



# NOTICE OF MEETING

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## **CABINET MEMBER FOR HOUSING AND TACKLING HOMELESSNESS**

**WEDNESDAY, 16 OCTOBER 2024 AT 4.00 PM**

**COUNCIL CHAMBER - THE GUILDHALL, PORTSMOUTH**

Telephone enquiries to Allison Harper, Local Democracy Officer - Tel: 023 9268 8014  
Email: Allison.Harper@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

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### **Membership**

Councillor Darren Sanders (Cabinet Member)

Councillor Raymond Dent  
Councillor Spencer Gardner

Councillor Mary Vallely

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(NB This agenda should be retained for future reference with the minutes of this meeting).

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### **AGENDA**

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 Interim Report on Progress of Council Housing Maintenance and Improvements Programme 2024/2025 (Pages 3 - 12)**  
Purpose of Report

The purpose of this report is to update the Cabinet Member on the delivery of the Council Housing Maintenance and Improvements Programme 2024/25, the spend against the approved budget and to highlight any future issues.

The report also provides an 'industry update' highlighting the wider financial and operational context impacting on repairs and maintenance.

#### **4 Ladywood House - Building Safety Case (Pages 13 - 20)**

##### Purpose of Report

The purpose of the report is to provide the Cabinet Member for Housing and Tackling Homelessness with an update on the Ladywood House, Building Assessment Certificate which includes the Building Safety Case.

The report will outline the background to the Building Safety Act 2022, details of what a Building Assessment Certificate consists of, key points of the Building Safety Case, Resident Engagement Strategy and the Mandatory Occurrence Reporting System and the next steps that will be taken.

The report will outline to the Cabinet Member for Housing and Tackling Homelessness how Building Safety works are being undertaken and how the Building Safety Case for Ladywood House helps to demonstrate compliance with aspects of The Regulator for Social Housing - Consumer Standards.

The report will update the Cabinet Member for Housing and Tackling Homelessness of resident engagement activities undertaken to date and future planned engagement, alongside how residents can access relevant Building Safety documents as detailed in section 5 and 7 of the report.

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# Agenda Item 3



Portsmouth  
CITY COUNCIL

## **THIS ITEM IS FOR INFORMATION ONLY**

(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)

<b>Title of meeting:</b>	Cabinet Member for Housing and Tackling Homelessness
<b>Date of meeting:</b>	16 <sup>th</sup> October 2024
<b>Subject:</b>	Interim Report on Progress of Council Housing Maintenance and Improvements Programme 2024/2025
<b>Cabinet Member:</b>	Councillor Darren Sanders - Cabinet Member for Housing and Tackling Homelessness
<b>Report by:</b>	James Hill - Director for Housing, Neighbourhood and Building Services
<b>Report Authors:</b>	Adam Hardwick - Assistant Director – Buildings Alan Denford – Finance Manager
<b>Wards affected:</b>	All

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### **1. Purpose of Report**

- 1.1 The purpose of this report is to update the Cabinet Member on the delivery of the Council Housing Maintenance and Improvements Programme 2024/25, the spend against the approved budget and to highlight any future issues.
- 1.2 The report also provides an 'industry update' highlighting the wider financial and operational context impacting on repairs and maintenance.

### **2. Background**

- 2.1 The Council Housing Maintenance and Improvements and Housing IT Business Software 2024/2025 budget report was presented to the Cabinet Member for Housing and Tackling Homelessness by Adam Hardwick, Assistant Director of Building Services on 20<sup>th</sup> March 2024.
- 2.2 The Assistant Director of Building Services introduced the report and talked to the revenue and capital budgets, the allocation of monies to work type and highlighted some key work streams and budget pressures.
- 2.3 It was agreed that an interim report would be brought back to Housing Cabinet for information only to report of the progress of Repairs and Maintenance activities, expenditure and management of ongoing or emergent pressures.

