

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection
DATE	5 September 2023
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Planned Maintenance Pilot Project 2023
REPORT NUMBER	RES/23/294
DIRECTOR	Resources
CHIEF OFFICER	Corporate Landlord
REPORT AUTHOR	Stephen Booth
TERMS OF REFERENCE	1.1.1

1. PURPOSE OF REPORT

- 1.1 This report has been produced to consider the proposals for the re-introduction of a planned preventative maintenance programme for the Council's housing stock and to propose a pilot scheme for such a programme in the Lang Stracht area of the city.

2. RECOMMENDATION(S)

That the Committee :-

- 2.1 Instructs the Chief Officer Corporate Landlord to adopt the methodology (option 1) for planned maintenance as set out in appendix 1.
- 2.2 Notes the area identified in the pilot scheme as noted in the report and instruct the Chief Officer Corporate Landlord to report back on the scheme in Q1 2024/25; and
- 2.3 Instructs the Chief Officer Corporate Landlord to introduce the use of low maintenance, or maintenance free, materials to replace items such as gutters, downpipes, window frames etc when these items next require replacement.

3. CURRENT SITUATION

- 3.1 At the meeting on 17 January 2023 a report was presented to the committee highlighting a number of actions being considered by the Housing Improvement Group and highlighting some issues around the planned maintenance regime for the Council House stock. The Committee agreed to instruct the Chief Officer – Corporate Landlord to review, as part of the transformation programme, key planned maintenance activities required across the Housing Revenue Account

(HRA) portfolio and report back to this Committee on a programme approach to delivering these works.

3.2 Cyclical Planned Maintenance

A cyclical planned maintenance programme is required to ensure that our housing stock is maintained in good order and to ensure that associated building elements achieve their expected life cycle.

This pro-active approach to maintenance will achieve long term cost savings across both revenue and capital budgets. However, as this practise has been cut back significantly within the Council's housing stock for a significant period of time, re-establishing the process will have a significant short term resource and cost pressure on the Housing Revenue Account.

Appendix 1 of this report sets out a review of planned maintenance for the housing stock and sets out 3 options for delivery of a planned maintenance programme. The implications of this are being considered as part of the Building Repair and Maintenance Transformation programme. It is proposed to undertake a pilot programme to influence this work and further examine cost, resource and programming issues.

3.3 Pilot planned maintenance project for the Lang Stracht area of the City

The Housing Improvement Group considered an area of the city to trial a pilot planned maintenance project. A high level review was undertaken and it is proposed to undertake a trial of the area consisting of blocks of flats on the Lang Stracht, Eday Drive, Eday Square, Gairsay Drive, Gairsay Road and Gairsay Square. This area is adjacent to the new Summerhill development where the contrast between our existing and new stock is evident. The area has also been highlighted by inspectors as requiring a range of works which has also been reflected by a higher number of tenant, local member and external queries.

The area contains a higher proportion of units that are in sole council ownership which will allow early delivery of works, but also contains some blocks containing privately owned flats. This will require owner consultation to undertake works and will allow consideration to be given on a range of techniques to engage with owners to allow works and help influence future development of a more comprehensive programme of work.

The range of works proposed are:-

Internal:

- Replace existing communal lighting with LED lighting (underway);
- Replace existing floor tiles with vinyl flooring;
- Repair and paint ceilings, walls, communal doors and handrails.

External:

- Carry out survey of walls showing signs of cracking to establish if wall tie failure has occurred, repair or replace wall finish as required;
- Remove moss from roof tiles and treat with protective coating;
- Replace gutters and downpipes with low/no maintenance alternative where necessary. If this is not required then repair and paint existing;
- Replace soffits and fascias with low maintenance alternative where necessary. If this is not required then repair and paint existing;
- Replace existing communal entrance doors where necessary. If this is not required then repair and paint existing;
- Replace communal windows with low maintenance alternative where necessary. If this is not required then repair and paint existing;
- Repair existing fencing and repaint where required.

*The presence of owners in a number of these blocks will mean that consultation will be required prior to any work going forward.

Cross cluster teams within the Council are working on the delivery programme to consider current state, measurements of improvements, tenant engagement, environmental improvements and impact on tenants, voids and re-letting from the project.

It is the intention of officers to include tenants groups in further development of a programme. A well thought through list of recommendations and suggestions has already been provided to officers from the Housing Service Review Group (made up of tenants) which officers are endeavouring to implement across capital and revenue works.

