

## Cabinet

Tuesday 6 February 2018

4.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Peter John OBE (Chair)  
Councillor Stephanie Cryan

Councillor Maisie Anderson  
Councillor Fiona Colley  
Councillor Barrie Hargrove  
Councillor Richard Livingstone  
Councillor Victoria Mills  
Councillor Johnson Situ  
Councillor Ian Wingfield  
Councillor Mark Williams

### Portfolio

Leader of the Council  
Deputy Leader and Cabinet Member for  
Housing  
Public Health and Social Regeneration  
Finance, Modernisation and Performance  
Communities, Safety and Leisure  
Adult Care and Financial Inclusion  
Children and Schools  
Business, Culture and Social Regeneration  
Environment and the Public Realm  
Regeneration and New Homes

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#### Contact

Paula Thornton 020 7525 4395 or email: [paula.thornton@southwark.gov.uk](mailto:paula.thornton@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Councillor Peter John**

Leader of the Council

Date: 29 January 2018



# Cabinet

Tuesday 6 February 2018  
4.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
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### **PART A - OPEN BUSINESS**

#### **MOBILE PHONES**

Mobile phones should be turned off or put on silent during the course of the meeting.

#### **1. APOLOGIES**

To receive any apologies for absence.

#### **2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.

#### **3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED**

There are no closed items scheduled for consideration at this meeting.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.

Item No.	Title	Page No.
5.	<b>PUBLIC QUESTION TIME (15 MINUTES)</b>	
	To receive any questions from members of the public which have been submitted in advance of the meeting in accordance with the cabinet procedure rules. The deadline for the receipt of public questions is midnight Wednesday 31 January 2018.	
6.	<b>MINUTES</b>	1 - 21
	To approve as a correct record the minutes of the open section of the meeting held on 23 January 2018.	
7.	<b>DEPUTATION REQUESTS</b>	
	To consider any deputation requests. The deadline for the receipt of deputation requests is midnight Wednesday 31 January 2018.	
8.	<b>LEDBURY ESTATE - NEXT STEPS UPDATE</b>	22 - 66
	To note the draft dates of the key stages that the Ledbury Project Team have agreed and to receive a further report setting out the outcome of the resident consultation on the options appraisal process that is planned for July 2018.	
9.	<b>REVIEW OF RESIDENT ENGAGEMENT - REPORT FROM THE HOUSING AND COMMUNITY SAFETY SCRUTINY SUB-COMMITTEE</b>	67 - 69
	To consider recommendations from the housing and community safety scrutiny sub-committee.	
10.	<b>THE OUTCOME OF THE CONSULTATION EXERCISE ON CHANGES TO DAY CENTRE PROVISION AT QUEENS ROAD AND RIVERSIDE AND THE DEVELOPMENT OF A DISABILITY HUB: RESPONSE TO DECISIONS FROM CALL-IN</b>	70 - 76
	To approve the response to the recommendations of the overview and scrutiny committee on the outcome of the consultation exercise on changes to day centre provision at Queens Road and Riverside and the development of the disability hub item.	
11.	<b>ANNUAL PERFORMANCE REPORT FOR GENERIC HOME CARE CONTRACTS 2016-17</b>	77 - 96
	To note the performance of the sixth and final full year of the generic home care contracts 2016-17.	

Item No.	Title	Page No.
12.	<b>POLICY AND RESOURCES STRATEGY: REVENUE MONITORING REPORT, INCLUDING TREASURY MANAGEMENT 2017-18 (MONTH 8)</b>	97 - 111
	To note the general fund outturn forecast for 2017-18 and associated issues.	
	To approve general fund budget movements that exceed £250,000 and note those that are less than £250,000.	
13.	<b>POLICY AND RESOURCES STRATEGY: CAPITAL MONITORING REPORT, INCLUDING CAPITAL PROGRAMME UPDATE 2017-18 (MONTH 8)</b>	112 - 136
	To approve the virements and variations to the general fund and housing investment programme and the inclusion in the programme of new capital bids.	
	To also agree and note issues relating to the month 8 capital monitoring programme.	
	<b>OTHER ITEMS</b>	
	The following item is also scheduled for consideration at this meeting.	
14.	<b>POLICY AND RESOURCES STRATEGY 2018-19 TO 2020-21</b>	
	<b>DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING</b>	
	<b>EXCLUSION OF PRESS AND PUBLIC</b>	
	The following motion should be moved, seconded and approved if the cabinet wishes to exclude the press and public to deal with reports revealing exempt information:	
	“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure Rules of the Constitution.”	
	<b>PART B - CLOSED BUSINESS</b>	
	<b>DISCUSSION OF ANY OTHER CLOSED ITEMS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT</b>	

Date: 29 January 2018



## Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 23 January 2018 at 4.00 pm at the Council Offices, 160 Tooley Street, London SE1 2QH.

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**PRESENT:** Councillor Peter John OBE (Chair)  
Councillor Stephanie Cryan  
Councillor Maisie Anderson  
Councillor Fiona Colley  
Councillor Barrie Hargrove  
Councillor Richard Livingstone  
Councillor Victoria Mills  
Councillor Johnson Situ  
Councillor Ian Wingfield  
Councillor Mark Williams

### 1. APOLOGIES

All members were present.

### 2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following late item:

- Item 8: Policy and Resources Strategy 2018-19

Reasons for urgency and lateness will be specified in the relevant minute.

Additionally, the chair confirmed the following:

- Item 9: Housing Revenue Account – Final Rent Setting and Budget Report 2018-19. Appendix E detailing results of consultation was circulated.
- Item 14: Gateway 0: Facilities Management Contract for the Council's Operational Estate. Item withdrawn (reasons specified under the relevant minute).

### **3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED**

There were no closed items considered at this meeting.

### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

None were declared.

### **5. PUBLIC QUESTION TIME (15 MINUTES)**

#### **Public Question from Amir Eden**

Marion Marples asked the public question on behalf of Amir Eden.

Would Southwark Council please explain in detail, the process for the distribution of community CIL money (including how projects are added to the community project lists, how they are prioritised, how money is allocated to a prioritised project and what the decision making process looks like)?

#### **Response by the Cabinet Member for Regeneration and New Homes**

The cabinet approved on 17 March 2015 the adoption in April 2015 of the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD).

Under the Localism Act the council were obliged to identify a “meaningful proportion” of Southwark CIL that will be spent in the local area to ensure that people affected by development benefit from that development.

The former section 106 system required planning officers to negotiate with developers to secure funding in an inefficient way. Negotiations could involve over 40 different purposes, for instance community development facilities, education, environmental improvements, primary care trust payments, CPZ's, car clubs and so on. With the adoption of CIL it allows the council to plan in a meaningful way to develop the infrastructure required to support the growth of the borough for example through securing funding for our school expansion programme, improved health facilities, new libraries, improvements to district parks such as Burgess Park, new leisure facilities and strategic transport provision.

Under the Localism Act the minimum threshold for local CIL was 15%, or 25% for those with an adopted Neighbourhood Plan or Area Action Plan. However we decided to set local CIL at 25% for the whole borough. The SPD explains that the Community Infrastructure Project Lists (CIPLs) will be developed as a mechanism by which local communities will inform priorities for spending the local CIL. The project ideas suggested by the local community are approved by the relevant community council on an annual basis. Inclusion will require that projects are publically accessible, physical infrastructure in the locality and that support growth.

Depending on the location of the development, the council will use the following sequence of areas to identify relevant projects:

- Areas with an adopted neighbourhood plan
- Opportunity areas
- Action areas
- SPD areas (other than individual sites/buildings)
- Community council areas (for those areas not covered by the above).

The SPD explains that if an area has a neighbourhood plan, the local CIL funds from a development will be invested within the boundary of the plan area.

The community councils will ensure the relevance of the projects on the CIPL and approve any proposed new projects to be included on the list. The community councils will also suggest a priority of projects that will be submitted to cabinet. This will then inform the decisions taken by cabinet about which projects local CIL will be invested in, this will allow investment to be considered alongside the council's capital programme.

### **Supplemental question**

Marion Marples asked whether the council could examine the current decision making process in respect of the process for the distribution of community CIL money at community council meetings. It was felt that the current arrangements were not satisfactory for the following reasons:

- A low level of understanding of the process
- Detail and rationale for projects not included as part of the decision making
- Improvement required on managing and updating the project lists.

Councillor Mark Williams responded by indicating he would aim to look at the issues raised in advance of the March round of community council meetings.

## **6. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on 12 December 2017 be approved as a correct record and signed by the chair.

## **7. DEPUTATION REQUESTS**

There were none.

## **8. POLICY AND RESOURCES STRATEGY 2018-19**

It was not possible to circulate this report five clear days in advance of the meeting. The chair agreed to accept the report as urgent as the council were committed to publishing budget proposals at the earliest possible opportunity to ensure that they were available to the public for comments and questions. The report needed to be considered by cabinet

prior to presentation of budget figures to cabinet on 6 February and to council assembly on 21 February. Also, under the council's constitution, there is a requirement for the overview and scrutiny committee to review and challenge budget proposals and this was due to take place on 29 January 2018.

**RESOLVED:**

1. That it be noted that the provisional settlement was received on 19 December 2017 and that the key headlines are set out in the report (paragraphs 36-38 of the report).
2. That it be noted that the provisional settlement includes an increase to the council tax referendum threshold from 2% to 3%; this is in recognition of social care and inflationary pressures.
3. That it be noted that no changes were made to the adult social care precept arrangements, which remain at a maximum of 3% in 2018-19.
4. That it be noted that the section 151 officer has proposed to increase the Southwark element of the council tax in line with the government threshold by 2.99% in recognition of the spending pressures in services which protect and support vulnerable children and families; council tax increase will continue to remain below consumer price index (CPI) (paragraphs 56-59 of the report).
5. That it be noted that this budget also proposes to use the full flexibility offered by the government to support social care through an increase in the adult social care precept, equivalent to 3% of council tax, on the basis that these additional funds will be used exclusively for adult social care (ASC) (paragraphs 54-55 of the report).
6. That the budget options proposed to achieve a balanced budget 2018-19, including new commitments, savings, efficiencies and income generation. (Appendices C to F of the report) be noted.
7. That it be noted that the current proposed budget options include an increase in the children's and adults' services budgets of £17.1m, funded in part by £12.584m Better Care Fund and the £2.9m increase in the ASC precept which has been passported fully to adult social care.
8. That it be noted that the general fund budget proposals for 2018-19 contained within the report have been updated post settlement as follows:
  - Revenue Support Grant (RSG) has been replaced by business rate baseline funding with the implementation of the London Business Rate pooling pilot in 2018-19 (paragraphs 39,65 of the report)
  - Resources arising from the provisional settlement on 19 December (Appendix A of the report) have reduced by £12.19m from 2017-18 (excluding Better Care Fund)
  - Improved Better Care Fund resources totalling £12.584m (including the supplementary allocation of £4.497m announced in the spring 2016 budget)
  - Retained business rates growth of £20.996m (paragraphs 64-67), an increase of £12.297m over 2017-18 arising from proceeds generated by continued regeneration in the borough, plus an estimated surplus brought forward of £3.970m

- An assumed increase in Council Tax of 2.99%, below the cap of 3% laid down by the Department for Communities and Local Government (DCLG) (paragraphs 51-53, 56-59 of the report)
  - Further resources from the adult social care precept of £2.9m, again passported in full to adult social care for 2018-19 (paragraphs 54-55 of the report)
  - Estimated council tax revenue of £104.460m (of which £2.9m is represented by the additional ASC precept and £2.9m by Southwark council tax increase); estimated collection fund surplus of £5.663m in part attributable to a review of the provision for bad debt
  - Planned contingency to be maintained at a level of £4m to mitigate underlying budget risks (paragraph 107 of the report).
9. That it be noted that the following savings, commitments and pay and price pressures have been proposed to help ensure the delivery of a balanced budget in 2018-19 (Appendices C – F of the report):
- Efficiency savings of £10.777m
  - Income generation of £7.281m
  - Savings impacting on services of £0.399m
  - Commitments of £32.565m
  - Pay Awards (assumed 2%) of £4.2m
  - Contractual inflation of £3.5m.
10. That it be noted that in order to ensure that the base budget is on a secure financial footing that a number of commitments are proposed for 2018-19 totalling £32.565m, including:
- £19.682m for ASC which are funded in the main from the £12.584m from the Better Care Fund and £2.956m through the Adult Social Care Precept
  - £5.833m for children's social care and education services
  - £0.215m to further support spending pressures on No Recourse to Public Funds (NRPF) and £0.750m temporary accommodation
  - £2.202m for corporate facilities management and ICT in support of the council's modernisation agenda
  - £1.600m commitment for the anticipated costs of borrowing to finance the significant capital programme.
11. That it be noted that the current pay offer of 2% for local government employees has been incorporated into these budget options; however there is continued uncertainty regarding pay negotiations and therefore it is proposed that any further increases are met from the corporate contingency budget in 2018-19 (paragraphs 78-79 of the report).
12. That it be noted that the current budget proposed for 2018-19 is now balanced, after the incorporation of a number of updated proposals and information following the provisional settlement.
13. That the departmental narratives (Appendix B of the report) and the equality analyses provided for the budget proposals be noted.
14. That the consultation that took place prior to agreeing the indicative budget options for 2017-18 and 2018-19 and that further consultation will be undertaken for new

budget options where necessary or appropriate (paragraph 108 of the report) be noted.

15. That it be noted that this report will be considered by overview and scrutiny committee on 29 January 2018 and that any recommendations arising will be incorporated into the final report to cabinet on 6 February 2018 for recommendation to council assembly on 21 February 2018 (paragraph 110 of the report).
16. That the proposals regarding pooling of London Business Rates (paragraphs 117-123 of the report) be noted.
17. That under Part 3C of the constitution new fees and charges and agreement of charging levels in line with the medium term resources strategy be approved, and that the fees and charges presented in Appendix G of the report be agreed, and that the level of those fees which cabinet is not permitted to set (paragraphs 99-101 of the report) be noted.
18. That it be noted that cabinet will receive a refreshed outlook of the financial position for the council and especially with regard to local government financing for 2019-20 and beyond in the summer of 2018.
19. That officers be instructed to:
  - Delete saving reference 301 "Review & realignment of community budgets" £260,000 from Appendix E of the report
  - Insert new saving "Realignment of community budget in line with savings already achieved" £151,000 in Appendix C of the report
  - Bring forward alternative proposals to compensate for £109,000 reduction of savings.

## **9. HOUSING REVENUE ACCOUNT - FINAL RENT-SETTING AND BUDGET REPORT 2018-19**

Appendix E of this item which contained the results of consultation meetings between 2 and 22 January 2018 was circulated separately.

### **RESOLVED:**

1. That a rent decrease of 1.0% for all housing revenue account (HRA) dwellings (including estate voids and hostels) be agreed with effect from 2 April 2018. This is in accordance with the provisions of the Welfare Reform and Work Act 2016 as noted in paragraph 17 of the report. The average dwelling rent in 2018-19 under such a reduction will be £98.54 per week.
2. That with regard to other HRA-wide charges, tenant service charges, comprising the estate cleaning, grounds maintenance, communal lighting and door entry maintenance charges be changed as set out in paragraph 20 of the report with effect from 2 April 2018.
3. That no increase be made to sheltered housing service charges as set out in paragraph 21 of the report with effect from 2 April 2018.