### **3. Revenue Maintenance**

- 3.1 Within the Council Housing Maintenance and Improvements budget for 2024/25, £30.46m was allocated to revenue expenditure to undertake maintenance works including;
- Day to day response repairs
  - Servicing and compliance - including gas safety, electrical testing and fire risk assessments
  - Planned revenue works - external repairs and decoration to properties
- 3.2 For the financial year 2024/25 from 1<sup>st</sup> April 2024, 21,187 response repairs have been raised as of 19<sup>th</sup> September 2024.
- 3.3 The number of new tenancies where void works have been completed from 1<sup>st</sup> April 2024 to 19<sup>th</sup> September 2024 is 401 with 369 properties becoming void in year.
- 3.4 It should be noted that the number of new properties becoming void in-year is lower than previous years, with approximately a 25% reduction compared to the same period last year. This is largely attributed to the spike in voids following the easing of Covid-19 restrictions and additional voids created through the buy-back programme. It is considered that the current level of voids has returned to the pre-covid baseline.
- 3.5 Key compliance activities undertaken from 1<sup>st</sup> April 2024 to 19<sup>th</sup> September 2024 including;
- 8,951 Gas safety checks
  - 984 Electrical installation condition reports
  - 141 Fire Risk Assessments / Fire Risk Assessment reviews
  - 500 closed damp and mould case
- 3.6 Total revenue expenditure from 1<sup>st</sup> April 2024 to 19<sup>th</sup> September 2024 is c.£13.69m.

### **4. Capital Expenditure**

- 4.1 Within the Council Housing Maintenance and Improvements budget for 2024/25, £28.50m (inclusive of fees) was allocated as a revenue contribution to capital expenditure.
- 4.2 A total of £30.57m was allocated to capital works, consisting of the £28.50m budget and £2.07m of funding carried forward from 2023/24. This budget was allocated against the following areas;
- Response Capital £14.32m - for replacement of kitchens, bathrooms, heating, disabled adaptations
  - Building Capital Projects - £14.01m - capital planned maintenance schemes to

undertake major improvements to the building fabric, fire safety, legislative areas

- Engineering Capital Projects - £2.24m - capital planned maintenance schemes to undertake major improvements to engineering services including lighting improvements, electrical upgrades and lift replacement.
- Grant funding of £1.91m from the Social Housing Decarbonisation Fund and £0.25m from the Building Safety Fund has increased the approved budget to £32.73m.

4.3 As of 19<sup>th</sup> September 2024, expenditure against response capital works was c.£3.99m with works completed including the installation of;

- 110 Kitchens
- 140 Baths
- 138 Over bath showers
- 208 Boilers
- 135 DFGs completed

4.4 The number of installations to kitchens and boilers and is consistent with the previous year, however, there has been a reduction in installation to baths and over bath showers.

4.5 As of 19<sup>th</sup> September 2024, 36 Building HRA Capital Projects have been worked on, broken down as follows;

- 10 projects completed
- 9 projects on site
- 17 projects at the evaluation/tender stage

4.6 In addition 11 capital project voids have been worked on. These relate to large void refurbishments, where the pre-work estimates are in excess of £30k. They are broken down as follows;

- 4 project voids have been completed
- 3 project voids are on site
- 4 project voids are being evaluated/at tender

4.7 A full break down of these projects are included within Appendix A - Building Projects Tracker. In year expenditure against capital projects that are complete/on site is £5.42m.

4.8 In addition to Building Capital Projects, significant work has been undertaken to respond to the implementation of the Building Safety Act 2022.

4.9 The HRA Building Safety Manager is overseeing work to prepare Building Safety Case Reports for the 22 blocks of flats in scope, with two blocks having been called in by the Building Safety Regulator for a review as part of the Building Assessment Certificate process.

## **5. Summary of Expenditure**

- 5.1 Total revenue expenditure from 1<sup>st</sup> April 2024 to 19<sup>th</sup> September 2024 is c.£13.69m.
- 5.2 Revenue expenditure in 2024/25 is forecast to overspend by over £1m. This is largely due to the repairing of items that are serviceable, extending their useable life rather than undertaking replacement, however, we are seeing an increasing number of roof and windows repairs alongside increased spend on revenue fire risk assessment actions. A number of actions have been identified to limit the extent of the overspend.
- 5.3 Whilst revenue expenditure is forecast to overspend, this is offset by an underspend to response capital, where the forecast expenditure is c.£4m under the budget allocation.
- 5.4 Any resultant underspend in response capital, will be reallocated to building capital projects to extend this funding envelope. This will specifically allow additional allocation to Social Housing Decarbonisation projects where due to complexities associated with non-traditionally constructed properties within the scheme, costs are higher than anticipated, and also allow increased funding to Building Safety remediation works.
- 5.5 Forecast expenditure for Building and M&E capital projects is anticipated to be within the £14.01m allocation however any underspend will move forward into the next financial year linked to projects that span multiple financial years.
- 5.6 It is predicted that overall capital expenditure for 2024/25 will be within the approved budget of £32.73m.

