

Appendix 6 Programme of Repairs of existing stock

Table 8 2022/23 Capital Programme

Work Type	Budget
General Building Works	£8,368,060
Electrical Works	£3,390,000
Mechanical Works	£1,600,000
Lift Works	£465,000
Window	£3,000,000
Compliance & Fire Safety	£2,310,000
Staffing	£1,800,000
Other	£1,150,000
TOTAL	£22,083,060
Cyclical	£1,624,700

Repairs of existing stock:

The council has procured a new housing database, which will combine the existing housing and asset management database into one software solution. In addition, the council has procured several additional modules and interfaces which will not only assist in linking and reporting across key services but will both provide direct and indirect efficiencies. The works outlined in **Table 8 2022/23 Capital Programme** will be reviewed on a rolling programme and maintained.

Stock data collection in principle will remain the same but the collecting and reporting net will be cast wider, with greater visibility for all.

Repair requests will be interfaced between the council's housing system and repair partnering contractor with almost "real time" correlation. Planned works will be instructed through the planned works module and directly linked to the council's financial system.

An overarching reporting tool will sit alongside compliance, servicing and health & safety modules.

Compliance:

Within the 2022-23 HRA budget is an assumed investment in the employee's costs and specifically compliance. The intention is to enhance the capacity of the team which will then ensure that within the HRA Business Plan there is sufficient resilience built in to allow for changes in legislation and requirements.

The Building Safety Bill is proposed to set out new and enhanced regulatory regimes for building safety and construction products, and make provision for residents to have a stronger voice in the new system. The Bill is proposed to take forward all of the recommendations resulting from the Hackett Review of Building Safety in an enhanced safety framework for higher risk residential buildings.

The Fire Safety Act amends the Regulatory Reform (Fire Safety Order) 2005 ("The

2005 Order”). The 2005 Order requires a responsible person (generally, the owner, occupier or managing agent) to undertake, and review regularly, a fire risk assessment of all non-domestic premises, including the non-domestic parts of multi-occupied residential buildings. Following amendment, the 2005 Order now covers situations where a building contains two or more sets of domestic premises, and makes the 2005 Order applicable to the building's structure and external walls and any common parts; all doors between the domestic premises and common parts and the reference to external walls includes doors or windows in those walls, and anything attached to the exterior of those walls (including balconies). The fire safety provisions in the Building Safety Bill are proposed to apply to all premises regulated under the 2005 Order in England and Wales apart from two provisions which have a more specific application:

- Responsible Persons for buildings containing two or more sets of domestic premises must provide residents with relevant and comprehensible information about relevant fire safety matters; and,
- The provision that requires Responsible persons to take reasonable steps to ascertain if there is an Accountable Person in relation to the premises and co-operate with them to enable them to carry out their duties under the Bill applies to higher-risk buildings in England only

Of particular importance to the Council will be the statutory definition of Accountable Person which is to be introduced by the Bill for occupied high-rise residential buildings. Accountable persons will have legal requirements for ensuring that the fire and structural safety of their buildings are being properly managed. Accountable Persons are to include landlords and freeholders who are in charge of repairing the building. They could be an individual, a partnership or corporate body.

All occupied higher-risk buildings will be required to have at least one clearly identifiable Accountable Person, known as the Principal Accountable Person, who is responsible for ensuring that fire and structural safety is being properly managed for the whole building.