3.4 Introduction of low maintenance or maintenance free materials

A move to low maintenance or maintenance free materials when upgrading external or communal parts of the Council's housing stock has the ability to reduce the levels of planned maintenance.

Many of the materials used historically, such as timber framed communal windows or cast-iron gutters and downpipes, require regular painting. As much of this is done at height these carry additional access costs. It is proposed that within the Lang Stracht pilot scheme that where the condition of communal elements requires them to be replaced, this is done using an alternative low maintenance product.

Where blocks contain private owners a consultation process will be required to achieve agreement on these proposals which will require the agreement of all owners, however, it is hoped that by demonstrating savings over the life-cycle of a low maintenance product owners will see the benefit of the proposed change.

4. FINANCIAL IMPLICATIONS

- 4.1 A sum of up to £3 million has been made available this financial year to carry out a pilot scheme of preventative planned maintenance in the Lang Stracht area. The planned maintenance works were considered in the 23/24 budget where the following instruction was given
- xiii) in response to the instruction of the Communities, Housing and Public Protection Committee of 17 January 2023, to (iv) instruct the Chief Officer - Corporate Landlord, as part of the 2023/24 budget setting process, to consider the balance between pro-active preventative maintenance and replacement works with a view to reporting a more robust planned maintenance programme as part of the HRA Capital and Revenue budgets, reflecting all other budget pressures; and to agree that 10% of the HRA repair and maintenance budget be ringfenced for planned maintenance works on the estate.*
- 4.2 Planned maintenance works are undertaken from the general repair and maintenance budget within the Housing Revenue Account. This pilot for a programme of preventative planned maintenance will allow further consideration to be made in setting the 2024/25 budget.
- 4.3 As there are privately owned flats within the blocks identified within the pilot scheme, it will be necessary to carry out a consultation exercise to gain owners' agreement to cover their proportion of the costs involved.

5. LEGAL IMPLICATIONS

- 5.1 The re-introduction of a wider planned maintenance programme within the Council housing stock will require significant levels of consultation with owners. The proposal within this project will be used as a pilot to look at a variety of ways to optimise engagement with owners."

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 The implementation of an improved maintenance programme will enhance the life of buildings and their performance.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Quality of housing may reduce without effective maintenance, repairs, and capital improvements	Implementation of recommendations in this report.	M	Yes
Compliance	Provision of quality housing ensures compliance with Scottish Housing Regulator requirements	Implementation of recommendations in this report.	M	Yes
Operational	Provision of housing is a priority for residents of Aberdeen City. Failure to ensure there is an adequate supply of good quality housing may result in people seeking to be housed elsewhere.	Implementation of recommendations in this report.	M	Yes
Financial	None at this time	This pilot will be used to develop a more comprehensive programme.	L	Yes
Reputational	Failure to improve the quality of Council homes may harm the	Implementation of recommendations in this report.	M	Yes

	Council's reputation if the properties need repairs.			
Environment / Climate	Improvements to homes have a positive impact on carbon reduction. Failure to effectively implement the proposals may result in increased carbon emissions.	Implementation of recommendations in this report.	L	Yes

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2023-2024</u>	
Impact of Report	
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</u>	The proposals will have no impact on the council delivery plan.
<u>Aberdeen City Local Outcome Improvement Plan 2016-26</u>	
Prosperous People Stretch Outcomes	The proposals within this report support improved healthy life expectancy by setting out steps towards achieving improvements in the housing stock.
Prosperous Place Stretch Outcomes	The proposals within this report support reducing Aberdeen's carbon emissions and improving the standard of housing by setting out steps towards achieving better quality housing.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	A stage 1 IIA will be required to consider the implementation of the project. Whilst the outcome will be beneficial for all tenants consideration requires to be given to how best to engage with all tenants, taking account of those with protected characteristics. The outcome and solutions to this will be reported in the 24/25 report.
Data Protection Impact Assessment	Further consideration will be required in relation to the DPIA in the pilot project in so far as how information is collected and maintained,
Other	None

10. BACKGROUND PAPERS

10.1 None

11. APPENDICES

11.1 Planned Maintenance Methodology

12. REPORT AUTHOR CONTACT DETAILS

Name	Graham Williamson/ Ian Perry
Title	Housing Asset Manager
Email Address	lperry @aberdeencity.gov.uk
Tel	