4. That direct charges for garages and non-dwelling charges be increased as set out in paragraphs 23 and 24 of the report with effect from 2 April 2018.
5. That there be no increase to district heating and hot water charges as set out in paragraph 25 of the report with effect from 2 April 2018.
6. That the HRA budget proposals set out in the report be agreed and that it be noted that these changes ensure a balanced budget is set as required by statute.
7. That the commitments made last month (December 2017) to ensure that savings made are primarily based on efficiencies, and where staffing reductions form part of any said savings, that due consultation and process is followed with trade unions be reaffirmed.

#### **10. SOUTHWARK JOINT MENTAL HEALTH AND WELLBEING STRATEGY 2018-2021**

Councillor Helen Dennis, Southwark Council's Mental Health Champion, attended cabinet to explain her role and work to-date in respect of the Southwark Joint Mental Health and Wellbeing Strategy 2018-2021.

##### **RESOLVED:**

1. That the final version of the Southwark Joint Mental Health and Wellbeing Strategy (2018-2021) (Appendix 2 of the report) be approved.
2. That the development of a delivery plan to implement the actions identified in the strategy be agreed.
3. That an additional sentence be added to the strategy document, Appendix 2 of the report (at the end of the section "community-based support for people with complex needs) (page 31 the strategy) as follows:  
  
"As part of developing our action plan, mental health services will improve partnership working with SASBU (Southwark Anti-Social Behaviour Unit) to support communities to be safe and well."
4. That additional amendments be made, including adding schools to the tackling stigma section (page 19 of the strategy) and a minor amendment to the table on page 11 of the strategy (CAMHS) reference.

#### **11. ADMISSION ARRANGEMENTS FOR COMMUNITY PRIMARY SCHOOLS - SEPTEMBER 2019**

##### **RESOLVED:**

1. That the Southwark Community Primary Schools Admission Arrangements ("the Arrangements") for September 2019 as set out in Appendix 1 of the report be agreed.
2. The proposed admission number for the September 2019 intake at Redriff Primary

City of London Academy (as set out in Appendix 2 of the report) is listed as 90. It be noted that this figure is still subject to confirmation by the Academy Trust.

## **12. SOUTHWARK COORDINATED ADMISSION SCHEMES FOR PRIMARY, JUNIOR AND SECONDARY ADMISSIONS 2019**

### **RESOLVED:**

1. That it be noted that the Primary (Reception), Junior and Secondary (Year 7) coordinated admission schemes for 2019 admissions were unchanged as they have worked effectively for Southwark residents during the last academic year.
2. That the Primary (Reception), Junior and Secondary (Year 7) coordinated admission schemes for 2019 admissions attached as Appendix 1, Appendix 2 and Appendix 3 of the report be agreed.

## **13. LEDBURY ESTATE - NEXT STEPS**

### **RESOLVED:**

1. That the content of the report be noted.
2. That the dates of the key stages that the Ledbury Project Team have agreed so far be noted.
3. That a further report be received setting out the outcome of the resident consultation on the options appraisal process.

## **14. GATEWAY 0: FACILITIES MANAGEMENT CONTRACT FOR THE COUNCIL'S OPERATIONAL ESTATE**

Given the liquidation of Carillion and whilst Interserve implement their recovery plan in order to provide financial stability, it was confirmed this report would be deferred to give officers time to review the impact that this may have on the current recommendations.

## **15. DISPOSAL OF FREEHOLD INTERESTS – 99 BROOK DRIVE, SE11, 20 HAYLES STREET, SE11, 11 FRIERN ROAD SE22**

### **RESOLVED:**

1. That the head of property be authorised to dispose of the council's freehold interest in 99 Brook Drive, SE11, 20 Hayles Street, SE11, 11 Friern Road SE22 (the "Properties"), for a sum that equates to the market value of the individual properties.
2. That the earmarking of the capital receipts for the purposes of funding the housing investment programme be authorised.

## 16. MOTIONS REFERRED FROM COUNCIL ASSEMBLY

### RESOLVED:

#### Culture and Wellbeing

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted and that it also be noted that the cabinet member for public health and social regeneration has asked officers to report back on a number of the issues raised in this motion.

1. Council assembly notes:
  - Air quality is a significant problem across London, including in Southwark
  - In 2013, 45% of the population of Southwark was exposed to levels of NO<sub>2</sub> above the annual average objective limit
  - That in Southwark, diesel accounts for 91% of the total NO<sub>x</sub> emissions in the borough and 58% of the total PM<sub>10</sub>
  - That poor air quality directly impacts on the health and wellbeing of Southwark residents, and affects children, older people, and those with conditions such as heart or lung disease, or asthma most severely
  - That across the UK, around 40,000 deaths are attributable to air pollution each year, incurring £20bn in health costs
  - That 30% of TfL's bus fleet are diesel-electric hybrids, which produce up to 40% less emissions than standard diesel buses.
  
2. Council assembly believes:
  - That Southwark Council is already taking proactive steps to tackle the problem of poor air quality by encouraging and facilitating a culture of active travel
  - That promoting forms of active travel is an essential part of improving the wellbeing of our residents, both because it reduces the number of people travelling in pollutant emitting vehicles, and because physical activity improves wellness in itself
  - That facilitating a reduction in the number of diesel vehicles should be a priority for the government
  - That reducing the number of diesel buses should be a priority for Transport for London (TfL)
  - That small business, charities, schools and low income households might struggle to replace diesel vehicles due to financial constraints
  - The proposed National Diesel Scrappage Fund would provide support for small business, charities, schools and low income households to replace their diesel vehicles with lower emission vehicles
  - That poor air quality directly and negatively impacts on the wellbeing of residents in Southwark, and that this council should continue to work to tackle this problem.
  
3. Council assembly therefore resolves to call on cabinet:
  - To lobby TfL to increase the number of diesel-electric hybrid buses on routes through Southwark.
  - To continue to press the government and the Secretary of State for Transport to reform the Vehicle Excise Duty and to create a National Diesel Scrappage Fund to encourage the removal of the most polluting vehicles on our roads.
  - To continue to promote active forms of travel, such as walking and cycling.

- To extend the Cycle Hire scheme to Bermondsey and Rotherhithe by committing funding for the capital costs associated
- To support the campaign for an extra station on the Bakerloo Line Extension at Bricklayer's Arms/New Kent Road.
- To install air pollution monitors in the most polluted schools, including all schools near main roads; and pilot the use of public pollution monitors outside these schools.
- To strengthen air quality measures in local planning policy, by guaranteeing that all section 106 levied for air quality on new developments is spent on air quality mitigation.

### **Southwark's bid for London borough of culture**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted:

#### 1. Council assembly notes:

1. In July 2017, the Mayor of London launched the London Borough of Culture - a new competition for the 32 London boroughs to apply for funding to lead a game changing cultural programme. Two winning boroughs will be named London Borough of Culture, one in 2019 and one in 2020, and up to six other boroughs will receive support to deliver bespoke cultural projects.
2. As well as being named the London Borough of Culture, the winning boroughs will be awarded £1.1 million each. The Heritage Lottery Fund and the Paul Hamlyn Foundation will also work with the winning boroughs to help them secure extra funding for bespoke cultural projects.
3. The creative industry is one of Southwark's fastest growing industries, with internationally acclaimed institutions matched by grassroots vibrancy across the borough.
4. A recent report produced by the Creative Industry Federation found that 'For every pound invested in arts and culture, an additional £1.06 is generated in the economy'.
5. The great reputation Southwark has as the home of cultural expression dating back to the completion of the Globe in the 16th Century.
6. The recently published 'Creative Southwark', Southwark's Cultural Strategy leading up to 2022.
7. Communities right across the borough have fed into process of putting Southwark's bid together, with multiple workshops over a number of weeks.

#### 2. Council assembly believes:

1. The arts and culture plays a significant role in bringing communities together in the borough.
2. Cultural organisations across the borough have played a key part in addressing wellbeing issues, such as isolation, obesity and improving

residents' mental health.

3. Southwark is a diverse and culturally rich borough and if successful, the borough's year of culture will amongst other things seek to promote this.
  4. Culture is not solely about a few large institutions, but also about multiple smaller-scale local projects. Moreover, cultural life does not emerge from nowhere but is produced by people and communities that have the opportunity, location and ability to create.
  5. Southwark's exceptional cultural richness primarily derives from its breadth of communities of differing heritage and financial wealth.
  6. The much-needed development plans in Southwark must keep these communities in mind and ensure they can continue to afford to live and thrive in Southwark, in the years and decade ahead. Cultural events and programmes, which may well be welcome in themselves, will be skin-deep if the people that provide our communities' hearts are in practice removed and the affordable homes and small businesses that provide their life-blood are effectively left to drain away.
3. Council assembly therefore resolves:
1. To endorse Southwark's bid to be the London Borough of Culture.

### **Southwark response to moped crime**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted. The cabinet member for communities, safety and leisure updated cabinet with regard to actions taken in response to this motion.

1. Council assembly notes:
  - The dramatic rise in 'moped-enabled' crime across London in the last year – from around 7,500 to 17,500 offences.
  - That, in Southwark, the number of robberies on mopeds rose from 581 in 2015/16 to 777 in 2016/17.
  - The numerous reports from residents who have witnessed or experienced these crimes in Southwark – and want to know how the council is going to respond.
2. Council assembly calls on Southwark Council to explore if it is feasible to:
  - Introduce urgent preventative measures before moped crime culture becomes entrenched in the borough.
  - Establish an early intervention scheme, focused on areas where young people are most exposed to moped gangs.
  - Establish an outcomes-based re-offending scheme for prison leavers, tailored

to those convicted of moped-enabled crime.

- Install ‘moped hangars’ across Southwark to reduce theft – especially in high-risk areas.
  - Create incentives for moped dealerships in the borough (through a responsible retailers list and business rate reduction) to:
    - Bundle locking devices (disc locks, grip locks, chain locks), alarms, immobilisers and tracking technology with moped sales
    - Mark bike parts with the vehicle identification number (VIN) number
    - Check and record driving licences and CBT (Compulsory Basic Training) certificates
    - Require additional details from buyers (name, address, contacts)
    - Not to accept cash payments for mopeds, scooters or accessories
  - Recognise the work of Southwark Police on both thefts of mopeds and moped-enabled robberies and assaults – and work with the police to identify high-risk areas in Southwark.
  - Fill gaps in CCTV coverage at moped-enabled crime hotspots and fund wider use of RDCs (Rapid Deployment Cameras).
  - Introduce a ‘whistleblower’ policy for moped crime, signposting the Crimestoppers hotline and guaranteeing anonymity for residents who report on moped gangs.
3. Council assembly calls on the Mayor of London to:
- Lobby for a change in the law to require mopeds and motorbikes to display both a front and rear number plate.
  - Create London-wide incentives for moped dealerships to:
    - Bundle locking devices (disc locks, grip locks, chain locks), alarms, immobilisers and tracking technology with moped sales
    - Mark bike parts with the vehicle identification number (VIN) number
    - Check and record driving licences and CBT (Compulsory Basic Training) certificates
    - Require additional details from buyers (name, address, contacts)
    - Not to accept cash payments for mopeds, scooters or accessories
  - Introduce warning signs for mopeds and motorbikes using cycle lanes.
  - Launch an awareness campaign at tourist spots, bus stops, tube stations and other target locations to warn the public about moped crime techniques, flag high-risk areas and discourage texting-and-walking.
  - Press the Home Office for a full review of police powers on moped-enabled crime.
4. Council assembly recognises that this Conservative Government has consistently

underfunded the Metropolitan Police Service, and that the Met will have to make £400m of savings by 2021. Council assembly regrets that as a result of this underfunding front counters in police stations across London will have to close.

5. Council assembly welcomes that despite the cuts to their budget, the Mayor of London has made, and is fulfilling, a commitment to have at least two Dedicated Ward Officers (DWO) in every ward in London.

### **Local government pay cap**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted. The cabinet member for finance, modernisation and performance confirmed that she had written to the Chancellor.

1. Council assembly notes that:

- For workers in local government and schools, pay and other terms and conditions are determined by a negotiating body; the National Joint Council (NJC) for local government services
- Local government basic pay has fallen by 21% since 2010 in real terms
- Local government workers had a three-year pay freeze from 2010-2012
- Local government pay is the lowest in the public sector
- The increased National Living Wage and the London Living Wage have led to pay scales being squeezed and distorted
- Local government has been hit hard by government cuts, with Southwark Council facing some of the harshest cuts losing £130m of funding since 2010 - a 44% cut.

2. Council assembly believes that:

- Local government workers provide essential public services and should be fairly remunerated for the work that they do
- Local government pay cannot be allowed to fall further behind other parts of the public sector
- The Government should provide additional funding to fund a decent pay rise for council and other NJC employees.
- Given the wide range in salaries at Southwark Council – with some as high as £197,000 a year – pay rises should be targeted towards those on low and medium incomes.

3. Council assembly therefore:

- Welcomes the joint review of the NJC pay spine
- Supports the 5% NJC pay claim for 2018, submitted by the employee side on behalf of council and school workers
- Supports the immediate end of the public sector pay cap.

4. Council assembly calls on cabinet:

- To call immediately on the Local Government Association to make urgent representations to Government to fund the NJC claim and the pay spine review and notify us of their action in this regard

- To write to the Prime Minister and Chancellor supporting the NJC pay claim and seeking additional funding to fund a decent pay rise and the pay spine review
- Meet with local NJC union representatives to convey support for the pay claim and the pay spine review.

## Tideway

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted. It also be noted that discussions will continue.

### 1. Council assembly notes that:

1. That the construction of the Thames Tideway Tunnel 'Super Sewer' is expected to last until 2023 and is the largest infrastructure project in London since Crossrail.
2. The Tideway Site at Chambers Wharf is one of the most compacted across London with approximately residential 500 properties within 75m of the site boundary.
3. That the planning inspectorate considered the impact on residents surrounding the Chambers Wharf site to be the most severe along the 25km route of the tunnel.
4. Local residents at Chambers Wharf have repeatedly voiced their concerns about the ways that Tideway are carrying out works.
5. Southwark Council opposed the Thames Tideway Tunnel on this site, but the Conservative Government granted a development consent order which allowed for three concrete pours per week which are allowed to last until 10pm. Southwark Council also had no legal alternative but to consent to additional digging works to continue until 10pm on a strictly limited basis.
6. On two occasions, works have overrun as late as 1.50am, and in response to these overruns Southwark Council warned contractors that this cannot happen regularly, and amended their s.61 consent to strengthen the community notification requirements.
7. Southwark Council has persuaded Tideway to fund a community liaison officer to act as a mediator between Tideway and residents, and has asked Tideway to review their decision to change the format of Community Liaison Working Group (CLWG) meetings to ensure that residents' concerns are being heard.
8. Residents remain concerned about the level of dust and noise. Southwark Council has installed 11 permanent noise meters that are independently operated to investigate all resident complaints within 24 hours. There are also two Environmental Health Officers monitoring the site and enforcing Environmental Protection Act 1990 and the Control of Pollution Act 1974 to minimise dust, noise and vibrations as far as possible.
9. Late working is exacerbating the issue of light pollution from floodlights.
10. Lorries delivering to site persistently breach the vehicle access agreements, either by parking on local streets or driving along prohibited roads.
11. The recent South London and Maudsley (SLAM) Mental Health and Wellbeing focus group report has highlighted the impact of this work on some residents. Although Southwark Council opposed the Thames Tideway scheme, Council Assembly notes that Southwark remains committed to working with Tideway to ensure the delivery of the scheme with minimal disturbance to the wellbeing of local residents.

2. Council assembly asserts that Tideway must now:

1. Abide by the directives and limitations that have been agreed and set.
2. Take seriously the issues of noise, dust and light pollution, including following up on the mental health and wellbeing impact report.
3. Look again at their decision to change the format of CLWG meetings to drop-in sessions, and to continue to work with Southwark Council to minimise disruption and inconvenience to local residents.

