

Item

PROCUREMENT OF CONTRACT TO CARRY OUT STRUCTURAL REPAIRS TO COUNCIL BLOCKS OF FLATS

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 15/01/20

Report by:

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Wards affected:

Abbey, Cherry Hinton, and King's Hedges

Key Decision

1. Executive Summary

The Council owns a number of blocks of flats built in the 1950s and 1960s. Many of these flats have structural concrete elements. Estates and Facilities have been identifying and surveying blocks that have three stories or more and we have identified an initial list of properties where structural repair works are required as a priority. Details designs have been carried out and the work now needs to be tendered in order to award a contract to a building contractor.

2. Recommendations

The Executive Councillor is recommended to:

Approve the issue of tenders and, following evaluation of tenders, authorise the Strategic Director (following consultation with Executive Councillor, Chair and Spokes of the Committee) to award a contract to a contractor to carry out structural repairs and associated repair works to Council housing flats.

3. Background

The Council owns a number of blocks of flats built in the 1950s and 1960s. Many of these flats have structural concrete elements. Estates and Facilities have been identifying and surveying these blocks to identify where repair works are required.

A programme of invasive surveys and concrete testing has been carried out at a number of blocks of flats of three storeys and above. This has enabled us to prioritise work as part of our five-year rolling programme.

The Ekin Road and Hawkins Road estates are two estates where work is required as a priority and the Council has engaged consultants MACE to carry out detailed site surveys and produce a specification for the works.

As the value of the proposed work is estimated to be more than £1,000,000 the tender and award of a contract is a key decision.

Location of proposed work

Structural repair and upgrade work is required to Council owned blocks of flats in the following locations:

Ekin Road estate – 6 No. individual residential blocks numbered:
5-11b, 18-24b, 25-31b, 26-32b, 61-67b, 89-95b

Hawkins Road estate – 8 No. individual residential blocks at:

- Atkins Close – 1-25, 27-49, 51-73, 75-97
- Hawkins Road – 78-104, 106-128
- Larkin Close – 19-41
- Wilson Close – 23-49

Colville Road – 1 No. individual residential / commercial block at:

82-94 Colville Road & 100 -104 High Street, Cherry Hinton

3.1 Details of proposed work

Ekin Road estate

The flats were built in the 1950's and are three-storey blocks with flats on each level accessed either side of two stairwells creating twelve flats in each block.

The buildings are "Easiform" buildings with non-traditional cavity wall construction made with either precast or in-situ concrete panels.

There are cracks in the concrete edge beams to balconies and to balcony supports. The full extent of work cannot be fully quantified until cracks are broken out during works. There is exposed concrete reinforcement and this needs to be treated and repaired. There are works required to repair concrete to external walls and window boxes.

The proposed work is:

- Remedial works to the rear recessed balconies, masonry walls and roof including window boxes
- Remedial works to the access staircases and rear balconies (to raise balustrading, and any openings greater than 100mm reduced by addition of steelwork, to comply with the HHSRS regulations)
- Remedial works recommended for the store blocks and link canopy roof
- Reinforced concrete remedial works
- Remedial works to rainwater goods

Hawkins Road estate

These maisonettes were built in the early to mid-1960's and are all four-storey blocks consisting of two-storey maisonettes built one on top of the other creating a four-storey blocks.

There are cracks in the 2nd floor communal walkways and balconies that require repair. The full extent of work cannot be fully quantified until cracks are broken out during works. There are works required to repair and replace steel balustrades and repair concrete.

The work proposed is:

- Remedial works to walkway / balcony slabs, balustrading and canopy
- Remedial works for the masonry walls
- Reinforced concrete remedial works

- Remedial works to the access core staircases and rear balconies (to raise balustrading, and any openings greater than 100mm reduced by addition of steelwork, to comply with the HHSRS regulations)
- Improvements to the landlord's electrical distribution system, including an upgrade to the communal lighting system and to include emergency lights
- Remedial works to rainwater goods and drainage
- Install a the waterproof membrane MMA (Methyl Methacrylate) resin flooring system to those blocks that do not already have it

Colville Road / Cherry Hinton High Street:

The building was built in the 1960's and is an 'L' shaped three-story building with four retail units at ground floor level and three residential flats at first and second floor levels creating six flats in total. The flats are accessed via a central access core and an external cantilevered walkway slab at each floor level.

There is work required to repair cracks in brickwork and to treat exposed concrete reinforcement and carry out concrete repair. There are cracks in the upper floor communal walkway that require repair. The full extent of work cannot be fully quantified until cracks are broken out during works. There are works required to repair and replace steel balustrades and repair concrete

The work proposed is:

- Reinforced concrete remedial works
- Remedial works to the brickwork/masonry walls
- Remedial works to the access core staircases and rear balconies (to raise balustrading, and any openings greater than 100mm reduced by addition of steelwork, to comply HHSRS)
- Remedial works to rainwater goods
- Remedial works to roof
- Remedial works to external paving/finishes

3.2 Estimated costs

	Estimated cost of work and design	Contingency	Total
Ekin Road	£670,000	£99,000	£769,000
Hawkins Road	£1,161,000	£150,000	£1,311,000
Colville Road	£97,000	£15,000	£112,000
	£1,928,000	£264,000	£2,192,000

Estimated costs include cost of works, contractor's costs, design costs up to 13 December 2019 and inflation to 2Q2020.

4. Implications

a) Financial Implications

A budget for the estimates cost of this work was established in 2019/20 and there is provision in the capital plan to cover the cost of this work.

b) Staffing Implications

Mace consultants have been appointed to complete structural design work and to project manage the procurement of contractors and delivery of works on site.

Mace will be supervised by the Estates and Facilities surveying team.

City Homes staff will be responsible for issuing S20 consultation documentation to leaseholders.

c) Equality and Poverty Implications

An Equality Impact Assessment is not required – this project is repair work only

d) Environmental Implications

The Council's climate change rating tool has been completed to assess the environmental implications of this proposal.

The assessment is that there is Nil net overall impact.

There is possibly a small positive impact from the installation of new communal and emergency lighting which will be LED lighting with improved controls to minimize energy use.

e) Procurement Implications

The work will be procured via open tender on the Council's procurement portal.

The corporate procurement team is involved in the project team and the Council's legal team has provided contract advice.

f) Community Safety Implications

Essential repairs to structural concrete, steel handrails, balconies and walkways in these blocks of flats will ensure that residents remain safe in well maintained accommodation.

Concrete and masonry repairs are required to remove risk of loose masonry and concrete falling and causing injury.

At the Hawkins Road estate work is planned to install emergency lighting as part of the works. This has been identified as a result of a fire risk assessment.

5. Consultation and communication considerations

Residents have been informed about the structural investigations that started in 2017/18 by letter.

In summer 2019 estate information letters were sent out to all affected residents to advise them that specialist structural building surveys, investigations, and monitoring to the blocks had been completed and as a result of these investigations the Council is now planning to carry out a programme of essential repairs and maintenance.

Resident consultation meetings will take place once the work is approved.

A first stage "Section 20" consultation has been completed for all affected leaseholders. This is required before the work can be tendered. Further consultation will take place after tenders are received.

At the Hawkins Road estate we have advised residents not to lean against the balcony handrails or store heavy items on the balconies and walkways until works are complete.

At the Ekin Road estate some of the rear balconies have temporary propping in place to support balconies until permanent repair works are completed.

As part of the development of this project Estates and Facilities have consulted with City Homes and the Housing Development team and their comments have been incorporated into the proposed scope of works.

6. Background papers

None

7. Appendices

None

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Will Barfield, Asset Manager
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