## **6. Industry Update**

- 6.1 The Building Cost Information Service (BCIS) Quarterly Briefing for September 2024 indicates that there seems to be some positivity in the industry, despite the uncertainty in the general economy with the industry waiting to see the impact of the new Government's October budget.
- 6.2 The BCIS All-In Tender Price Index increased by 0.5% in 3Q2024, resulting in annual growth of 2.1%. BCIS expects annual growth in tender prices to be 2.6% in 1Q2025 and increased market activity is likely to result in prices rising faster than costs from 2Q2025. Tender prices are forecast to rise by 20% over the five years to 3Q2029.
- 6.3 Annual growth in the BCIS Labour Cost Index is forecast to slow, reaching 6.0% in 3Q2024. Although wage growth continues to outstrip inflation, there are signs that pay rises are starting to moderate; wage agreements reached so far for 2024-25 resulted in wage increases ranging between 3% and 7%. BCIS forecasts labour costs to grow by 16% over the forecast period (3Q2024 to 3Q2029). The BCIS notes continued issues around wage growth in relation to skill shortages that are prevalent in the market, with potential to impact projects and costs.
- 6.4 The BCIS Materials Cost index is forecast to grow by 0.3% in the 12 months to

3Q2024. BCIS predicts the index will grow by 15% over the forecast period (3Q2024 to 3Q2029).

- 6.5 The BCIS General Building Cost Index is forecast to grow by 2.9% in the 12 months to Q2024. Costs are predicted to rise by 15% over the forecast period, with wage awards remaining the main driver.
- 6.6 Total new work output fell by 2.0% in 2023 compared with the previous year. The latest forecast predicts new construction output will contract in 2024 by a further 4.9% before returning to growth thereafter. Total new work output is expected to grow by 24% over the forecast period (2024-2029).
- 6.7 At a local level, cost increases are generally in line with the national picture. PCC Service Providers are reporting cost increases largely in line with inflation, and materials are generally available. Tender costs received are in line with pre-tender estimates.
- 6.8 Whilst we are seeing a stabilisation of constructions costs and are not seeing the significant rises of previous years, we are not seeing a fall in costs, with previous rises now baked in. The impact is that within the existing funding envelope the resultant output of maintenance work that can be undertaken is lower than would have been previously.

## **7. Future Budget Pressures and Mitigation Measures**

- 7.1 We are managing in-year budgets so that overall expenditure is within the available budget allocation, however, there continues to be ongoing pressure due to increased demand linked to an aging stock and ensuring compliance with new legislation of the Social Housing (Regulation) Act and the Building Safety Act.
- 7.2 Whilst we are continuing to manage and mitigate risk to residents around fire safety actions, it is evident that there is a significant number of fire remediation actions being generated from the work around Building Safety that will require an increase in capital expenditure.
- 7.3 We are currently reviewing actions to prioritise them based upon risk with the aim to produce a costed, Fire Remediation Capital Programme. Where necessary we are ensuring that adequate interim measures are put in place to manage risk, that these are communicated to residents, and we will actively respond to any queries or concerns raised.
- 7.4 Whilst we are awaiting a government review of Decent Homes Standards, linked to work around Social Housing Regulation and the renewal of the existing HRA Asset Management Strategy, we have significantly increased the undertaking of stock condition surveys, with the aim of undertaking a rolling 20% per year cycle.
- 7.5 Improved data around the condition of the stock, alongside demand borne from Building

Safety Cases will support the production of longer-term, costed, capital investment programmes to move more dwellings to meet with the Decent Homes Standard and address remediation required in relation to Building Safety.