### **Support for Dulwich Hamlet football club (DHFC)**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted and supported:

1. Council assembly notes:

- The leader of the council, Councillor Peter John's support for DHFC and his statement that "We are never going to let the club fail" is welcome support for the club.
- That Dulwich Hamlet has continuously occupied a site on the Green Dale site since 1902, first Freemans Field and finally settling on the adjacent plot its current location in 1931. This followed moving from sites in the Dulwich area; Woodward Road, College farm and Sunray Avenue. The 1931 Stadium was in use until 1991 until it fell into poor repair and foul of legislation that required football clubs to adopt modern safety standards.
- That the use of the site as a football stadium with its sporting facilities is a long established use and is one of the few remaining venues of those used in the 1948 London Olympics. The site, or an adjacent site, has been in continual use by the club since it moved to Green Dale and provides facilities for the local community, schools, charities and other professional football events.
- The significant contribution Dulwich Hamlet Football Club has made to the national, London and Southwark's sporting, cultural and social history to modern football. Rooted in working class communities organising themselves at the end of the 19th century, as a means of enriching the lives of those that played for and supported these clubs. The club shares its late Victorian origins with the Herne Hill Velodrome that was recently granted planning permission to improve its stadium and make better use of its site. The DHFC hosted the amateur football games of the 1948 Summer Olympics on Green Dale in the identical way as the Veldrome hosted cycling events during the same Olympics. Dulwich Hamlet Football Club is meshed into the fabric of our borough and the hearts of fans since 1893, when founded by Pa Wilson. A club established on the key principles of "not just how we play the game... but how we improve the game".
- That in the 20th century, club players lived up to the ideals of the amateur tradition; working gentlemen that contributed to their local communities and inspired others through loyalty, leadership, noble actions and sporting success. Men such as Charles Tyson, Hussein Hegazi, Edgar Kail, Reg Meritt, Tommy Jover and the current club President Jack Payne. This year, as we bid to become London Borough of Culture, these are true Southwark Pioneers.
- DHFC's popularity with residents in the borough, with over 2,800 supporters attending matches and recent league success.

- That Gavin Rose, DHFC's manager was recently awarded Isthmian League's Mitre Premier Division Manager of the month for October, and that award is recognition of not only recent league success, but of years of hard-work and effort that Gavin Rose, Junior Kadi, Kevin James and all the coaching and physio teams invest into both DHFC and Aspire Football Academy, week in week out. These men and women, together with the current squad are the latest generation of dedicated of DHFC stars, who are forever pink and blue.
- That next year will be the Club's 125th anniversary.
- That the Club's contribution to the Isthmian League was recognised in both 2015 and 2017 through the award of the Barry East Trophy at the League's Annual Awards Ceremony for the Club's outstanding community work off the pitch.
- That the club received the accolade of "Football Foundation Community Club of the Year" at the National Game Awards last year.

2. Council assembly recognises:

- That since the relocation to the current stadium in 1991, the club has undertaken a number of attempts to improve its facilities, to build a more efficient building to manage, maintain and to use for sporting and community events.
- That the club has sought to improve the playing pitch to allow for greater use for playing and the community by replacing the grass pitch with a modern artificial, league compliant, playing surface.
- That the recent attempt to improve clubs facilities combined with a residential development undertaken by Meadow Residential LLP has stalled and as a consequence has put the financial future of the club at serious risk.
- That full disclosure of financial information to all those involved in the future of the club should happen as a matter of urgency to allow all stakeholders (Meadow, club owner, team management, club supporters, the council and any other interests that may be involved) to better understand the financial management and financial future of the club.
- That as a consequence of Meadow Residential LLP's stalled proposals, that DHFC is now crowd funding for the management costs and players' wages.
- That the club is supportive of plans for an all-weather artificial pitch.
- That this would raise revenue on weekdays – estimated in the region of £4,000 per week – helping to stabilise the club's finances and allowing for future investment in the bar and other commercial activities.
- That on non-matchdays, an artificial pitch would provide much-needed community facilities for sports and local events.
- That local primary schools could also be given access to an artificial pitch.
- That management of commercial activities – including the bar, food and merchandise – by the club or Supporters' Trust is likely to dramatically increase profit margins.

3. Council assembly resolves to:

- Thank the DHST and DHFC 12th Man, for their hard work, dedication and effort in supporting the DHFC Football Committee, including recent actions to meet management costs and players wages and to maintain the financial viability of the club.
- Commends and congratulates Gavin Rose, DHFC's manager, on his recent award and the ongoing commitment given to young people in this community

and beyond through the Aspire Academy.

- To call on the leader of the council to use best endeavours for the council to work with DHFC; to provide practical support for the remainder of this season if needed; allowing the club to plan for the longer term.
- To call on the leader of the council to use best endeavours for the Council to work with DHFC to ensure that the fans can be at the heart of determining its future.
- To call on the leader of the council to write to Meadow Residential LLP to discuss how they may continue to support the club with the payment of management costs and players wages until such time as the future of any current proposals become clear; that for all involved demand that a clear timetable with key milestones for any future proposals for the renewal of the club facilities, the residential development and any continued financial support be drafted.
- To stand with The Rabble. Forward the Hamlet.
- Call on the council to support a fan ownership model for Dulwich Hamlet Football Club.
- Calls on the council to acquire the pitch and stadium at its present location, and work with the club and Supporters' Trust to secure the long term future of Dulwich Hamlet FC – with the objective for a fan-owned club, under a co-operative or mutual structure.

### **The Latin American community after Brexit**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted and endorsed:

1. Council assembly reiterates its belief in the importance of Southwark's cultural, ethnic and religious diversity, and that this diversity helps to make our borough such an exciting and vibrant area to live in.
2. In particular, council assembly recognises the role played by Latin American residents in Southwark. Their presence has greatly enhanced the unique cultural character of our borough for many decades.
3. Council assembly notes its concern at reports from Latin Elephant, Teléfono de la Esperanza UK (TEUK), Latin American Disabled People's Project, Su Mano Amiga (SMA) and others, of an increase in mental health problems among Southwark's Latin American community following last year's Brexit vote. The widespread uncertainty brought about by the referendum result has led to higher anxiety and stress levels among many residents who have lived in Southwark all their lives. In addition to the higher costs everyone has faced because of a weaker pound, many of Southwark's Latin American community have for over a year been unsure as to their future status as citizens in this country. Hate crime has soared by 41% after the Brexit vote. This is a further factor facing the Latin community.
4. The psychological effects of Brexit are especially noticeable in the Latin community. The levels of anxiety fear and uncertainty caused by the Referendum and the daily news of the negotiations and possibility of a hard Brexit has created a further insecurity.
5. There is recent growing research that highlights the consequences for patient's

physical and mental health, of being unable to resolve difficulties with problems like housing, welfare benefits, relationship breakdown, and immigration employment.

6. TEUK have experienced a fourfold increase in crisis intervention since Brexit. SMA has seen a similar rise, with many cases related to Brexit anxiety.
7. Council assembly resolves to ensure that Latin American residents are fully informed about the full range of mental health services on offer in Southwark. It is more important than ever, during this time of uncertainty, that all our residents know how to access council services when they need them most.
8. People who receive welfare advice experience lower anxiety, better general health, better relations and housing stability. The right advice at the right time helps people to manage their own lives and promotes better physical and mental health.
9. Council assembly fully acknowledges, however, that mental health and general well-being are not purely matters of individuals having access to the Council's mental health services. Being included as part of a flourishing, closely-knit and strongly rooted community that provides mutual support, friendship and enjoyment is even more important. Southwark's Latin American community has taken generations to organically develop, as have the distinctive local traders and businesses that have emerged to serve and sustain it. They must be cherished and protected.
10. As plans to develop areas like the Elephant & Castle proceed, Council Assembly acknowledges the importance of ensuring that any temporary disruptions do not result in permanent dispersion of local communities, including the Latin American community, and welcomes the steps that the Council has already taken to ensure existing traders benefit from the investment in the area.
11. Council assembly again reaffirms its deeply-held and cross-party belief that the Latin American community is a cherished, embedded, and intrinsic part of Southwark. Furthermore, it wishes to reassure EU citizens and other ethnic and cultural minorities that despite Brexit, London remains open, London remains progressive, and London remains their home.

### **Adoption of the international holocaust remembrance alliance working definition of antisemitism**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed:

1. Council assembly notes:
  - That the committee on Antisemitism and Holocaust Denial called on the International Holocaust Remembrance Alliance (IHRA) Plenary in Budapest in 2015 to adopt a working definition of antisemitism
  - That in December 2016, the UK Government formally adopted the IHRA working definition of antisemitism; and was the first EU country to do so
  - That antisemitism is a significant and growing problem in the UK
  - That the number of antisemitic incidents reported in the UK rose by more than a third in 2016 and reached the highest ever recorded levels

## 2. Council assembly believes:

- That examples of antisemitism include, but are not limited to:
  - Calling for, aiding, or justifying the killing or harming of Jews in the name of a radical ideology or an extremist view of religion.
  - Making mendacious, dehumanizing, demonizing, or stereotypical allegations about Jews as such or the power of Jews as collective — such as, especially but not exclusively, the myth about a world Jewish conspiracy or of Jews controlling the media, economy, government or other societal institutions.
  - Accusing Jews as a people of being responsible for real or imagined wrongdoing committed by a single Jewish person or group, or even for acts committed by non-Jews.
  - Denying the fact, scope, mechanisms (e.g. gas chambers) or intentionality of the genocide of the Jewish people at the hands of National Socialist Germany and its supporters and accomplices during World War II (the Holocaust).
  - Accusing the Jews as a people, or Israel as a state, of inventing or exaggerating the Holocaust.
  - Accusing Jewish citizens of being more loyal to Israel, or to the alleged priorities of Jews worldwide, than to the interests of their own nations.
  - Denying the Jewish people their right to self-determination, e.g., by claiming that the existence of a State of Israel is a racist endeavour.
  - Applying double standards by requiring of it behaviour not expected or demanded of any other democratic nation, taking criticism further than would be expected and using Nazi comparisons when criticising Israel.
  - Using the symbols and images associated with classic antisemitism (e.g., claims of Jews killing Jesus or blood libel) to characterize Israel or Israelis.
- That Southwark Council takes all incidents of antisemitism very seriously
- That adopting this definition would demonstrate the seriousness with which we take antisemitism

## Council assembly resolves:

- To therefore adopt the IHRA's non legally binding working definition of antisemitism:

“Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.”

### **Upholding a woman's right to a legal abortion**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted.

Council assembly notes:

1. That 50 years ago the Abortion Act 1967, was introduced by Liberal MP David Steel as a Private Members Bill, and passed in a free vote, making abortion legal in Great Britain, although not Northern Ireland.
2. That this motion is not about the arguments for or against abortion but rather about a woman's legal right to go to a clinic without intimidation or harassment.
3. That members will have their own personal views about abortion and that these should be respected.
4. That anti-abortion protesters have been protesting outside Blackfriars Medical Centre in Colombo Street, SE1, which is an NHS GP practice, for at least 3 years where a British Pregnancy Advisory Service (BPAS) clinic is based.
5. That the anti-abortion protestors have emotional and distressing images and have body cameras, that they claim to have for their own protection, which can also capture those coming and going from the clinic.
6. The cross party campaign by a number of members of parliament, including Labour MPs Diane Abbott and Rupa Huq, to introduce "buffer zones" and notes a recent YouGov survey that showed that over half the MPs who responded supported a change in the law.
7. The motion passed by Ealing Council which "commits to fully explore every possible option" and "to take all necessary actions within its powers, utilising all necessary resources, to prevent anti-abortion protesters from intimidating and harassing women outside the Marie Stopes Clinic on Mattock Lane".

Council assembly resolves:

8. That while the right to protest is an important right in a free society, the right to advice and a legal safe abortion without intimidation and harassment for women should not be compromised by these protests.
9. To engage with other interested parties including BPAS, Blackfriars Medical Centre, Southwark Police, Neil Coyle MP, Cathedrals ward councillors, Southwark CCG (Clinical Commissioning Group) and local residents to consider whether similar action should be pursued outside the Blackfriars Medical Centre/BPAS clinic in Colombo Street and if necessary any other clinics in Southwark.
10. To investigate whether Southwark Council should work with Ealing Council, and other interested local councils such as Lambeth Council in regards to identifying the appropriate legislation to use to install a "buffer zone" outside our clinics and defend any potential legal challenge, recognising that Southwark residents may travel outside the borough to access abortions.

11. To support the campaign for new legislation to be introduced by the Government to legalise “buffer zones” outside abortion clinics.

The meeting ended at 5.30 pm.

**CHAIR:**

**DATED:**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 31 JANUARY 2018.**

**THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.**

<b>Item No.</b> 8.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Ledbury Estate – Next Steps Update	
<b>Ward(s) or groups affected:</b>		Livesey	
<b>Cabinet Member:</b>		Councillor Stephanie Cryan, Deputy Leader and Cabinet Member for Housing	

## **FOREWORD - COUNCILLOR STEPHANIE CRYAN, DEPUTY LEADER AND CABINET MEMBER FOR HOUSING**

In January, cabinet received a report noting the dates of the key stages agreed by the Ledbury Project Team and the decisions they had made so far in respect of the scope of works. The Project Team is resident led, independently chaired and is made up of both tenants and leaseholders from the four tower blocks on the Ledbury Estate.

This report sets out the indicative costings for the scopes of work options agreed by the Project Team and the next steps following on from this including consulting with residents on the options and appointing an independent consultant to carry out the options appraisal for the towers.

This report is asking cabinet to note the decisions made so far and that there will be a further report in the Autumn with an update on the outcomes of the resident consultation and the options appraisal.

## **RECOMMENDATIONS**

That cabinet:

1. Notes the content of this report.
2. Notes the draft dates of the key stages that the Ledbury Project Team have agreed and
3. Receives a further report setting out the outcome of the resident consultation on the options appraisal process that is planned to be undertaken in July 2018.

## **BACKGROUND INFORMATION**

4. A Resident Project Group has been established on the Ledbury Estate to work with Officers on dealing with the recommendations of the Arup report called "Ledbury Estate: Structural Assessment of Bromyard, Peterchurch, Sarnsfield and Skenfrith House" dated 20 November 2017.
5. The Resident Project Group are meeting on a monthly basis and at their last meeting on 16 January 2018, they considered reports on the draft options appraisal brief and draft timeline and the indicative costs of the additional works that the residents had identified to be included in any refurbishment options.

## Options Appraisal Report

6. At the Resident Project Group 16 January they received a report on the draft outline of a brief to appoint an independent consultant to carry out an options appraisal for the Ledbury Towers. The options may range from refurbishment, to partial demolition and re-provision to full re-development. The options will take into account the work being undertaken by the independent cost consultant which is reported below.
7. The Resident Project Board will be putting forward one leaseholder and one tenant to join the chair of the TRA, the cabinet member for housing and officers on the appointment panel.
8. The Cabinet received a report on 23 January 2018 advising them of the timetable the Resident Project Group had agreed up to the appointment of the independent options appraisal consultants.
9. At their 16 January 2018 the Resident Project Group agreed a draft timeline based on the independent Consultant being appointed to carry out the options appraisal in March 2018 as follows:
  - a. **May/June 2018**  
Options appraisal work undertaken by the Consultant.
  - b. **May 2018**  
Resident Project Team to meet to receive an update from the Independent Consultant for the options appraisal and to discuss and agree the final format of resident consultation on the options.
  - c. **June 2018**  
Resident Project Team to meet to consider the draft report on the options produced by the Independent Consultant and consider the options to be put to residents.
  - d. **July 2018**  
Resident Consultation on the options.
  - e. **September/October 2018**  
Report to Cabinet on the Officers recommendations, the results of the resident consultation and the wider impact on Southwark's Housing Strategy.

