

Item

PROCUREMENT OF CONTRACT TO CARRY OUT STRUCTURAL REPAIRS TO COUNCIL BLOCKS OF FLATS - 2021

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 19/01/21

Report by:

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Wards affected:

Arbury, Trumpington, Coleridge

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. Further to a report submitted to Housing Scrutiny Committee in January 2020, Estates and Facilities have been surveying blocks of flats that have three stories or more and a further list of properties where structural repair work is required has been identified. Details designs are underway, and the work now needs to be tendered in order to award a contract(s) 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(s) to a contractor(s) to carry out structural repairs and associated repair works to Council housing flats.

3. Background

Estates and Facilities have been identifying and surveying blocks of flats built in the 1950s and 1960s to identify where repair work is required.

A report was submitted to committee in January 2020 covering works to maisonettes and flats at Hawkins Road, Ekin Road and flats above shops in Colville Road. This work has been procured and is due to be completed in summer 2021 (N.B. Colville Road has been omitted from the programme as it is to be redeveloped.)

A further programme of work is now being developed at blocks of flats including Hanover Court, Princess Court, Cockerel Road, Rutland Close, Brackley Close, Fordwich Close, Perse Way, Fanshaw Road, and Davy Road.

The Council has engaged design and project management consultants (Mace) to carry out detailed structural surveys and produce a specification for the works. This will include invasive surveys concrete testing and drainage surveys.

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.

3.1 Details of proposed work

Hanover Court and Princess Court

The proposed work is:

- Masonry repairs
- Completion of concrete repairs to balcony beams
- Replacement of metal screens to balconies
- Re-routing of downpipes and alterations to drainage
- Upgrade handrails and roof protection

- Safety upgrades to communal staircases and landing balustrades
- Drainage repairs
- Minor roofing works and bin chute alterations
- Fire compartment improvements between flats and service risers (potential)
- Landlord electrical supply replacement (potential)

The masonry and concrete repairs are a continuation of work that was started in 2018/19. Due to the nature of this repair work and the fact the blocks are five and eight stories high, additional work came to light that had not been identified at the start of the last project. These repairs have been left in a safe condition but have not been fully completed.

3.2 South Arbury Maisonettes and flats

These maisonettes and flats were built in the early to mid-1960's and consist various configurations for flats and maisonettes in three and four storey blocks.

The work proposed is:

- Remedial works to walkway / balcony slabs, balustrading and canopies (over communal walkways and communal entrance doors)
- Remedial works to 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)
- Replacement of 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 underground drainage
- Install a waterproof membrane MMA (Methyl Methacrylate) resin flooring system to those blocks that do not already have it.
- Internal and External decoration where required
- Drainage repairs and alterations where required

3.3 Fanshaw Road and Davy Road flats

- Concrete repairs including repairs to exposed concrete beams
- Repairs to shed blocks including roofing works and footpaths
- Brickwork repairs to balcony 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 with the HHSRS regulations)
- Drainage repairs where required
- Replacement of canopy roofs with new GRP canopies
- Resurfacing of the balconies with a waterproof membrane
- Replacement of concrete window boxes with new GRP window boxes
- Internal and external decoration

3.4 Estimated costs

Hanover and Princess Court				
	Estimated cost of work	Fees	Contingency	Total
Hanover Court 1-78	£810,000	£160,000	£80,000	£1,050,000
Princess Court 1-49	£550,000	£110,000	£50,000	£710,000
	£1,360,000	£270,000	£150,000	£1,760,000

South Arbury Maisonettes and flats				
	Estimated cost of work	Fees	Contingency	Total
Cockerell Road 30 - 52 (3 storey) 54 - 76 (4 storey) 78 -100 (3 storey) 102 -124 (4 storey) 126 -148 (3 storey) 150 -172 (4 storey)	£600,000	£120,000	£60,000	£780,000
Rutland Close 2-24 - (4-storey) 26-48 (4-storey)	£300,000	60,000	£30,000	£390,000
Brackley Close 2-24 (3-storey) 26-48 (3-storey)	£300,000	60,000	£30,000	£390,000
Fordwich Close 2-24 (4-storey)	£150,000	£30,000	£15,000	£195,000

Perse Way 37-67 (4-storey) 69-91 (3-storey)	£100,000	£20,000	£10,000	£130,000
	£1,450,000	£290,000	£145,000	£1,885,000

Fanshawe and Davy Road flats				
	Estimated cost of work	Fees	Contingency	Total
Fanshawe Road 12 –14b (3-storey) 16- 26b (3-storey) 28- 30b (3-storey)	£210,000	£40,000	£20,000	£270,000
Davy Road 2 - 28b (3-storey) 10- 20b (3-storey) 22- 28b (3-storey)	£210,000	£40,000	£20,000	£270,000
	£420,000	£80,000	£40,000	£540,000

Estimated costs include estimated cost of works, contractor's costs, design costs and contingency up to March 2021.

4. Implications

a) Financial Implications

A budget for the estimated cost of this work was established in 20/21 and there is provision in the HRA capital plan to cover the cost of this work from a combination of the Wall Structure budget and the Decent Homes Backlog budget.

It is expected that leaseholders will be recharged for their share of the cost, subject to the completion of a S20 consultation process.

b) Staffing Implications

The work will be managed by the Estates and Facilities team. It is intended to procure design and project management services to assist with delivery of this project.

Project consultants will be managed by the Estates and Facilities surveying team.

City Homes staff will be responsible for arranging 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 in some blocks 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.

It is intended to deliver the work in two separate contracts:

1. Hanover Court and Princess Court
2. Arbury flats and maisonettes, including Fanshaw and Davy Road.

Depending on survey results and the final design it may be better value for money to split item two into separate contracts. In this case there would be three separate contracts.

The corporate procurement team will be involved in the project team and the Council's legal team will provide 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.

Emergency lighting installations will improve safety

5. Consultation and communication considerations

In summer 2019 estate information letters were sent out to 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 was planning a programme of essential repairs and maintenance. (N.B. this did not include Fordwich Close or Perse Way)

Update letters are being sent to all residents in January 2021.

Resident consultation meetings would normally be planned to take place once the work is approved, but this may not be possible at present due to Covid 19 and social distancing rules.

A "Section 20" consultation will be completed for all affected leaseholders. This is required before the work can be tendered. Further

consultation will take place after tenders are received and contracts awarded.

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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