- 7.6 Whilst this work is ongoing, it is evident that the totality of these programmes will be in excess of existing funding allocations, therefore changes will need to be considered to the scope of service and delivery model to rebalance funding allocation between revenue and capital expenditure, with a need to significantly increase the latter.
- 7.7 In addition, there are longer term pieces of work underway that will seek to support future budget pressures. The Repair & Maintenance and Gas Servicing & Repair contracts both expire on 31<sup>st</sup> March 2026. Both procurement exercises will be run concurrently, and an options appraisal is being undertaken to consider how to maximise savings through these contracts with options being considered around the delivery model, contract model and scope of service.
- 7.8 Any resultant savings will be reinvested into the stock with the objective of reducing revenue repair expenditure and increasing capital expenditure. A report will be brought to a Housing Cabinet decision meeting in early 2025 presenting the options appraisal and seeking a decision with regard to the delivery model.
- 7.9 A key aspect of this work will involve engagement with residents to ensure that their views are taken into account, and they are given the opportunity to shape any service changes and be fully informed as to the need for any changes. We will use various opportunities to engage with residents such as the Residents Consortium and Resident Repairs Focus Group as well as using PCC Husetalk magazine to share information and collect a wider sample of views.
- 7.10 To help mitigate immediate financial pressures, particularly in relation to capital projects, we continue to review where external funding for schemes may be available and will pursue applications for funding where eligible.
- 7.11 Below is a summary of funding secured or applied for in 2024/25.
- **Social Housing Decarbonisation Fund - £1.91m**
    - Funding secured to be spent over 2024/25 and 2025/26 to install retrofit measures to HRA stock to improve Energy Performance Certificate ratings to grade C.
  - **Local Nutrient Mitigation Fund - £90k**
    - This funding has been granted to facilitate the installation of water efficiency measures to HRA stock.
  - **Building Safety Fund - £568k**
    - This funding has been secured from the Government's Building Safety Fund to





cover replacement cladding to 3 blocks of flats. The works at Sarah Robinson House and Handsworth House are complete and we have received final payment of £251k this year, in addition to the £475k of initial funding, with a further £317k of funding anticipated for Ladywood House.

o **Waking Watch Remediation Fund - £358k**

- This funding has been secured from the Government's Waking Watch Remediation Fund to cover the cost of installation of fire alarm evacuation systems to 4 blocks of flats where combustible cladding has been identified to facilitate the removal of a waking watch to each block.

o **Cladding Safety Scheme - £121k up to c.£4m**

- This funding has been secured from the Government's Cladding Safety Scheme to cover the cost of replacing combustible cladding to 4 blocks of flats. We have received £121k of funding to date and confirmation of eligibility for additional funding to cover the cover of remediation works and are awaiting determination of this that could total c.£4m.

o **Heat Network Efficiency Scheme - up to £3.88m**

- We have submitted a funding application to access up to £3.88m of funding towards upgrades to the Charles Dickens Heat Network and are currently awaiting determination of it.

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Signed by James Hill - Director of Housing, Neighbourhood and Building Services

**Appendices:**

Appendix A - Building Projects Tracker

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Council Housing Maintenance and Improvements and Non-Dwelling Capital 2024/2025 20 <sup>th</sup> March 2024	<a href="#">Issue - items at meetings - Annual HRA Maintenance Portsmouth City Council</a>

Interim Report on Progress of Council Housing Maintenance and Improvements Programme 2023/2024 26 <sup>th</sup> October 2023	<a href="#">Issue - items at meetings - Interim Report on Progress of Council Housing Maintenance and Improvements Programme 2023/2024 Portsmouth City Council</a>
Council Housing Maintenance and Improvements and Housing IT Business Software 2023/2024 23 <sup>rd</sup> March 2023	<a href="#">Issue - items at meetings - Council Housing Maintenance and Improvement and Housing IT Business Software 2023/2024 Portsmouth City Council</a>
Interim Report on Progress of Council Housing Maintenance and Improvements Programme 2022/23 27 <sup>th</sup> October 2022	<a href="#">Interim report on Progress of Council Housing Maintenance and Improvements Programme 20222023.pdf (portsmouth.gov.uk)</a>
Council Housing Maintenance and Improvements and Housing IT Business Software 2022/2023 22 <sup>nd</sup> March 2022	<a href="#">Council Housing Maintenance Improvements IT Business Software 20222023.pdf (portsmouth.gov.uk)</a>

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Signed by: **Councillor Darren Sanders - Cabinet Member for Housing and Tackling Homelessness.**