## Indicative Refurbishment Costs

10. The Resident Project Group met on 5 December 2017 and following a brainstorming session they identified a number of additional works to be costed by the independent cost consultants on top of the work that has to be completed if the option to refurbish the blocks is chosen.
11. Cabinet Members will recall from the Arup report that the extent of the works means that everyone will have to move on a permanent or temporary basis to carry out the works to strengthen the blocks. This means that the following works are essential in any option to refurbish the blocks and have to be done:

- a. Strengthening the blocks as recommended by the Arup Report.
  - b. Renewing the temporary packing of the gaps and cracks with a permanent solution that also includes provision of an access panel that will give permanent access for periodically checking the gaps and covering up any disturbed decorations.
  - c. Renewing the kitchen units as the works to strengthen the block require the existing kitchen units to be removed.
  - d. Renewing the bath and wash hand basin as the works to strengthen the block require the existing bath and wash hand basin to be removed.
  - e. Renewing the toilet pan and cistern as the works to strengthen the block require the existing toilet pan and cistern to be removed.
  - f. Removing the redundant individual boilers as this has previously been promised to be completed as part of the follow up major works.
12. As a result of the brain storming session that the Resident Project Group had in December 2017 on what additional works they think should be included in any refurbishment option the following draft options have been costed.
- a. The first option is the basic option to deal with the strengthening and “gaps and cracks”, but because of the nature of these works, it will mean every bathroom, kitchen, and WC will be renewed. This option is costed at £13.6m.
  - b. The second option has the additional works to deal with the water problems that the blocks have been suffering from. This will entail the renewal of all pipework and tanks, as well as sealing the WC and bathrooms. This option is costed at £18.4m.
  - c. The third option has the addition of new lifts, windows, roofs, insulation, water pumps and lighting. This option is costed at £23.9m.
  - d. The fourth option has the addition of improved refuse disposal, environmental improvements, landscaping, estate lighting and the installation of a sprinkler system. This option is costed at £27.9m.
13. The Resident Project Group considered this at their meeting on 16 January 2018 and noted that the additional works they had asked to be included were contained in the options, but they asked that sprinkler installation be given a greater priority and included in Option 2.
14. The additional works are now subject to a wider consultation with all the residents and former residents of the Ledbury Towers. They have received a questionnaire asking them to prioritise the ten additional works identified by the Resident Project Group as follows:
- a. Install automated sprinkler system.

- b. Install a Communal Satellite TV System to remove the unsightly wires hanging down the blocks.
  - c. Water pipework renewal to reduce the leakages that are currently originating in the bathrooms, toilets and kitchens in the blocks.
  - d. Tanking out the bathrooms and Toilets so that they are sealed in each flat and any water spillage does not seep into the flats below.
  - e. Thermal Insulation to reduce the loss of heat from the properties.
  - f. Renewing the water pumps as residents on the upper floors have problems with water pressure.
  - g. Improving rubbish disposal to deal with the unsightly area around the bin stores at the bottom of each block.
  - h. Environmental improvements to the whole estate such as landscaping, parking and garage improvements.
  - i. Improved lighting to buildings and estate.
15. The Resident Project Group were also given the draft costings of an option to for the demolition of all existing homes and the re-provision of the existing 220 homes. This option is costed at £59.9m.
  16. The consultation also includes a public meeting being held on Thursday 1 February 2018. The consultation
  17. The consultation closes on Friday 2 February 2018 and a verbal update will be given at the Cabinet meeting on Tuesday 6 February 2018 on the outcome.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

18. The report asks cabinet to note dates of key stages put forward by the Ledbury Project Group.
19. The draft time line refers to proposed consultation with residents. To meet legal requirements consultation must be undertaken when proposals are still at a formative stage. The consultation must include sufficient reasons for the proposals to allow interested parties the opportunity to consider the proposals and formulate a response; it must allow adequate time for interested parties to consider proposals and formulate their response and the outcome of consultation must be conscientiously taken into account when the ultimate decision is taken on the proposals. The consultation strategy should be reviewed at key stages of development of the proposals to ensure that legal requirements are being met.
20. The public sector Equality Duty, in section 149 of the Equality Act 2010, requires the council to consider all individuals when carrying out their functions; this includes delivering services and in relation to their own employees. It requires

public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. Officers will need to bear the duty in mind during the consultation process and when formulating recommendations to cabinet for final decision making; members must have due regard to the duty when the matter is referred back to cabinet following consultation.

21. The report highlights procurement options that may need to be considered to satisfy the council's standing orders (CSOs) and EU Regulations, if applicable. Officers from legal services will provide legal advice in relation to any appointments to be made which result in procurement implications and the necessary approval sought in gateway reports when needed.

#### **Strategic Director of Finance and Governance (H&M17/092)**

22. The strategic director of finance and governance notes the contents of the report and the additional works identified by the Ledbury Resident Project Group to be included as part of a refurbishment option. There are no financial implications arising directly from this report; these will be dependent on the recommendations made in the options appraisal to be undertaken following the appointment of independent consultants in February 2018.
23. All costs associated with the Ledbury Estate continue to be met from contingency sums within the Housing Revenue Account, and where appropriate, the Housing Investment Programme.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
None		

#### **APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Cost Estimates for Option 1

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Stephanie Cryan, Deputy Leader and Cabinet Member for Housing	
<b>Lead Officer</b>	Strategic Director Housing & Modernisation	
<b>Report Author</b>	Mike Tyrrell, Director of Ledbury Estate	
<b>Version</b>	Final	
<b>Dated</b>	25 January 2018	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		25 January 2018

BLOCK	CONSTRUCTION YEAR	NO. STOREYS	NO. UNITS	LEDBURY ESTATE		STRENGTHEN WORKS
				ACCOMMODATION	GIA	
Sarnsfield House	1969	14 storey tower	56	10nr 1B Flats 10nr 3B Flats 36nr 2B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Cross-walls party walls between 1B and 3B flats (GF to level 5) Connections between the external wall panles and the floors/internal walls (all levels)
Skenfrith House	1969	14 storey tower	56	28nr 1B Flats 28nr 3B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Connections between the external wall panles and the floors/internal walls (all levels)
Peterchurch House	1970	14 storey tower	56	28nr 1B Flats 28nr 3B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Connections between the external wall panles and the floors/internal walls (all levels)
Bromyard House	1968	14 storey tower	56	10nr 1B Flats 10nr 3B Flats 36nr 2B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Cross-walls party walls between 1B and 3B flats (GF to level 5) Connections between the external wall panles and the floors/internal walls (all levels)
					<b>18,088</b>	
1B Flat	76	Tenanted	191			
2B Flat	72	Leasehold	33			
3B Flat	76		<b>224</b>			
	<b>224</b>					

OPTION	TOTAL COST	£/m <sup>2</sup> (excluding parking area)	£/m <sup>2</sup> (including parking area)	£/unit
1	13,613,248.46	753	622	60,773
2	18,409,241.52	1,018	841	82,184
3	23,917,697.43	1,322	1,093	106,775
4	27,975,242.10	1,547	1,278	124,889
5	59,921,390.35	3,313	2,738	267,506

<b>OPTION 1</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Rate</b>	<b>Cost</b>
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Sarnsfield House	620	m <sup>2</sup>	5.00	3,100.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Skenfrith House	620	m <sup>2</sup>	5.00	3,100.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Peterchurch House	620	m <sup>2</sup>	5.00	3,100.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Bromyard House	620	m <sup>2</sup>	5.00	3,100.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Bromyard House	1	item	8,400.00	8,400.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m <sup>2</sup>	10.00	38,080.00

Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448	nr	90.00	40,320.00

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304	nr	230.00	69,920.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	448	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	56	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	304	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m <sup>2</sup>	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	5,283	m <sup>2</sup>	30.00	158,490.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	5,468	m <sup>2</sup>	30.00	164,040.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	5,468	m <sup>2</sup>	30.00	164,040.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	5,283	m <sup>2</sup>	30.00	158,490.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00

Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m <sup>2</sup>	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m <sup>2</sup>	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Sarnsfield House.	620	m <sup>2</sup>	35.00	21,700.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Skenfrith House.	620	m <sup>2</sup>	35.00	21,700.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Peterchurch House.	620	m <sup>2</sup>	35.00	21,700.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Bromyard House.	620	m <sup>2</sup>	35.00	21,700.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House.	56	nr	700.00	39,200.00

New door to kitchen to Skenfrith House.	56	nr	700.00	39,200.00
New door to kitchen to Peterchurch House.	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House.	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Allowance for removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
<b>Building Works Estimate</b>				<b>8,296,125.00</b>
Preliminaries				2,514,217.78
<b>Sub-total</b>				<b>10,810,342.78</b>
Main Contractor's Overheads and Profit			8%	864,827.42
<b>Sub-total</b>				<b>11,675,170.20</b>
Main contractor's design fee			6%	700,510.21
<b>Sub-total</b>				<b>12,375,680.41</b>
Contingency			10%	1,237,568.04
<b>Sub-total</b>				<b>13,613,248.46</b>
Tender inflation			Excl.	
<b>Sub-total</b>				<b>13,613,248.46</b>
Cosntruction inflation			Excl.	
<b>Cost Limit</b>				<b>13,613,248.46</b>
Cost £/m <sup>2</sup> (Excluding parking area)	753			
Cost £/m <sup>2</sup> (including parking area)	622			
Cost £/unit	60,773			

**Finishes to communal areas not included within this option**

<b>OPTION 2</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Rate</b>	<b>Cost</b>
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Sarnsfield House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Skenfrith House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Peterchurch House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Bromyard House	1,805	m <sup>2</sup>	5.00	9,025.00
<b>Allowance for removing the existing radiators to Sarnsfield House</b>	<b>1</b>	<b>item</b>	<b>5,600.00</b>	5,600.00
<b>Allowance for removing the existing radiators to Skenfrith House</b>	<b>1</b>	<b>item</b>	<b>5,600.00</b>	5,600.00
<b>Allowance for removing the existing radiators to Peterchurch House</b>	<b>1</b>	<b>item</b>	<b>5,600.00</b>	5,600.00
<b>Allowance for removing the existing radiators to Bromyard House</b>	<b>1</b>	<b>item</b>	<b>5,600.00</b>	5,600.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m <sup>2</sup>	10.00	38,080.00
<b>Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Sarnsfield House</b>	<b>56</b>	<b>nr</b>	<b>520.00</b>	29,120.00

Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Skenfrith House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Peterchurch House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Bromyard House	56	nr	520.00	29,120.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Sarnsfield House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Skenfrith House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Peterchurch House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Bromyard House	56	nr	210.00	11,760.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Sarnsfield House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Skenfrith House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Peterchurch House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Bromyard House	56	nr	2,450.00	137,200.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Sarnsfield House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Skenfrith House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Peterchurch House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Bromyard House	1	item	220,000.00	220,000.00
Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00

Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304	nr	230.00	69,920.00

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	448	nr	90.00	40,320.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	56	nr	230.00	12,880.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Bromyard House. Including corrosion protection.	304	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m <sup>2</sup>	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	5,283	m <sup>2</sup>	30.00	158,490.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	5,468	m <sup>2</sup>	30.00	164,040.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	5,468	m <sup>2</sup>	30.00	164,040.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	5,283	m <sup>2</sup>	30.00	158,490.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including covered skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including covered skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including covered skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including covered skirting.	728	m <sup>2</sup>	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m <sup>2</sup>	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m <sup>2</sup>	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls to Sarnsfield House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00

New ceramic tiles to kitchen, WC and bathroom walls to Skenfrith House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Peterchurch House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Bromyard House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House.	56	nr	700.00	39,200.00
New door to kitchen to Skenfrith House.	56	nr	700.00	39,200.00
New door to kitchen to Peterchurch House.	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House.	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00

Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
<b>Full rewire to all properties to Sarnsfield House</b>	<b>56</b>	<b>nr</b>	<b>3,000.00</b>	168,000.00
<b>Full rewire to all properties to Skenfrith House</b>	<b>56</b>	<b>nr</b>	<b>3,000.00</b>	168,000.00
<b>Full rewire to all properties to Peterchurch House</b>	<b>56</b>	<b>nr</b>	<b>3,000.00</b>	168,000.00
<b>Full rewire to all properties to Bromyard House</b>	<b>56</b>	<b>nr</b>	<b>3,000.00</b>	168,000.00
<b>Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Sarnsfield House</b>	<b>1</b>	<b>Item</b>	<b>100,000.00</b>	100,000.00
<b>Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Skenfrith House</b>	<b>1</b>	<b>Item</b>	<b>100,000.00</b>	100,000.00
<b>Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Peterchurch House</b>	<b>1</b>	<b>Item</b>	<b>100,000.00</b>	100,000.00
<b>Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Bromyard House</b>	<b>1</b>	<b>Item</b>	<b>100,000.00</b>	100,000.00
<b>New door entry system to Sarnsfield House</b>	<b>56</b>	<b>nr</b>	<b>1,200.00</b>	67,200.00
<b>New door entry system to Skenfrith House</b>	<b>56</b>	<b>nr</b>	<b>1,200.00</b>	67,200.00
<b>New door entry system to Peterchurch House</b>	<b>56</b>	<b>nr</b>	<b>1,200.00</b>	67,200.00
<b>New door entry system to Bromyard House</b>	<b>56</b>	<b>nr</b>	<b>1,200.00</b>	67,200.00
Allowance for removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
<b>Full heating installation to 1B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>10</b>	<b>nr</b>	<b>2,750.00</b>	27,500.00
<b>Full heating installation to 2B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>36</b>	<b>nr</b>	<b>3,000.00</b>	108,000.00
<b>Full heating installation to 3B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>10</b>	<b>nr</b>	<b>3,250.00</b>	32,500.00
<b>Full heating installation to 1B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>28</b>	<b>nr</b>	<b>2,750.00</b>	77,000.00
<b>Full heating installation to 3B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>28</b>	<b>nr</b>	<b>3,250.00</b>	91,000.00
<b>Full heating installation to 1B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>28</b>	<b>nr</b>	<b>2,750.00</b>	77,000.00
<b>Full heating installation to 3B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>28</b>	<b>nr</b>	<b>3,250.00</b>	91,000.00
<b>Full heating installation to 1B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>10</b>	<b>nr</b>	<b>2,750.00</b>	27,500.00
<b>Full heating installation to 2B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.</b>	<b>36</b>	<b>nr</b>	<b>3,000.00</b>	108,000.00

Full heating installation to 3B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Sarnsfield House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Skenfrith House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Peterchurch House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Bromyard House. Assumed it is not required. To be discussed.		Excl.		0.00
Allowance for soil stacks to Sarnsfield House	1	item	5,000.00	5,000.00
Allowance for soil stacks to Skenfrith House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Peterchurch House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Bromyard House	1	Item	5,000.00	5,000.00
<b>Building Works Estimate</b>				<b>12,099,645.00</b>
Preliminaries				2,519,217.78
<b>Sub-total</b>				<b>14,618,862.78</b>
Main Contractor's Overheads and Profit			8%	1,169,509.02
<b>Sub-total</b>				<b>15,788,371.80</b>
Main contractor's design fee			6%	947,302.31
<b>Sub-total</b>				<b>16,735,674.11</b>
Contingency			10%	1,673,567.41
<b>Sub-total</b>				<b>18,409,241.52</b>
Tender inflation			Excl.	
<b>Sub-total</b>				<b>18,409,241.52</b>
Cosntruction inflation			Excl.	
<b>Cost Limit</b>				<b>18,409,241.52</b>
Cost £/m <sup>2</sup> (Excluding parking area)			1,018	
Cost £/m <sup>2</sup> (including parking area)			841	
Cost £/unit			82,184	

