contractors who undertake more complex or technically demanding repairs. This blended delivery model ensures efficient handling of day- to- day repairs while enabling rapid deployment of specialist expertise where required to maintain standards and compliance.

To mitigate legal disrepair risks, any component that can no longer be safely maintained—and is not scheduled for imminent replacement under a planned works programme—is proactively upgraded. This ensures all homes meet decency standards both prior to occupation and throughout tenancy, reducing the likelihood of disrepair claims. Where appropriate, safety works or holding repairs are undertaken in advance of planned replacement programmes to maintain compliance and safeguard residents.

Electrical Safety and Planned works:

- **AICO Gateway Monitoring:**
First phase of roll out of AICO Gateway installation started with 781No. installed to date, providing remote monitoring of Fire Detection within dwellings and facility to monitor environmental factors to assist with implementation of Awaab's Law.
- **Sibley Court Heating & Hot Water Upgrade:**
Upgraded Electrical Heating & Hot Water system within Sibley Court, which has provided a 33% reduction in energy usage in the first 3 months Nov-25 -Jan 26. Currently review the installation of PV to further reduce energy costs.
- **Communal Laundry Equipment:**
Phase 1 of communal laundry equipment expected to be completed in late March 2026 replacing 61No units across 15 Sheltered Housing Sites
- **Door Entry System upgrades and replacements:**
Upgraded Door Entry and Access Control systems within 37No. Low & Medium Rise General Needs Housing Blocks. With Partial Budget rephased to 2026/27.
- **Lift Refurbishment:**
2025/26 Lift refurbishment Budget was rephased to 2026/27
- **PV Installation Programme:**
2025/26 PV Installation budget was rephased to 2026/27, whilst officers investigating Borough wide Housing PV Plan.
- **AOV & Ventilation:**
2025/26 AOV & Ventilation planned works within High Rise Buildings have been deferred to be incorporated in Planned Works for High Rise Building subject to Building Safety Regulator Approval.
- **Fire Detection:**
Continuation of installation and replacement of 10-year mains interlinked fire detection within dwellings, ensuring all housing stock is fitted with minimum of LD2 fire protection and LD1 within High Rise and Sheltered accommodation. Works delivered by Term, Voids contractors and DLO.