## Appendix A - Building Projects Tracker

Project	Status	2024/25 Budget	In year spend to date
<b>HRA Building Capital Projects</b>			
Replacement External Panels	Complete	£90,000	£192,000
West Leigh - Window Replacement	On Site	£575,000	£238,000
Almondsbury Road - Waste Collection Improvements	On Site	£200,000	£68,000
Hawthorn Crescent - External Refurbishment inc replace roof	On Site	£650,000	£226,000
Social Housing Decarbonisation Fund Works	On Site	£1,500,000	£244,000
Horndean House/The Quad - External Improvements	On Site	£1,600,000	£1,130,000
The Landport Courts - Major External Improvements	On Site	£1,100,000	£807,000
Handsworth House Sprinkler Installation	Mobilisation	£1,100,000	£3,000
Buckland Area - Waste Collection Improvements	Evaluation	£750,000	£5,500
Individual Property Refurbishments	N/A Various Projects	£600,000	£455,000

Projects Voids	N/A Various Projects	£900,000	£181,000
Disabled Adaption (Major Works)	N/A Various Projects	£250,000	£116,000
Building Safety Case Work	N/A Various Projects	£4,300,000	£900,000
Development Preliminary Design Work	N/A Various Projects	£400,000	£280,000
<b>Total</b>		<b>£14,015,000</b>	<b>£4,845,500</b>
<b>HRA Engineering Capital Schemes</b>			
Lighting Improvements	N/A Various Projects	£200,000	£0
Passenger Lift Installations & Refurbishments	N/A Various Projects	£500,000	£20,000
Mechanical & Electrical Main & Secondary Distribution	N/A Various Projects	£20,000	£0
Mechanical & Electrical BMS & Boiler Upgrade	N/A Various Projects	£80,000	£0
Warden Control System Upgrade Phase Two	On site	£1,100,000	£399,000
Warden Control System Upgrade Phase Three	Evaluation	£180,000	£20,000
Ladywood House - Warden Call and Lift Upgrades	On Site	£60,000	£49,000
Charles Dickens Heat Network - Preliminary Design Work	Evaluation	£100,000	£9,000
<b>Total</b>		<b>£2,240,000</b>	<b>£497,000</b>

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<b>Title of meeting:</b>	Cabinet Member for Housing and Tackling Homelessness
<b>Date of meeting:</b>	16 <sup>th</sup> October 2024
<b>Subject:</b>	Ladywood House - Building Safety Case
<b>Cabinet Member:</b>	Councillor Darren Sanders - Cabinet Member for Housing and Tackling Homelessness
<b>Report by:</b>	James Hill - Director of Housing, Neighbourhood and Building Services
<b>Report Authors:</b>	Adam Hardwick - Assistant Director Building Services Amy Holmes - HRA Building Safety Manager
<b>Wards affected:</b>	Charles Dickens

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## 1. Purpose

- 1.1. The purpose of the report is to provide the Cabinet Member for Housing and Tackling Homelessness with an update on the Ladywood House, Building Assessment Certificate which includes the Building Safety Case.
- 1.2. The report will outline background to the Building Safety Act 2022, details of what a Building Assessment Certificate consists of, the key points of the Building Safety Case, Resident Engagement Strategy and the Mandatory Occurrence Reporting System and the next steps that will be taken.
- 1.3. The report will outline to the Cabinet Member for Housing and Tackling Homelessness how Building Safety works are being undertaken and how the Building Safety Case for Ladywood House helps to demonstrate compliance with aspects of The Regulator for Social Housing - Consumer Standards.
- 1.4. The report will update the Cabinet Member for Housing and Tackling Homelessness of resident engagement activities undertaken to date and future planned engagement, alongside how residents can access relevant Building Safety documents as detailed in section 5 and 7 of the report.

## 2. Background - Building Safety Act 2022

- 2.1. Following the tragic Grenfell Tower fire, the Building Safety Regulator was introduced to give residents and homeowners more rights, powers and protections to ensure homes are safer.