**Finishes to communal areas not included within this option**

<b>OPTION 3</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Rate</b>	<b>Cost</b>
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Sarnsfield House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Skenfrith House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Peterchurch House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Bromyard House	1,805	m <sup>2</sup>	5.00	9,025.00
Allowance for removing the existing radiators to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m <sup>2</sup>	10.00	38,080.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Sarnsfield House	56	nr	520.00	29,120.00

Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Skenfrith House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Peterchurch House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Bromyard House	56	nr	520.00	29,120.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Sarnsfield House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Skenfrith House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Peterchurch House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Bromyard House	56	nr	210.00	11,760.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Sarnsfield House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Skenfrith House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Peterchurch House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Bromyard House	56	nr	2,450.00	137,200.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Sarnsfield House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Skenfrith House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Peterchurch House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Bromyard House	1	item	220,000.00	220,000.00
Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00

Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304.00	nr	230.00	69,920.00

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	304.00	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112.00	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m <sup>2</sup>	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	1,352	m <sup>2</sup>	30.00	40,560.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	1,537	m <sup>2</sup>	30.00	46,110.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	1,537	m <sup>2</sup>	30.00	46,110.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	1,352	m <sup>2</sup>	30.00	40,560.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m <sup>2</sup>	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m <sup>2</sup>	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls to Sarnsfield House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00

New ceramic tiles to kitchen, WC and bathroom walls to Skenfrith House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Peterchurch House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Bromyard House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Tenanted properties only	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Tenanted properties only	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Skenfrith House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Peterchurch House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House. Tenanted properties only	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Tenanted properties only	56	nr	2,000.00	112,000.00

Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Tenanted properties only	56	nr	2,000.00	112,000.00
Full rewire to all properties to Sarnsfield House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Skenfrith House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Peterchurch House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Bromyard House	56	nr	3,000.00	168,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Sarnsfield House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Skenfrith House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Peterchurch House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Bromyard House	1	Item	100,000.00	100,000.00
New door entry system to Sarnsfield House	56	nr	1,200.00	67,200.00
New door entry system to Skenfrith House	56	nr	1,200.00	67,200.00
New door entry system to Peterchurch House	56	nr	1,200.00	67,200.00
New door entry system to Bromyard House	56	nr	1,200.00	67,200.00
Removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
Full heating installation to 1B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Full heating installation to 1B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00

Full heating installation to 3B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Sarnsfield House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Skenfrith House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Peterchurch House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Bromyard House. Assumed it is not required. To be discussed.		Excl.		0.00
Allowance for soil stacks to Sarnsfield House	1	item	5,000.00	5,000.00
Allowance for soil stacks to Skenfrith House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Peterchurch House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Bromyard House	1	Item	5,000.00	5,000.00
<b>Renew existing lifts (stops every other floor) to Sarnsfield House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.</b>	<b>2</b>	<b>nr</b>	<b>70,000</b>	140,000.00
<b>Renew existing lifts (stops every other floor) to Skenfrith House House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.</b>	<b>2</b>	<b>nr</b>	<b>70,000</b>	140,000.00
<b>Renew existing lifts (stops every other floor) to Peterchurch House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.</b>	<b>2</b>	<b>nr</b>	<b>70,000</b>	140,000.00
<b>Renew existing lifts (stops every other floor) to Bromyard House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.</b>	<b>2</b>	<b>nr</b>	<b>70,000</b>	140,000.00
<b>Internal wall insulation board dot and dab to inner face of external walls within flats to Sarnsfield House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.</b>	<b>3,931</b>	<b>m<sup>2</sup></b>	<b>75</b>	294,825.00
<b>Internal wall insulation board dot and dab to inner face of external walls within flats to Skenfrith House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.</b>	<b>3,931</b>	<b>m<sup>2</sup></b>	<b>75</b>	294,825.00
<b>Internal wall insulation board dot and dab to inner face of external walls within flats to Peterchurch House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.</b>	<b>3,931</b>	<b>m<sup>2</sup></b>	<b>75</b>	294,825.00
<b>Internal wall insulation board dot and dab to inner face of external walls within flats to Bromyard House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.</b>	<b>3,931</b>	<b>m<sup>2</sup></b>	<b>75</b>	294,825.00
Allowance for removal all windows to Sarnsfield House	1	item	45,000	45,000.00
Allowance for removal all windows to Skenfrith House	1	item	45,000	45,000.00
Allowance for removal all windows to Peterchurch House	1	item	45,000	45,000.00
Allowance for removal all windows to Bromyard House	1	item	45,000	45,000.00
<b>New double glazed aluminium windows to Sarnsfield House. Assumed 16 m<sup>2</sup> pre property.</b>	<b>896</b>	<b>m<sup>2</sup></b>	<b>550</b>	492,800.00
<b>New double glazed aluminium windows to Skenfrith House. Assumed 16 m<sup>2</sup> pre property.</b>	<b>896</b>	<b>m<sup>2</sup></b>	<b>550</b>	492,800.00

New double glazed aluminium windows to Peterchurch House. Assumed 16 m <sup>2</sup> pre property.	896	m <sup>2</sup>	550	492,800.00
New double glazed aluminium windows to Bromyard House. Assumed 16 m <sup>2</sup> pre property.	896	m <sup>2</sup>	550	492,800.00
Flat roof replacent to Sarnsfield House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m <sup>2</sup>	270	103,950.00
Flat roof replacent to Skenfrith House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m <sup>2</sup>	270	103,950.00
Flat roof replacent to Peterchurch House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m <sup>2</sup>	270	103,950.00
Flat roof replacent to Bromyard House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m <sup>2</sup>	270	103,950.00
Install new lighting system to stairways to Sarnsfield House	1	item	15,000	15,000.00
Install new lighting system to stairways to Skenfrith House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Peterchurch House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Bromyard House	1	Item	15,000	15,000.00
Allowance for water pumps to Sarnsfield House	4,522	m <sup>2</sup>	10	45,220.00
Allowance for water pumps to stairways to Skenfrith House	4,522	m <sup>2</sup>	10	45,220.00
Allowance for water pumps to Peterchurch House	4,522	m <sup>2</sup>	10	45,220.00
Allowance for water pumps to Bromyard House	4,522	m <sup>2</sup>	10	45,220.00
<b>Building Works Estimate</b>				<b>16,175,105.00</b>
Preliminaries				2,818,047.78
<b>Sub-total</b>				<b>18,993,152.78</b>
Main Contractor's Overheads and Profit			8%	1,519,452.22
<b>Sub-total</b>				<b>20,512,605.00</b>
Main contractor's design fee			6%	1,230,756.30
<b>Sub-total</b>				<b>21,743,361.30</b>
Contingency			10%	2,174,336.13
<b>Sub-total</b>				<b>23,917,697.43</b>
Tender inflation			Excl.	
<b>Sub-total</b>				<b>23,917,697.43</b>
Construction inflation			Excl.	
<b>Cost Limit</b>				<b>23,917,697.43</b>
Cost £/m <sup>2</sup> (Excluding parking area)				1,322
Cost £/m <sup>2</sup> (including parking area)				1,093

Cost £/unit

106,775

**Finishes to communal areas not included within this option**

<b>OPTION 4</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Rate</b>	<b>Cost</b>
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m <sup>2</sup>	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m <sup>2</sup>	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m <sup>2</sup>	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Sarnsfield House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Skenfrith House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Peterchurch House	1,805	m <sup>2</sup>	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Bromyard House	1,805	m <sup>2</sup>	5.00	9,025.00
Allowance for removing the existing radiators to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m <sup>2</sup>	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m <sup>2</sup>	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m <sup>2</sup>	10.00	38,080.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Sarnsfield House	56	nr	520.00	29,120.00

Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Skenfrith House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Peterchurch House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Bromyard House	56	nr	520.00	29,120.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Sarnsfield House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Skenfrith House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Peterchurch House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Bromyard House	56	nr	210.00	11,760.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Sarnsfield House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Skenfrith House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Peterchurch House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Bromyard House	56	nr	2,450.00	137,200.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Sarnsfield House	1	nr	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Skenfrith House	1	nr	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Peterchurch House	1	nr	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Bromyard House	1	nr	220,000.00	220,000.00
Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00

Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304.00	nr	230.00	69,920.00

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to bromyard House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	304.00	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112.00	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m <sup>2</sup>	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m <sup>2</sup>	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	1,352	m <sup>2</sup>	30.00	40,560.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	1,537	m <sup>2</sup>	30.00	46,110.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	1,537	m <sup>2</sup>	30.00	46,110.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	1,352	m <sup>2</sup>	30.00	40,560.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m <sup>2</sup>	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m <sup>2</sup>	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m <sup>2</sup>	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including coved skirting.	728	m <sup>2</sup>	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m <sup>2</sup>	30.00	92,400.00
Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m <sup>2</sup>	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m <sup>2</sup>	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m <sup>2</sup>	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls to Sarnsfield House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00

New ceramic tiles to kitchen, WC and bathroom walls to Skenfrith House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Peterchurch House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Bromyard House. Assumed half height.	1,805	m <sup>2</sup>	35.00	63,175.00
<b>Sprinkler installation to Sarnsfield House</b>	<b>4,522</b>	<b>m<sup>2</sup></b>	<b>60</b>	271,320.00
<b>Sprinkler installation to Skenfrith House</b>	<b>4,522</b>	<b>m<sup>2</sup></b>	<b>60</b>	271,320.00
<b>Sprinkler installation to Peterchurch House</b>	<b>4,522</b>	<b>m<sup>2</sup></b>	<b>60</b>	271,320.00
<b>Sprinkler installation to Bromyard House</b>	<b>4,522</b>	<b>m<sup>2</sup></b>	<b>60</b>	271,320.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Tenanted properties only	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Tenanted properties only	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Skenfrith House. Tenanted properties only	56	nr	700.00	39,200.00

New door to kitchen to Peterchurch House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House. Tenanted properties only	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Tenanted properties only	56	nr	2,000.00	112,000.00
Full rewire to all properties to Sarnsfield House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Skenfrith House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Peterchurch House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Bromyard House	56	nr	3,000.00	168,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Sarnsfield House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Skenfrith House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Peterchurch House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Bromyard House	1	Item	100,000.00	100,000.00
New door entry system to Sarnsfield House	56	nr	1,200.00	67,200.00
New door entry system to Skenfrith House	56	nr	1,200.00	67,200.00
New door entry system to Peterchurch House	56	nr	1,200.00	67,200.00
New door entry system to Bromyard House	56	nr	1,200.00	67,200.00
Removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
Full heating installation to 1B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Full heating installation to 1B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00

Full heating installation to 1B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
<b>New Front Entrance Door to Sarnsfield House.</b>	<b>56</b>	<b>nr</b>	<b>1,100</b>	61,600.00
<b>New Front Entrance Door to Skenfrith House.</b>	<b>56</b>	<b>nr</b>	<b>1,100</b>	61,600.00
<b>New Front Entrance Door to Peterchurch House.</b>	<b>56</b>	<b>nr</b>	<b>1,100</b>	61,600.00
<b>New Front Entrance Door to Bromyard House.</b>	<b>56</b>	<b>nr</b>	<b>1,100</b>	61,600.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Sarnsfield House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Skenfrith House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Peterchurch House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Bromyard House. Assumed it is not required. To be discussed.		Excl.		0.00
Allowance for soil stacks to Sarnsfield House	1	item	5,000.00	5,000.00
Allowance for soil stacks to Skenfrith House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Peterchurch House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Bromyard House	1	Item	5,000.00	5,000.00
Renew existing lifts (stops every other floor) to Sarnsfield House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Skenfrith House House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Peterchurch House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Bromyard House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Sarnsfield House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m <sup>2</sup>	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Skenfrith House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m <sup>2</sup>	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Peterchurch House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m <sup>2</sup>	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Bromyard House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m <sup>2</sup>	75	294,825.00

Allowance for removal all windows to Sarnsfield House	1	item	45,000	45,000.00
Allowance for removal all windows to Skenfrith House	1	item	45,000	45,000.00
Allowance for removal all windows to Peterchurch House	1	item	45,000	45,000.00
Allowance for removal all windows to Bromyard House	1	item	45,000	45,000.00
New double glazed aluminium windows to Sarnsfield House. Assumed 16 m <sup>2</sup> pre property.	896	m <sup>2</sup>	550	492,800.00
New double glazed aluminium windows to Skenfrith House. Assumed 16 m <sup>2</sup> pre property.	896	m <sup>2</sup>	550	492,800.00
New double glazed aluminium windows to Peterchurch House. Assumed 16 m <sup>2</sup> pre property.	896	m <sup>2</sup>	550	492,800.00
New double glazed aluminium windows to Bromyard House. Assumed 16 m <sup>2</sup> pre property.	896	m <sup>2</sup>	550	492,800.00
Flat roof replacent to Sarnsfield House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m <sup>2</sup>	270	103,950.00
Flat roof replacent to Skenfrith House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m <sup>2</sup>	270	103,950.00
Flat roof replacent to Peterchurch House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m <sup>2</sup>	270	103,950.00
Flat roof replacent to Bromyard House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m <sup>2</sup>	270	103,950.00
Install new lighting system to stairways to Sarnsfield House	1	item	15,000	15,000.00
Install new lighting system to stairways to Skenfrith House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Peterchurch House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Bromyard House	1	Item	15,000	15,000.00
Water pumps to Sarnsfiled House	4,522	m <sup>2</sup>	10	45,220.00
Water pumps to stairways to Skenfrith House	4,522	m <sup>2</sup>	10	45,220.00
Water pumps to Peterchurch House	4,522	m <sup>2</sup>	10	45,220.00
Water pumps to Bromyard House	4,522	m <sup>2</sup>	10	45,220.00
<b>Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Sarnsfiled House. Assume that there is enough room for the installation of a wider refuse chute.</b>	<b>1</b>	<b>item</b>	<b>150,000</b>	150,000.00
<b>Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Skenfrith House. Assume that there is enough room for the installation of a wider refuse chute.</b>	<b>1</b>	<b>item</b>	<b>150,000</b>	150,000.00
<b>Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Peterchurch House. Assume that there is enough room for the installation of a wider refuse chute.</b>	<b>1</b>	<b>item</b>	<b>150,000</b>	150,000.00
<b>Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Bromyard House. Assume that there is enough room for the installation of a wider refuse chute.</b>	<b>1</b>	<b>item</b>	<b>150,000</b>	150,000.00

