

## Investment Standard (Housing, Andy Vincent)

### Synopsis of report:

Runnymede Borough Council's Housing Service (Technical Services) is required to provide a cost effective yet high-quality service to our residents.

The Council is obligated to maintain its housing stock in a good condition that meets decent homes standards or beyond. As such this report provides details on the Council's Investment Standard, which provides clarity on the level of works to an agreed standard.

### Recommendation(s):

Members are asked to approve the Investment Standard, which will then be used in our procurements of capital works.

#### 1. Context of report

1.1 The purpose of this report is to provide clarity around the level of work that is undertaken when delivering capital works programmes. Attached as (appendix A) is a tenant friendly leaflet to provide clear and concise information regarding Runnymede's commitment to investments in tenants homes.

1.2 The standard will clearly detail the following -

*That homes will be in a good state of repair – with homes kept wind and weather tight and free from water penetration including and maintaining the integrity of the:*

1. Roof
2. Windows (triple glazed)
3. Doors (External)
4. Building Structure (including walls, balcony doors and balconies)

*Be sufficiently warm and dry:*

1. Boilers working efficiently and effectively
2. Insulated walls and lofts to a minimum standard
3. Improving energy efficiency and reducing carbon emissions (for example effective lighting in communal areas)
4. Ducted ventilation systems in the absence of external or internal wall insulation

*Maintain modern facilities:*

1. Replacement of kitchen within expected life cycle
2. Replacement of bathrooms within expected life cycle
3. Adequate noise insulation
4. Appropriate location and size of modern facilities

### *Housing Health and Safety Rating System (HHSRS)*

1. Physiological Requirements
2. Protection Against Infection
3. Protection Against Incidents

*This means that communal areas will have:*

1. Operational, adequate, and working door entry systems
2. Non-slip flooring in communal areas
3. Adequate security measures
4. Emergency lighting

*Estates will have investment to ensure:*

1. They are secure – estates will be adequately lit and signposted
2. Fencing, walls, estate roads, playgrounds, landscaping, and structures are maintained to a safe standard

- 1.3 The capital works investment/procurement program as detailed during the September Housing Committee meeting will address the backlog of works and use the Runnymede Investment Standard as the benchmark for future and planned works. As detailed during that meeting, we are procuring the following planned works packages -

- I. Planned Boiler Contract
- II. Commercial Boiler Replacement
- III. Re-wiring Contract
- IV. Main Roof Replacement
- V. Windows and Front doors Replacement
- VI. Cyclical Painting
- VII. Surrey Tower Roof Replacement
- VIII. External Wall Finishes
- IX. Fire Door Replacement
- X. Repair, Maintenance and Void Contract
- XI. Lift replacements

- 1.4 Further procurements will continue throughout the next two years to address communal enhancements, such as fence replacements and external environmental enhancements.

- 1.5 The Investment Standard sits below the Housing Asset Management Plan which is intended as the high level strategic document, yet the two work in tandem to detail the Councils outputs in relation to investing in upgrading components to ensure that the Council maintains its assets in an appropriate manner to mitigate risks, improve thermal comfort and be compliant with the regulatory housing standards.

## **2. Policy Framework Implications**

- 2.1 The Runnymede Investment Standard links directly with the Council's procurement strategy for key capital investment works. Correlation to other key policies is paramount in the delivery of an investment programme and standard and has a direct effect on the Council ability to deliver day to day repairs, void management, and cyclical maintenance.

### **3. Resource implications**

- 3.1 The investment standard details the Council commitment to ensure that our procurement and capital delivery programmes are mirrored and deliver works to a high and consistent standard over the life of the Asset management Plan. In relation to resources, the Technical Services Team are procuring a Service Management Provider to deliver our capital works over the next five years and therefore will address any resource implication to ensure we deliver these critical programmes on time and within budget.

### **4. Legal implications**

- 4.1 The procurement process is being conducted in accordance with the requirements of the Council's Contract Standing Orders and in compliance with all relevant legislation, including the Public Contract Regulations 2015.

### **5. Equality implications**

- 5.1 Approval of the investment standard will provide the Council and its residents with a comprehensive investment standard for its capital contracts which will address a number of needs, including regulator decent homes compliance and maintaining its stock at an appropriate level to discourage further dis-repair claims.

### **6. Conclusions**

- 6.1 Members are requested to approve the Investment Standard as detailed to ensure that the Council can continue its drive to provide good services to its residents that capitalises on the procurement activities to deliver a sustained capital works programme over the next five years.

(To Resolve)

### **Background Papers**

None