- 2.2. There is specific legislation that requires owners of taller buildings / high-rise buildings to understand and mitigate or manage risks associated with Building Safety to ensure the safety of residents and to promote better communication with residents and demonstrate that concerns are listened to with information provided to residents in a transparent way.
- 2.3. Under the act, Building Safety is categorised as risks around the spread of fire or structural failure to a building.
- 2.4. The Building Safety Regulator was established as part of the Health and Safety Executive, to drive improvement to safety and cultural change in the building industry and act as the regulatory body in relation to Building Safety, with specific regard to high-rise buildings.
- 2.5. The Building Safety Act 2022 introduced new responsibilities and legal duties on Portsmouth City Council as the Principal Accountable Person (PAP) for our occupied residential high-rise buildings, defined as a building with at least two residential units which is at least 18 metres in height or has at least 7 storeys.
- 2.6. The main duties placed upon Council as Principal Accountable Person include;
  - Ensuring all high-rise buildings are registered with the Building Safety Regulator
  - Assess and manage Building Safety risks
  - Develop resident engagement strategies to inform residents about their building and how they can contribute to building safety decisions
  - Establish a system to report to the Building Safety Regulator where incidents or risks with potential to cause significant impact are identified, known as a Mandatory Occurrence Reporting System
  - Prepare individual Building Safety Case reports to demonstrate how Building Safety risks are managed
- 2.7. Within 5 years of building registration, the Building Safety Regulator will request the Council as the PAP to apply for a Building Assessment Centre. This requires the Council to submit the Building Safety Case Report along with the Resident Engagement Strategy and Mandatory Occurrence reporting system to allow the Building Safety Regulator to review and ensure that we are meeting our legal duties.
- 2.8. Subject to satisfactory review, a Building Assessment Centre will be issued that is valid for up to 5 years. This must be displayed within the block and available to residents.
- 2.9. The Council have 22 high-rise buildings within the Housing Revenue Account that have been registered with the Building Safety Regulator, with Ladywood House being the second block that the Building Safety Regulator has directed for a Building Assessment Certificate application.

### **3. Ladywood House - Background**

- 3.1. Ladywood House (LWH) is a 24-storey block of flats owned and managed by the Council, located within the Charles Dickens Ward. It was registered as a high-rise building with the Building Safety Regulator on 19<sup>th</sup> September 2023.
- 3.2. The Council received a written request on 12<sup>th</sup> August 2024 from the Building Safety Regulator to apply for a Building Assessment Certificate within 28 days of the request. The application was submitted on the 6<sup>th</sup> September 2024.
- 3.3. We have received confirmation from the Building Safety Regulator that they have received the required documents and is currently under review.

### **4. Ladywood House - Building Safety Case Report**

- 4.1. The Safety Case Report demonstrates a robust approach to managing building safety at Ladywood House, which ensures that building safety risks are kept 'as low as reasonably practicable'.
- 4.2. The Building Safety team within Building Services, have worked with services from across the HNB directorate and our external fire consultants FR Consultants Ltd to form the Building Safety Case Report for Ladywood House.
- 4.3. Work has been completed to develop a Building Management System specific to Ladywood House alongside commissioning a range of surveys and technical reports to inform our knowledge of the block and inform the Building Safety Case.
- 4.4. The Building Management System outlines the planning, organisation, control and monitoring in place to manage safety risks in the building. This includes how the elements of the building are maintained but also policies and procedures around how the building is managed and used. It takes into account;
  - 4.4.1. Resources in place to manage building safety including Building Services, Housing Management, Estate Services and Resident Engagement.
  - 4.4.2. Ongoing engagement with Hampshire and Isle of Wight Fire and Rescue Service and other external stakeholders.
  - 4.4.3. Contractor management and procurement for servicing, maintenance, compliance and planned maintenance.
  - 4.4.4. A clearly defined matrix identifying roles and responsibilities in relation to building management.
  - 4.4.5. Surveys and technical reports undertaken to identify and understand the risks present and any recommendations to reduce the risks.