Allowance of £100/m <sup>2</sup> for landscaping improvements to the wider foot print of the estate	9,200	m <sup>2</sup>	100	920,000.00
Improvements to the refuse areas, garages , lighting to wider footprint of the estate. TBC			TBC	0.00
Strip out of the existing wall paper within communal areas to Sarnsfield House	1,701	m <sup>2</sup>	1.50	2,551.50
Strip out of the existing wall paper within communal areas to Skenfrith House	1,701	m <sup>2</sup>	1.50	2,551.50
Strip out of the existing wall paper within communal areas to Peterchurch House	1,701	m <sup>2</sup>	1.50	2,551.50
Strip out of the existing wall paper within communal areas to Bromyard House	1,701	m <sup>2</sup>	1.50	2,551.50
Strip out of the existing ceiling paper within communal areas to Sarnsfield House	462	m <sup>2</sup>	1.50	693.00
Strip out of the existing ceiling paper within communal areas to Skenfrith House	462	m <sup>2</sup>	1.50	693.00
Strip out of the existing ceiling paper within communal areas to Peterchurch House	462	m <sup>2</sup>	1.50	693.00
Strip out of the existing ceiling paper within communal areas to Bromyard House	462	m <sup>2</sup>	1.50	693.00
Strip out of the existing vinyl to communal area to Sarnsfield House. Including skirtings and excluding stairs and landings.	252	m <sup>2</sup>	1.00	252.00
Strip out of the existing vinyl to communal area to Skenfrith House. Including skirtings and excluding stairs and landings.	252	m <sup>2</sup>	1.00	252.00
Strip out of the existing vinyl to communal area to Peterchurch House. Including skirtings and excluding stairs and landings.	252	m <sup>2</sup>	1.00	252.00
Strip out of the existing vinyl to communal area to Bromyard House. Including skirtings and excluding stairs and landings.	252	m <sup>2</sup>	1.00	252.00
Plaster and emulsion paint on walls to communal area to Sarnsfield House. Including Skim plaster and decoration finish.	1,701	m <sup>2</sup>	25.00	42,525.00
Plaster and emulsion paint on walls to communal area to Skenfrith House. Including Skim plaster and decoration finish.	1,701	m <sup>2</sup>	25.00	42,525.00
Plaster and emulsion paint on walls to communal area to Peterchurch House. Including Skim plaster and decoration finish.	1,701	m <sup>2</sup>	25.00	42,525.00
Plaster and emulsion paint on walls to communal area to Bromyard House. Including Skim plaster and decoration finish.	1,701	m <sup>2</sup>	25.00	42,525.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Sarnsfield House. Including Skim plaster and decoration finish.	462	m <sup>2</sup>	45.00	20,790.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Skenfrith House. Including Skim plaster and decoration finish.	462	m <sup>2</sup>	45.00	20,790.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Peterchurch House. Including Skim plaster and decoration finish.	462	m <sup>2</sup>	45.00	20,790.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Bromyard House. Including Skim plaster and decoration finish.	462	m <sup>2</sup>	45.00	20,790.00
New main entrance door to Sarnsfield House	1	nr	2,500.00	2,500.00
New main entrance door to Skenfrith House	1	nr	2,500.00	2,500.00
New main entrance door to Peterchurch House	1	nr	2,500.00	2,500.00
New main entrance door to Bromyard House	1	nr	2,500.00	2,500.00
Allowance for decoration only to stairs to Sarnsfield House	1	nr	25,000.00	25,000.00
Allowance for decoration only to stairs to Skenfrith House	1	nr	25,000.00	25,000.00
Allowance for decoration only to stairs to Peterchurch House	1	nr	25,000.00	25,000.00

<b>Allowance for decoration only to stairs to Bromyard House</b>	<b>1</b>	<b>nr</b>	<b>25,000.00</b>	25,000.00
<b>Building Works Estimate</b>				<b>19,404,031.00</b>
Preliminaries				2,811,236.53
<b>Sub-total</b>				<b>22,215,267.53</b>
Main Contractor's Overheads and Profit			8%	1,777,221.40
<b>Sub-total</b>				<b>23,992,488.93</b>
Main contractor's design fee			6%	1,439,549.34
<b>Sub-total</b>				<b>25,432,038.27</b>
Contingency			10%	2,543,203.83
<b>Sub-total</b>				<b>27,975,242.10</b>
Tender inflation			Excl.	
<b>Sub-total</b>				<b>27,975,242.10</b>
Cosntruction inflation			Excl.	
<b>Cost Limit</b>				<b>27,975,242.10</b>
Cost £/m <sup>2</sup> (Excluding parking area)				1,547
Cost £/m <sup>2</sup> (including parking area)				1,278
Cost £/unit				124,889

<b>OPTION 5</b>				
<b>Item</b>	<b>Qty.</b>	<b>Unit</b>	<b>Rate</b>	<b>Cost</b>
New Sarnsfield House	4,522	m <sup>2</sup>	<b>1,464</b>	6,620,208.00
New Skenfrith House	4,522	m <sup>2</sup>	<b>1,464</b>	6,620,208.00
New Peterchurch House	4,522	m <sup>2</sup>	<b>1,464</b>	6,620,208.00
New Bromyard House	4,522	m <sup>2</sup>	<b>1,464</b>	6,620,208.00
New communal uncroft parking area	3,800	m <sup>2</sup>	<b>650</b>	2,470,000.00
New landscaping	9,200	m <sup>2</sup>	<b>150</b>	1,380,000.00
New play area	1	item	<b>50,000</b>	50,000.00
New mini MUGA	1	item	<b>30,000</b>	30,000.00
CCTV	1	item	<b>50,000</b>	50,000.00
Cycle racks	224	nr	<b>150</b>	33,600.00
Services connection	224	nr	<b>3,000</b>	672,000.00
Allowance for removal existing telephone mast and plant room on top of Skenfrith House and Bromyard House	1	item	<b>200,000</b>	200,000.00
Demolition of existing Sarnsfield House	1	item	<b>850,000</b>	850,000.00
Demolition of existing Skenfrith House	1	item	<b>850,000</b>	850,000.00
Demolition of existing Peterchurch House	1	item	<b>850,000</b>	850,000.00
Demolition of existing Bromyard House	1	item	<b>850,000</b>	850,000.00
Demolition of existing podium	1	item	<b>180,000</b>	180,000.00
Relocation of existing electrical sub-station	1	item	<b>200,000</b>	200,000.00
CHP station to serve all dwellings	1	item	<b>1,120,000</b>	1,120,000.00
Allowance for asbestos removal	1	item	<b>400,000</b>	400,000.00
Wheechair units (10%)	22	nr	<b>3,500</b>	77,000.00
Uplift for private units (Excluded)				0.00
E/O for façade enhancements to Sarnsfield House	1	item	<b>830,000</b>	830,000.00
E/O for façade enhancements to Skenfrith House	1	item	<b>830,000</b>	830,000.00
E/O for façade enhancements to Peterchurch House	1	item	<b>830,000</b>	830,000.00
E/O for façade enhancements to Bromyard House	1	item	<b>830,000</b>	830,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Sarnsfield House	52	nr	<b>6,000</b>	312,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Skenfrith House	52	nr	<b>6,000</b>	312,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Peterchurch House	52	nr	<b>6,000</b>	312,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Bromyard House	52	nr	<b>6,000</b>	312,000.00
<b>Building Works Estimate</b>				<b>41,311,432.00</b>
Preliminaries				6,272,417.78
<b>Sub-total</b>				<b>47,583,849.78</b>

**APPENDIX 1**

Main Contractor's Overheads and Profit		8%	3,806,707.98
<b>Sub-total</b>			<b>51,390,557.76</b>
Main contractor's design fee		6%	3,083,433.47
<b>Sub-total</b>			<b>54,473,991.23</b>
Contingency		10%	5,447,399.12
<b>Sub-total</b>			<b>59,921,390.35</b>
Tender inflation		Excl.	
<b>Sub-total</b>			<b>59,921,390.35</b>
Cosntruction inflation		Excl.	
<b>Cost Limit</b>			<b>59,921,390.35</b>
Cost £/m <sup>2</sup> (Excluding parking area)	3,313		
Cost £/m <sup>2</sup> (including parking area)	2,738		
Cost £/unit	267,506		

Item	Unit	Rate	OPTION 1		OPTION 2		OPTION 3		OPTION 4		OPTION 5		
			Exp. Programme	71.00	Exp. Programme	71.00	Exp. Programme	85.00	Exp. Programme	99.00	Exp. Programme	140.00	
			Quant	(£)	Quant	(£)	Quant	(£)	Quant	(£)	Quant	(£)	
<b>Preliminaries – Site Overheads</b>													
<b>A</b>	<b>Management / Site Staff</b>												
1	Contracts Manager	Week	1,950.00	71.00	138,450.00	71.00	138,450.00	85.00	165,750.00	99.00	193,050.00	140.00	273,000.00
2	Forward Surveys and Colour Choices	Week	25.00	-	-	-	-	-	-	-	-	-	-
3	Agent	Week	1,950.00	71.00	138,450.00	71.00	138,450.00	85.00	165,750.00	99.00	193,050.00	140.00	273,000.00
4	Quantity Surveyor	Week	1,750.00	35.50	62,125.00	35.50	62,125.00	42.50	74,375.00	49.50	86,625.00	70.00	122,500.00
5	Site Supervisor	Week	1,750.00	-	-	-	-	-	-	-	-	-	-
6	General Foreman	Week	1,250.00	71.00	88,750.00	71.00	88,750.00	85.00	106,250.00	99.00	123,750.00	140.00	175,000.00
7	Finishing Foreman	Week	1,300.00	35.50	46,150.00	35.50	46,150.00	42.50	55,250.00	49.50	64,350.00	70.00	91,000.00
8	General Labourer	Week	1,000.00	284.00	284,000.00	284.00	284,000.00	340.00	340,000.00	396.00	396,000.00	560.00	560,000.00
9	Resident Liaison Officer	Week	350.00	71.00	24,850.00	71.00	24,850.00	85.00	29,750.00	99.00	34,650.00	140.00	49,000.00
10	Commissioning Engineer	Week	1,750.00	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
11	Site Expenses	Week	1,000.00	71.00	71,000.00	71.00	71,000.00	85.00	85,000.00	99.00	99,000.00	140.00	140,000.00
<b>B</b>	<b>Health and Safety</b>												
1	Health & Safety Officer (visiting)	Week	150.00	71.00	10,650.00	71.00	10,650.00	85.00	12,750.00	99.00	14,850.00	140.00	21,000.00
2	Health & Safety Officer Signage	Week	100.00	71.00	7,100.00	71.00	7,100.00	85.00	8,500.00	99.00	9,900.00	140.00	14,000.00
3	Health and Safety consumables	Week	50.00	71.00	3,550.00	71.00	3,550.00	85.00	4,250.00	99.00	4,950.00	140.00	7,000.00
<b>C</b>	<b>Parking Costs</b>												
1	Per vehicle per week	Week	25.00	284.00	7,100.00	284.00	7,100.00	340.00	8,500.00	396.00	9,900.00	560.00	14,000.00
<b>D</b>	<b>Site Set Up / Compound</b>												
1	Hire of Contractors office 32' (inc furniture)	Week	45.00	71.00	3,195.00	71.00	3,195.00	85.00	3,825.00	99.00	4,455.00	140.00	6,300.00
2	Hire of canteen / drying room	Week	35.00	71.00	2,485.00	71.00	2,485.00	85.00	2,975.00	99.00	3,465.00	140.00	4,900.00
3	Hire of Meeting Room (inc furniture)	Week	50.00	71.00	3,550.00	71.00	3,550.00	85.00	4,250.00	99.00	4,950.00	140.00	7,000.00
4	Hire of storage container 20' (4nr)	Week	15.00	284.00	4,260.00	284.00	4,260.00	340.00	5,100.00	396.00	5,940.00	560.00	8,400.00
5	Transportation (delivery & collection per unit)	Item	200.00	7.00	1,400.00	7.00	1,400.00	7.00	1,400.00	7.00	1,400.00	7.00	1,400.00
6	Welfare facilities / consumables / stationary	Week	40.00	71.00	2,840.00	71.00	2,840.00	85.00	3,400.00	99.00	3,960.00	140.00	5,600.00
7	Site & Contract Signage	item	500.00	1.00	500.00	1.00	500.00	1.00	500.00	1.00	500.00	1.00	500.00
<b>D</b>	<b>Site Set Up / Compound (Cont'd)</b>												
15	Welfare facilities / consumables / stationary	Week	150.00	71.00	10,650.00	71.00	10,650.00	85.00	12,750.00	99.00	14,850.00	140.00	21,000.00
16	Hire Sanitary Unit 3x1 (4 nr)	Week	100.00	284.00	28,400.00	284.00	28,400.00	340.00	34,000.00	396.00	39,600.00	560.00	56,000.00
<b>E</b>	<b>Office equipment</b>												
1	Photocopier	Week	10.00	71.00	710.00	71.00	710.00	85.00	850.00	99.00	990.00	140.00	1,400.00
2	Computer	Week	5.00	71.00	355.00	71.00	355.00	85.00	425.00	99.00	495.00	140.00	700.00
3	Printer	Week	5.00	71.00	355.00	71.00	355.00	85.00	425.00	99.00	495.00	140.00	700.00
4	Site stationary	Week	5.00	71.00	355.00	71.00	355.00	85.00	425.00	99.00	495.00	140.00	700.00
<b>F</b>	<b>Security</b>												
1	Plywood hoarding price per metre run per week	Week	1.50	21,300.00	31,950.00	21,300.00	31,950.00	25,500.00	38,250.00	29,700.00	44,550.00	42,000.00	63,000.00
2	Pair of timber gates to hoarding	Week	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00
3	Decorate timber hoarding (colour to be agreed)	LM	5.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00
4	Erect and dismantle timber hoarding per metre run	LM	5.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00
5	Mesh fencing price per metre per week	Week	2.00	34,080.00	68,160.00	34,080.00	68,160.00	40,800.00	81,600.00	47,520.00	95,040.00	67,200.00	134,400.00
6	Erect and dismantle per metre run	LM	10.00	480.00	4,800.00	480.00	4,800.00	480.00	4,800.00	480.00	4,800.00	480.00	4,800.00
7	Planked footway price per metre run per week	Week	1.00	1,775.00	1,775.00	1,775.00	1,775.00	2,125.00	2,125.00	2,475.00	2,475.00	3,500.00	3,500.00
8	Erect and dismantle per metre run	LM	2.00	25.00	50.00	25.00	50.00	25.00	50.00	25.00	50.00	25.00	50.00
9	PVC encapsulated identity cards	Item	6.50	35.00	227.50	35.00	227.50	35.00	227.50	35.00	227.50	35.00	227.50
10	Site security guard / petrol	Hour	100.00	-	-	-	-	-	-	-	-	-	-
11	Hire of Security Guard Cabin (inc furniture)	Week	25.00	-	-	-	-	-	-	-	-	-	-
12	Transportation (delivery & collection per unit)	Item	150.00	-	-	-	-	-	-	-	-	-	-
13	Flag Pole	Each	15.00	-	-	-	-	-	-	-	-	-	-
14	Reinstate compound area	Item	10,000.00	1.00	10,000.00	1.00	10,000.00	1.00	10,000.00	1.00	10,000.00	1.00	10,000.00
15	Windows protection	Item	35,000.00	-	-	-	-	1.00	35,000.00	1.00	35,000.00	-	-
<b>G</b>	<b>Power</b>												
1	Temporary Check Meter(s) installation	Item	75.00	1.00	75.00	1.00	75.00	1.00	75.00	1.00	75.00	1.00	75.00
2	Temp power and light to compound units	Week	225.00	71.00	15,975.00	71.00	15,975.00	85.00	19,125.00	99.00	22,275.00	140.00	31,500.00
3	Heating installation into storage container	Item	35.00	-	-	-	-	-	-	-	-	-	-
4	Heating - container running costs	Week	35.00	-	-	-	-	-	-	-	-	-	-
<b>H</b>	<b>Water</b>												
1	Temp water installation to compound (assume 2 Nr sanitary)	Item	350.00	1.00	350.00	1.00	350.00	1.00	350.00	1.00	350.00	1.00	350.00
2	Connect sanitary unit to foul sewers	Item	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00
3	Reinstate after removal	Item	100.00	1.00	100.00	1.00	100.00	1.00	100.00	1.00	100.00	1.00	100.00
<b>J</b>	<b>Communications - Landline</b>												
1	Landline installation	Item	125.00	1.00	125.00	1.00	125.00	1.00	125.00	1.00	125.00	1.00	125.00
2	Landline rental / calls	Week	12.50	71.00	887.50	71.00	887.50	85.00	1,062.50	99.00	1,237.50	140.00	1,750.00
3	Broadband installation	Item	35.00	1.00	35.00	1.00	35.00	1.00	35.00	1.00	35.00	1.00	35.00
4	Broadband connection / rental	Week	7.50	71.00	532.50	71.00	532.50	85.00	637.50	99.00	742.50	140.00	1,050.00
<b>K</b>	<b>Communications - 'Mobiles'</b>												
1	Mobile Phone Costs	Week	65.00	71.00	4,615.00	71.00	4,615.00	85.00	5,525.00	99.00	6,435.00	140.00	9,100.00
<b>L</b>	<b>Plant and Tools</b>												
<b>Generally</b>													
1	Cherry picker (7.5m)	Day	250.00	35.50	8,875.00	35.50	8,875.00	42.50	10,625.00	49.50	12,375.00	70.00	17,500.00
2	Concrete / mortar mixer (0.12/0.09m³)	Week	15.00	-	-	-	-	-	-	-	-	-	-
3	Transit Van	Week	50.00	71.00	3,550.00	71.00	3,550.00	85.00	4,250.00	99.00	4,950.00	140.00	7,000.00
4	Beam Hoist	Week	175.00	-	-	-	-	-	-	-	-	-	-
5	Small Tools	Set	35.00	-	-	-	-	-	-	-	-	-	-
6	Hoist	-	-	-	-	-	-	-	-	-	-	-	-
	Transport	nr	2,500.00	8.00	20,000.00	8.00	20,000.00	8.00	20,000.00	8.00	20,000.00	8.00	20,000.00
	Electrical Connection	nr	421.32	4.00	1,685.28	4.00	1,685.28	4.00	1,685.28	4.00	1,685.28	4.00	1,685.28
	Erect & Test	nr	5,500.00	4.00	22,000.00	4.00	22,000.00	4.00	22,000.00	4.00	22,000.00	4.00	22,000.00
	Dismantle	nr	4,500.00	4.00	18,000.00	4.00	18,000.00	4.00	18,000.00	4.00	18,000.00	4.00	18,000.00
	Weekly Inspections	nr	70.00	4.00	280.00	4.00	280.00	4.00	280.00	4.00	280.00	4.00	280.00
	Weekly rental	wk	990.00	213.00	210,870.00	213.00	210,870.00	255.00	252,450.00	74.25	73,507.50	105.00	103,950.00
8	Crane on truck	day	225.00	213.00	47,925.00	213.00	47,925.00	255.00	57,375.00	74.25	16,706.25	105.00	23,625.00
<b>Tower Crane</b>													
9	Tower crane and operator hire	week	6,655.00	-	-	-	-	-	-	-	-	224.00	1,490,720.00
10	Tower crane erection	Item	34,000.00	-	-	-	-	-	-	-	-	2.00	68,000.00
11	Tower crane dismantle	Item	32,000.00	-	-	-	-	-	-	-	-	2.00	64,000.00
12	Foundation anchor/spigot/cruciform	Item	9,000.00	-	-	-	-	-	-	-	-	2.00	18,000.00
13	Appointed person	week	1,845.00	-	-	-	-	-	-	-	-	224.00	413,280.00
14	Lift Supervisor	week	1,625.00	-	-	-	-	-	-	-	-	224.00	364,000.00
15	Relief operator	week	1,525.00	-	-	-	-	-	-	-	-	224.00	341,600.00
16	Aircraft warning lights												

<b>Item No.</b> 9.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Review of Resident Engagement – Report from the Housing and Community Safety Scrutiny Sub-Committee	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Housing and Community Safety Scrutiny Sub-Committee	

### RECOMMENDATIONS

1. That the cabinet notes the findings of the research exercise into resident engagement.
2. That the cabinet asks the strategic director of housing and modernisation to report back within 8 weeks with proposals on how to involve residents in developing this work.

### BACKGROUND INFORMATION

3. Housing and community safety scrutiny committee conducted a review of resident engagement as part of their annual work programme. As part of this work, the sub-committee heard evidence from council officers, the Cabinet Member for Housing and members of the Tenant Council. It was noted that the current structures for engaging with tenants and homeowners were built and formalised in the late 1980s and early 1990s at a time when face to face engagement was the best way to reach out to people and hear what they had to say. These structures also reflected the corporate and decision making arrangements of the council at the time, which have changed considerably since. Many committed residents dedicate valuable time and service to engaging with the council on housing issues. In addition, tenant and residents associations perform important and valued community roles, supporting vulnerable residents and building community networks. However, less than 0.5% of our 55,000 residents in council homes currently engage with the council through the existing formal routes. The evidence showed that while there are many strengths and assets within the tenant and leaseholders movements, there is dissatisfaction on all sides with the current arrangements and a strong desire for change.
4. On 7 February 2017, having heard the evidence presented, the housing and community safety scrutiny sub-committee recommended that a review into tenant and homeowner engagement be commissioned, to be carried out by an independent, expert body. The review would provide independent evidence to the sub-committee to support recommendations to the council's cabinet on improvements to how the council engages with residents.
5. Following this recommendation, the council invited organisations specialising in housing, public engagement and public service improvement to tender for the contract to lead the review. In March, following a competitive process, Kaizen

Partnership and Social Engine were appointed to lead the review. The appointment was supported and advised by a representative of the Tenant Council and Homeowners Council were also invited to send a representative to participate in the process.

## **KEY ISSUES FOR CONSIDERATION**

### **Aims and key research questions**

6. The review was set up to explore independently and in depth how the council engages with tenants and homeowners as a housing provider and identify areas for improvement.
7. To support this aim, the review was structured to answer five key questions:
  - How aware and satisfied are tenants and homeowners, the council and other stakeholders with the current system and structures?
  - How can tenant and homeowner engagement be improved to reflect the way people live today and that deliver improved outcomes in Southwark?
  - How does the Southwark approach compare to other housing providers? What examples of good practice could Southwark Council learn from?
  - Do the current systems and structures provide good value for money? Can cost savings and efficiencies be made which could save money and not compromise engagement or improve engagement?
  - What might effective engagement look like in 5 years' time – how best to define an active and involved tenant / homeowner?

### **Review findings**

8. The full report is attached at Appendix A. It makes a number of recommendations under three broad headings:
  - reviewing the overall approach to resident involvement
  - reconfiguring the engagement structures
  - introducing more effective and up to date engagement methods.
9. The key recommendation is that in response to the evidence presented by the review, and the options for change that it sets out, a collaborative co-design process should now be established in which the council is a participant alongside residents. Such an approach is recommended to develop a shared plan for change in response to the review, which is owned by all stakeholders and builds on the widespread participation achieved during the review itself.

**BACKGROUND DOCUMENTS**

Background Papers	Held At	Contact
Agenda and minutes of housing and community safety scrutiny sub-committee	160 Tooley Street London SE1 2QH	Shelley Burke 020 7525 7344
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=381">http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=381</a>		

**APPENDICES**

No.	Title
Appendix A	Improving Tenant and Homeowner Engagement in Southwark – A Review (Carried out by Kaizen and Social Engine) (circulated separately)

**AUDIT TRAIL**

<b>Lead Officer</b>	Shelley Burke, Head of Overview and Scrutiny	
<b>Report Author</b>	Nick Wolff, Principal Strategy Officer, Chief Executive's office Shelley Burke, Head of Overview and Scrutiny	
<b>Version</b>	Final	
<b>Dated</b>	25 January 2018	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Chief Officers	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	25 January 2018	

<b>Item No.</b> 10.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		The Outcome of the Consultation Exercise on Changes to Day Centre Provision at Queens Road and Riverside and the Development of a Disability Hub: Response to Decisions from Call-in	
<b>Ward(s) or groups affected:</b>		All	
<b>Cabinet Member:</b>		Councillor Richard Livingstone, Adult Care and Financial Inclusion	

## **FOREWORD - COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR ADULT CARE AND FINANCIAL INCLUSION**

On 31 October 2017, the cabinet agreed to establish its disability hub and noted both the outcomes of the consultation on this proposal and that this would be likely to lead to the Queens Road Day Centre not receiving a new lease. On 15 November 2017, the overview and scrutiny committee reviewed this decision.

The overview and scrutiny committee did not refer the decisions taken back to cabinet for further consideration but did make four recommendations relating to those decisions and the consultation process. Cabinet agreed on 12 December 2017 to take those recommendations forward.

The four recommendations covered:

- Reviewing the policy on how buildings are declared surplus to requirements
- Ensuring that information requests are complied with appropriately
- Ensuring that families and service users have clear information on how to make a complaint if they are unhappy with their assessment
- Ensuring that the council follows best practice on consultation.

This report sets out how the council will address all four of these recommendations.

## **RECOMMENDATION**

1. That cabinet note the responses to the recommendations in the report entitled 'Decisions from call-in: The Outcomes of the Consultation Exercises on Changes to day Centre Provision at Queens Road and Riverside and the Development of a Disability Hub' 12 December 2017.

## **BACKGROUND INFORMATION**

2. Overview and scrutiny committee considered this call-in decision at their 15 November 2017 meeting. The committee heard from the cabinet member and strategic director, and from representatives of the parents and carers association for Queens Road and Riverside day centres.

3. At their 12 December 2017 meeting, cabinet made the following recommendations:
  - (1) That the cabinet reviews council policy on how buildings are declared surplus or their use is changed, highlights that revised policy with officers at the earliest opportunity, and confirm whether existing policy was followed in this case.
  - (2) That the cabinet refreshes policy on responding to information requests and highlight to all officers to ensure compliance with freedom of information and environmental information requests.
  - (3) That the cabinet ensures that all families and service users have clear information about how to make a complaint if unhappy with their initial assessment.
  - (4) That the cabinet should be mindful of and follow Department for Communities and Local Government (DCLG) best practice on consultation, and in that work be sensitive to the needs of vulnerable and disabled people.
  - (5) That the cabinet responds to these recommendations within 8 weeks.

#### **KEY ISSUES FOR CONSIDERATION**

4. An update against each of these recommendations is provided below.

**Recommendation 1: That the cabinet reviews council policy on how buildings are declared surplus or their use is changed, highlights that revised policy with officers at the earliest opportunity, and confirm whether existing policy was followed in this case.**

5. There is clear existing policy and procedure on how operational buildings are declared surplus by departments and in some case the director of regeneration. This is set out in detail in the council's business managers handbook. It applies to all operational properties. These are assets used directly by council departments to deliver services, including office accommodation and front-line service buildings.
6. The head of property will now contact all directors to remind them of the surplus declaration procedure.
7. The case of Queens Road needs to be distinguished in this regards, since any direct service related use of the property had ended some years prior to the decision whether to grant a new lease and the decision on the future use of the property. Instead, the building was being used by a third party delivering services that were funded through individuals' personal budgets rather than through a contract with the council.
8. The third party use of the property was governed by a lease and managed as part of the tenanted portfolio, on landlord and tenant principles. The management of the tenanted portfolio has been considered in detail in the asset management plan for the commercial estate (see link in background documents), approved by cabinet in December 2016. Property assets are relatively illiquid by nature and planning their use is generally a medium to long term proposition. Therefore regard is had to

future events that may come into play, such as when leases of tenanted premises are due to expire, for example (as was the case at Queens Road).

9. An internal briefing has been circulated to all property officers engaged in the management of leases setting out a procedure to ensure that due sensitivity is exercised in actions arising in relation to tenancies held by third-sector occupiers, where there are service considerations. This requires that the relevant service directors and members are briefed and sign off the proposed course of action, and that appropriate communications with tenants are agreed and undertaken.
10. Property officers will review with the director of law and democracy the current standard form of lease used to let premises. This will include the service of notices and the technical requirements for doing so (such as the address and means by which notice must be served to ensure its validity), mindful of the possibility that notices served by post may be received by members of the tenant's organisation other than the signatories to the lease.
11. A full refresh of the corporate asset management plan is underway to provide a strategic framework for the council's asset use over the next five years. This will be reported for cabinet approval in the summer and include a full review of the decision making structures and processes for asset management planning.

**Recommendation 2: That the cabinet refreshes policy on responding to information requests and highlight to all officers to ensure compliance with freedom of information and environmental information requests.**

12. The council has an established process for managing information requests, with information and guidance available on the Source for all officers to help them meet their responsibilities. The chief officer team receives a report on numbers of requests received and response rates on a quarterly basis. The council received over 2,000 requests in 2016-17 and numbers have continued to increase, with over 1,600 received in the period from 1 April 2017 – 31 December 2017.
13. There have been significant changes over the last year in the way that information requests are logged and managed at a departmental level, in order to maintain performance in the face of rising levels of complex requests, and departmental officers with key responsibilities for the management of FOI requests have recently considered how the process could be further improved.
14. Additional training on all matters related to information governance will soon be available to staff as part of the e-learning packages being rolled out. This will include a guide for local authorities on FOI and training on handling FOI requests. Consideration is being given as to making the completion of these modules mandatory. Monitoring information on those undertaking training will be shared with relevant managers to enable action to be taken where needed.

**Recommendation 3: That the cabinet ensures that all families and service users have clear information about how to make a complaint if unhappy with their initial assessment.**

15. Over the course of the last three months, the social care complaints team has been reviewing the messages given to complainants, and their advocates. Consideration has been given to the language used and at what point in the formal procedure, key messages are delivered. This includes, although is not limited to, how requests

for escalations and further expressions of dissatisfaction are addressed. The complaints team has changed its standard letter templates and internet pages have been re-written. The pages were published in December using the council's new format and are available on the council's website at:

[www.southwark.gov.uk/asccomplaints](http://www.southwark.gov.uk/asccomplaints).

16. The complaints team is presently working with adults social care (ASC) staff to design a new leaflet for complainants, and discussions have been ongoing regarding content and style. This will also feature information around access to translation and interpreting services, as well as advocacy where required. Once finalised and published, the information leaflets will be circulated to all frontline teams and the reception areas of relevant buildings. A poster, publicising all complaints literature (one for ASC, two of which are children's), will also follow.
17. The final element to this project will be a review of the ASC complaints procedure. The complaints team introduced the idea to the departmental management team on 6 November 2017 and it was agreed that the team will work with the service to ensure a new policy is produced which fully reflects the council's shared obligations and intentions. Completion is not expected until the end of April 2018.

**Recommendation 4: That the cabinet should be mindful of and follow Department for Communities and Local Government (DCLG) best practice on consultation, and in that work be sensitive to the needs of vulnerable and disabled people.**

18. A best practice principles guidance document is being developed to assist adult social care service managers in directing staff when undertaking consultation activities. This will be shared with the council's communities directorate and include a requirement that regard is had to the consultation principles issued by the Cabinet Office in 2016 (see link in background papers), and in the absence of guidance around best practice on consultation from the DCLG - now renamed the Ministry of Housing, Communities and Local Government. This document does not have legal force and it is permissible to depart from it for good reasons but it provides guidance on good practice in consultation. This document will also be informed by local experiences working with vulnerable and disabled service users.

### **Policy implications**

19. There are no policy implications currently arising from the recommendations, other than those specifically addressed in the response to the recommendation.

### **Community impact statement**

20. Section 149 of the Equalities Act requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. The council's Approach to Equality ('the approach') commits the council to ensuring that equality is an integral part. In taking forward the recommendations, due regard will be had to the council's duties under the Act.