- 4.4.6. Servicing and compliance items that are undertaken to ensure building elements are functioning as required.
  - 4.4.7. Processes for supporting residents and building users.
  - 4.4.8. Information gained from the undertaking of regular Tenancy Update Visits to understand our residents and any specific risks identified in relation Building Safety.
  - 4.4.9. Estate Services block checks, fire equipment checks and enforcement of the zero-tolerance policy within the communal areas.
- 4.5. We have undertaken a range of technical surveys to identify risk factors and building safety issues, that have informed recommendations for improvements. Below is a summary of the key surveys undertaken and their outcomes;
- 4.5.1. Structural survey - This confirmed that the overall structural condition was deemed good with recommendations for ongoing investigation and maintenance.
  - 4.5.2. Fire Risk Assessment Type 4 including compartmentation survey - This identified a number of recommendations both related to works and management of the block. The key recommendations relate to replacement fire doors and compartmentation works. The management actions include continuing to remind residents about fire safety and continuing to undertake inspections of firefighting equipment.
  - 4.5.3. Fire Risk Appraisal External Wall (FRAEW) - This confirmed that there were no combustible materials present on the external walls, with no actions necessary.
  - 4.5.4. Fire Door Survey (Property Entrance Door and Communal) - This assessed the condition of property and communal fire doors within the block and recommended repairs and replacement.
  - 4.5.5. Fire Strategy - This confirmed that a stay put policy is suitable to remain for the block.
- 4.6. A review of relevant compliance activities was undertaken such as servicing of fire-fighting equipment, electric and gas safety. All compliance activities for the building are in date, with 100% compliance being achieved at the point of submission, other than 1no. electrical test and 1no. gas safety inspection within the residential properties where there are access issues.
- 4.7. The recommendations that have been made by the technical reports have been reviewed in conjunction with the building management system in place to establish the priority of the actions.



- 4.8. As we complete the safety cases across the 22no. high-rise buildings we will review and prioritise works accordingly to ensure that the highest priority works are undertaken first.
- 4.9. Specifically with regard to Ladywood House, due to the height of the building and presence of a single escape stair, we have prioritised replacing the fire doors throughout the building and the undertaking compartmentation remediation works. Work to commence the evaluation of a scheme is underway with it anticipated to commence in 2025/2026.
- 4.10. Funding for the works has been allocated within the March 2024 Budget report "Council Housing Maintenance and Improvements and Non-Dwelling Capital 2024/2025" approved by the Cabinet Member for Housing and Tackling Homelessness on 20th March 2024.
- 4.11. Ahead of the capital scheme, we have reviewed the Building Safety Case and given consideration to interim measures to maintain resident safety. Key aspects that mitigate risk ahead of a scheme include;
  - The block has a sprinkler system installed and evacuation alert system
  - We will continue to undertake Tenancy Update Visits to all residents, to identify any specific issues and put in place Personal Emergency Evacuation Plans where necessary.
  - We will ensure that ongoing repairs are undertaken as necessary to any fire door alongside general block maintenance and compliance activities.

## **5. Ladywood House - Resident Engagement**

- 5.1. As part of the Building Assessment, it is necessary to ensure that residents are adequately and sufficiently consulted, engaged and communicated with about building safety matters in relation to the block that they live in.
- 5.2. Resident consultation took place between 13<sup>th</sup> July 2023 and 10<sup>th</sup> August 2023, this included a drop-in session for residents to meet the HRA Building Safety Manager and a questionnaire to understand what matters to residents and how and if they want to get involved.
- 5.3. Our overarching Building Safety Engagement Strategy was brought to the Cabinet Member for Housing and Tackling Homelessness meeting on 22<sup>nd</sup> February 2024. This strategy was informed by consultation with residents across all the high-rise buildings.
- 5.4. A block specific resident engagement strategy was prepared for the Building Assessment Certificate application that included the overarching resident engagement strategy, made reference to the consultation and engagement that has been undertaken to date and the future engagement that we intend to undertake with residents.
- 5.5. A bespoke abridged building safety engagement strategy leaflet has been created for Ladywood House residents following feedback received from residents. The leaflet

sets out the shared responsibilities to keep the building safe, gives clear contact points for concerns to be raised and signposts to the full building safety engagement strategy.

## **6. Ladywood House - Mandatory Occurrence Reporting System.**

- 6.1. A mandatory occurrence reporting system has been created to enable any building safety concerns by residents, building users and stakeholders to be reported to the Building Safety Team.
- 6.2. The process ensures that any reported concerns are fully assessed by the Building Safety Team and relevant actions taken. Where concerns are valid and significant, these are required to be reported to the Building Safety Regulator.
- 6.3. The process also ensures that following review of the concern, feedback is given to the resident or the person reporting the concern, detailing the outcome. The mandatory occurrence log is regularly reviewed by the Building Safety Team and through governance structures to ensure actions have been adequately addressed and consideration given to any learning to improve Building Safety.

## **7. Future Works / Engagement**

- 7.1. Residents will be written to, informing them that the Building Assessment Certificate has been applied for and to give them the opportunity to request any documents on the building.
- 7.2. A further in person resident engagement drop-in session will be detailed within the letter to provide the opportunity for residents to ask any questions or raise concerns with the Building Safety Team.
- 7.3. Following issuing of the Building Assessment Certificate by the Building Safety Regulator, the certificate itself will be displayed within the communal area of the building.
- 7.4. The Building Projects Team will progress with the fire door replacement scheme and any necessary compartmentation works to Ladywood House. Where repairs to doors are identified in the interim these will be completed as required.
- 7.5. We will continue to undertake compliance, monitoring and inspection activities to ensure that the building safety risks are kept 'as low as reasonably practicable'.
- 7.6. We will continue to undertake regular tenancy update visits to ensure that we understand the residents of the building and hold up to date information.
- 7.7. The following additional engagement is planned at Ladywood House:
  - Issue the block specific building safety engagement strategy leaflet to residents.

- Issue the building safety leaflet pack to residents of LWH, this includes gas safety leaflet, living at height safely, fire door information leaflet, what to do in the event of a fire leaflet and charging safely leaflet.
- Undertake 6-monthly in-person engagement sessions with residents.
- Develop specific an engagement strategy for the door replacement and compartmentation scheme.

## **8. Regulator of Social Housing - Consumer Standards**

- 8.1. The Social Housing (Regulation) Act 2023 has introduced 4 new Consumer Standards that defines required outcomes and specific expectations that Landlords are required to meet.
- 8.2. The 4 Consumer Standards cover the areas of;
- Neighbourhood and Community Standard
  - Safety and Quality Standard
  - Tenancy Standard
  - Transparency, Influence and Accountability Standard
- 8.3 The application for the Building Assessment Certificate for Ladywood House along with the information held within the Building Safety Case, Resident Engagement Strategy and Mandatory Occurrence Reporting System, all support demonstration of conformance to multiple aspects of the standards.
- 8.4 Below are listed extracts from the Consumer Standards that are specifically demonstrated through the Building Safety work associated with Ladywood House;

### **Safety and Quality Standard**

#### **1.1 Stock quality**

*1.1.1 Registered providers must have an accurate, up to date and evidenced understanding of the condition of their homes that reliably informs their provision of good quality, well maintained and safe homes for tenants.*

#### **1.2 Health and safety**

*1.3.1 When acting as landlords, registered providers must take all reasonable steps to ensure the health and safety of tenants in their homes and associated communal areas.*

#### **1.3 Repairs, maintenance and planned improvements**

*1.4.1 Registered providers must provide an effective, efficient and timely repairs, maintenance and planned improvements service for the homes and communal areas for which they are responsible.*

**Transparency, Influence and Accountability Standard**

**1.4 Engagement with tenants**

*1.3.1 Registered providers must take tenants’ views into account in their decision-making about how landlord services are delivered and communicate how tenants’ views have been considered.*

**1.5 Information about landlord services**

*1.4.1 Registered providers must communicate with tenants and provide information so tenants can use landlord services, understand what to expect from their landlord, and hold their landlord to account.*

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Signed by: **James Hill-Director of Housing, Neighbourhood and Building Services**

**Appendices:** None.

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

<b>Title of document</b>	<b>Location</b>
Building Safety Act 2022	<a href="https://legislation.gov.uk">Building Safety Act 2022 (legislation.gov.uk)</a>
The Social Housing (Regulation) Act 2023 - Consumer Standards	<a href="https://www.gov.uk">Regulatory standards for landlords - GOV.UK (www.gov.uk)</a>
Budget Report, Housing Cabinet Decision meeting, 20 <sup>th</sup> March 2024	<a href="https://portsmouth.gov.uk">Public Pack)Agenda Document for Cabinet Member for Housing and Tackling Homelessness, 20/03/2024 10:00 (portsmouth.gov.uk)</a>
Building Safety Engagement Strategy Report, Housing Cabinet Decision meeting, 22 <sup>nd</sup> February 2022	<a href="https://portsmouth.gov.uk">Public Pack)Agenda Document for Cabinet Member for Housing and Tackling Homelessness, 22/02/2024 10:00 (portsmouth.gov.uk)</a>

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Signed by: **Councillor Darren Sanders - Cabinet Member for Housing and Tackling Homelessness.**