### **Resource implications**

21. There are no resource implications currently arising from the recommendations, other than those specifically addressed in the response to the recommendation.

**Legal implications**

22. There are no legal implications currently arising from the recommendations, other than those specifically addressed in the response to the recommendation.

**Financial implications**

23. There are no financial implications currently arising from the recommendations, other than those specifically addressed in the response to the recommendation.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS****Director of Law and Democracy**

24. This report asks cabinet to note the responses outlined in the report to the recommendations made by the overview and scrutiny committee on 15 November 2016. This followed the committee's consideration of a call in on a decision to develop a disability hub following a consultation on changes to day centre provision at Queens Road and Riverside day centres. Having scrutinised the decision and noting the cabinet members' commitment to provide a report setting out the lessons that were learned from this consultation the committee made the 4 recommendations set out at paragraph 3 of this report.
25. The report sets out the responses to these recommendations and the actions that the council has or proposes to take at paragraph 4 of this report.

**Recommendation 1**

26. The recommendation itself does not give rise to legal issues. However, the report does comment on the management of leases. Reference is made to the need to monitor the expiry date in leases although it should be recognised that this is sometimes rather difficult due to the possibility of the tenant having entitlement to a protected business tenancy in accordance with the provisions of the Landlord and Tenant Act 1954. This is not always as clear as might be thought as it will depend on a number of factors including whether a rental is paid; whether there is exclusive occupation and whether or not the terms of the Act have been contracted out. In circumstances where the Lease does come within the protection of the 1954 Act, then the notice period to the lessee must be a minimum of six months and occupation can only be recovered on a number of limited grounds.
27. The standard form of business lease is indeed regularly reviewed between the property department and legal services.

**Recommendation 2**

28. The report notes the council has an established process for the management of Freedom of Information and Environmental Information requests to ensure compliance with its legal obligations. The report proposes that additional training on matters related to information governance will be rolled out.

**Recommendation 3**

29. The report notes that the council already has an established social care complaints procedure that has been reviewed over the past three months. It also records that

the team are working with adult social care to design new material that will be circulated to all front line staff. On 6 November 2016 it was agreed to review this policy was an estimated completion date of the end of April 2018.

#### **Recommendation 4**

30. The report notes that adult social care propose to develop a best practice guidance document for use by social care managers when undertaking consultations. This will include a requirement that regard is had to the Consultations Principles document published by the Cabinet Office in 2016. This material is not legally binding and may be departed from for good reasons but does provide guidance on good practice.

#### **Strategic Director of Finance and Governance**

31. The strategic director of finance and governance notes the contents of this report, and in particular that there are no cost implications expected to result from implementation of the report's recommendations.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Cabinet agenda and minutes 12 December 2017. Item 10: Decisions from call-in: The Outcome of the Consultation Exercise on Changes to Day Centre Provision at Queens Road and Riverside and the Development of a Disability Hub	160 Tooley Street, London SE1 2QH	Paula Thornton 020 7525 4395
<b>Web link: (copy and paste link into browser)</b>		
<a href="http://moderngov.southwark.gov.uk/documents/s72753/Report%20Decisions%20from%20call-in%20The%20Outcome%20of%20the%20Consultation%20Exercise%20on%20Changes%20to%20Day%20Centre%20Pr.pdf">http://moderngov.southwark.gov.uk/documents/s72753/Report%20Decisions%20from%20call-in%20The%20Outcome%20of%20the%20Consultation%20Exercise%20on%20Changes%20to%20Day%20Centre%20Pr.pdf</a>		
Overview & Scrutiny Committee agendas and minutes 15 November 2017. Item 5: Call-in request	160 Tooley Street, London SE1 2QH	Paula Thornton 020 7525 4395
<b>Web link:</b>		
<a href="http://moderngov.southwark.gov.uk/ielistDocuments.aspx?CId=308&amp;MId=5794&amp;Ver=4">http://moderngov.southwark.gov.uk/ielistDocuments.aspx?CId=308&amp;MId=5794&amp;Ver=4</a> (item 5)		
Cabinet agenda and minutes 31 October 2017. Item 21. The Outcome of the Consultation Exercise on changes to Day Centre Provision at Queens Road and Riverside and the Development of a Disability Hub	160 Tooley Street, London SE1 2QH	Paula Thornton 020 7525 4395

Background Papers	Held At	Contact
<b>Web link:</b> <a href="http://moderngov.southwark.gov.uk/ielListDocuments.aspx?CId=302&amp;MId=5752&amp;Ver=4">http://moderngov.southwark.gov.uk/ielListDocuments.aspx?CId=302&amp;MId=5752&amp;Ver=4</a> (item 21)		
14 Corporate Asset Management Strategy 2010 - Planning for a Smaller Sustainable Operational Estate	160 Tooley Street, London SE1 2QH	Matthew Jackson 020 7525 1332
<b>Web link:</b> <a href="http://moderngov.southwark.gov.uk/ielIssueDetails.aspx?IId=11425&amp;PlanId=0&amp;Opt=3">http://moderngov.southwark.gov.uk/ielIssueDetails.aspx?IId=11425&amp;PlanId=0&amp;Opt=3</a>		
Asset Management Plan for the Commercial Property Estate	160 Tooley Street, London SE1 2QH	Matthew Jackson 020 7525 1332
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/ielIssueDetails.aspx?IId=50011497&amp;PlanId=0&amp;Opt=3">http://moderngov.southwark.gov.uk/ielIssueDetails.aspx?IId=50011497&amp;PlanId=0&amp;Opt=3</a>		
Consultation Principles: Guidance 2016	Cabinet Office	
<b>Web link:</b> <a href="https://www.gov.uk/government/publications/consultation-principles-guidance#history">https://www.gov.uk/government/publications/consultation-principles-guidance#history</a>		

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Richard Livingstone, Adult Care and Financial Inclusion	
<b>Lead Officer</b>	David Quirke-Thornton, Strategic Director Children's and Adults Services	
<b>Report Author</b>	Jay Stickland, Director of Adult Social Care	
<b>Version</b>	Final	
<b>Dated</b>	25 January 2018	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		25 January 2018

<b>Item No.</b> 11.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2018	<b>Meeting Name</b> Cabinet
<b>Report title</b>		Annual Performance Report for Generic Home Care Contracts 2016-17	
<b>Ward(s) or groups affected:</b>		All	
<b>Cabinet Member:</b>		Councillor Richard Livingstone, Adult Care and Financial Inclusion	

### **FOREWORD - COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR ADULT CARE AND FINANCIAL INCLUSION**

In October 2017, cabinet agreed new contracts for Care at Home services, fulfilling our work to ensure that all our homecare services met the Southwark Ethical Care Charter (SECC).

These contracts replace the current arrangements whereby around half of the provision is delivered through contracts with London Care and MiHomecare, and the remainder through individual contracting. Both of the contracts have been in place since 2011, and both were revised in October 2014 to introduce SECC and ensure that the London Living Wage was paid.

This report examines the performance of these two contracts, against the measures established through SECC, as they come to an end.

The report shows how service-users' satisfaction with homecare services has increased since the introduction of the SECC, and how all staff employed under the contract for both providers now have guaranteed hours pay, as opposed to the zero hour contracts many worked on before SECC was introduced.

The report identifies one indicator for which both contractors have not met: retaining staff. Whilst MiHomecare have not been successful in bidding for a new contract, London Care has put in place measures to address this concern going forward.

Cabinet is asked to note the performance of both contractors.

### **RECOMMENDATIONS**

1. That cabinet note the performance of the contracts over its sixth and final full year.
2. That cabinet note the performance of the contracts has largely met the intended outcomes of Southwark's Ethical Care Charter (SECC) which commenced in October 2014 and that service users have expressed their satisfaction with the services through provider feedback mechanisms.
3. That cabinet note the delivery of the contracts over the sixth year has largely met the council's contractual requirements.

4. That cabinet note the gap in meeting one indicator on turnover of staff. This is due to qualified staff leaving the agency in the last year to progress their career. Please see paragraphs 54 to 56.
5. That cabinet note the improvement of the services on the quality issues raised by CQC in their inspections during 2016. London Care achieved a Good CQC rating in all five standards while MiHomecare improved to Good in two out of the five standards – Effective and Responsive.
6. That cabinet note that the award of the new Care at Home contracts was approved in October 2017 and mobilisation to the new providers will be completed by the end of March 2018.

## **BACKGROUND INFORMATION**

7. In January 2011, cabinet approved the award of contracts to two providers of homecare services to London Care and MiHomecare (at that time known as Enara) to deliver home care services to people in the borough for three years with an option to extend for a further two one-year periods (a total of 5 years).
8. In July 2014 the cabinet member for adult care, arts and culture agreed to extend the contracts with London Care and MiHomecare for a period of one year.
9. In June 2015 cabinet agreed to extend the contract for a period of one further year from 1 July 2015 to 30 June 2016. At that time, it was noted that there was also 'individual contracting'<sup>1</sup> taking place to meet increased demand for homecare that cannot be met through these contracts. Individual contracting is around 42% of purchased homecare in the same period. This activity has been wrapped up in the new care at home contracts and will be included in future reports.
10. In March 2015 the cabinet agreed the Gateway 1 for the Home Care Procurement Strategy, known as the 'Care at Home contracts' to undertake a competitive tender to re-commission home care services.
11. In August 2016 the contracts were extended for a further year to allow for the procurement exercise to be undertaken.
12. In July 2017 the contracts were extended until 31 March 2018 to allow for the tender to conclude and the mobilisation of the new Care at Home contracts to take place.
13. Mitie Group announced on 1 March 2017 that they have withdrawn from the domiciliary healthcare market and have formally divested of MiHomecare following a strategic review and robust sales process. The new owner of the business is Apposite Capital which is a well-respected specialist healthcare investor based in the UK who invest in businesses that are committed to making a positive impact by delivering high quality care to its customers. Apposite Capital is committed to working closely with the MiHomecare management team to maintain continuity and quality of care.

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<sup>1</sup> 'individual contracting' – for the purpose of this report means that each package of care has an individual contract with a provider, whereas London Care and MiHomecare have a single contract for numerous packages of care.

14. London Care is part of City And County Healthcare Group which is one of the largest providers of community-based social care services in the UK. City and County Healthcare Group are backed by Graphite Capital, a private equity firm. City and County Healthcare Group acquired London Care in 2009 and is still the owner.

#### **KEY ISSUES FOR CONSIDERATION**

15. In Southwark 1,301 adults received some form of home care service from London Care and MiHomeCare during the period 1 July 2016 to 30 June 2017. These two providers delivered 598,981 hours of home care to people in Southwark at a cost of £10 million. Ensuring that each visit meets our expectations of high quality home care is a priority for the council.
16. Recognising that the workforce is a key factor in delivering high quality care, Southwark created the Southwark Ethical Home Care Charter (SECC) which sets out some minimum requirements to be offered to care workers. This was implemented in 2015. This year was the second full year of the SECC for both these contracts.
17. The council is working with both agencies to measure improvements in quality related to the changes made under the SECC and the following indicators are being assessed:
- Staff recruitment to provide sufficient capacity for both agencies to take on care packages offered to them;
  - Turnover of care staff since continuity and familiarity are key concerns for people in receipt of home care services;
  - Percentage of care staff with vocational qualifications (NVQs/QCFs);
  - Service user-reported experience, and;
  - Offers and acceptance of Guaranteed Hours Contracts by care staff.
18. Intelligence from data collection on all the above activity has been incorporated in assessing the impact of the SECC changes on quality of service provision.
19. The council and providers are committed to working together to continually improve the quality and consistency of home care delivery. In addition to monitoring the key areas noted above, other mechanisms used to manage and monitor the contracts include regular contact between quality and performance staff and the branches (including site visits), evaluation of Quality Alerts and investigating thoroughly any complaints that the council receives.
20. This report provides a summary of performance for these contracts in their sixth year of operation using key performance indicators for the contracts as well as the additional quality measures agreed with the providers related to the SECC.
21. Overall, the delivery of home care services under the two generic home care contracts has met the quality and performance standards of the council by achieving continuous improvement in areas where quality concerns were raised by CQC.
22. Going forward into the new Care at Home contracts which will continue to be monitored through existing staffing resources in the Quality and Performance

Team; there will be a greater expectation on partnership working between the care at home providers and the council social work teams.

23. The Key Performance Indicators (KPI's) have been drawn up, based in part, on the lived experience of home care service users living in Southwark and the ongoing requirements of the council to support vulnerable people to remain at home (as opposed to residential or nursing homes and hospital bed based care). A number of the new KPIs have been shaped by the "I" statements which articulate the outcomes that are most important to the way service users receive the service and are embedded within the service specifications.

## **CONTRACT ACTIVITY 2016 to 2017**

### **Contract Usage**

24. Below is a summary of the usage of the contracts based on commissioned care packages from July 2016 to June 2017 compared with 2015/16:

<b>Provider</b>	<b>Number of hours commissioned 2015/16</b>	<b>Number of hours commissioned 2016/17</b>	<b>Number of service users 2015/16</b>	<b>Number of service users 2016/17</b>
London Care	240,000	250,000	612	587
MiHomecare	364,000	349,000	817	714
<b>Total</b>	<b>604,000</b>	<b>599,000</b>	<b>1,394</b>	<b>1,301</b>

25. The number of hours and service users for MiHomecare has fallen from 2015/16 to 2016/17. MiHomecare state this was due to the sale of the company. In Q1 and Q2 (July to December) a number of staff decided to leave and the agency did not have capacity to accept new packages of care.
26. London Care accepted larger and more complex packages of care although they had fewer clients than MiHomecare during 2016/7.

### **Contract Performance**

27. A number of key measures are used by the Council when assessing the performance and quality of home care services. The following paragraphs provide a brief explanation of each measure followed by a full analysis of the delivery against each measure.
28. Southwark Ethical Care Charter (SECC) performance indicators have been agreed with both providers and are reported by them to the council on a quarterly basis.

### **Service Quality Alerts**

29. Service quality alerts are raised when someone is concerned about the way service is delivered to individual clients. Examples include care workers' punctuality for visits, and poor communication between agency (branch and field staff) with individual service users and/or the Council and similar issues that impact negatively on service provision and the service user experience.

30. Raising service quality alerts is encouraged by both the council and providers as a mechanism to inform and support continuous improvement as this can pick up issues at an early stage. All alerts are logged and followed up by contract monitoring officers in conjunction with social workers and other relevant stakeholders and the information is used by both providers and the council to ensure that service is improved.
31. For the period July 2016 to June 2017 there have been a total of 63 upheld alerts received which is a lower number compared to last year's 82 upheld alerts; with 29 relating to London Care and 34 relating to MiHomecare compared to 33 and 49 respectively for last year. Quality Alerts are mostly about late, clipped, or missed visits. The new Care at Home contracts will operate an electronic call monitoring system CM2000 which will monitor these issues in real time and support the officers for robust contract management.

### **Safeguarding**

32. A Safeguarding concern is raised and investigated where there is an allegation that a service user has been subject to abuse. The abuse can be physical abuse, psychological abuse, financial abuse, neglect, etc. The allegation of abuse may be related to a care worker or a third party.
33. From July 2016 to June 2017 there have been a total of 22 safeguarding allegations with 5 relating to London Care's service users and 17 relating to MiHomecare's service users. This is higher compared to last year where only 9 safeguarding concerns were received.
34. Of the 22 safeguarding allegations received: 9 have been found to be unsubstantiated; 5 were not determined/inconclusive; and 8 have been substantiated.
35. Seven substantiated allegations related to MiHomecare and one related to London Care. The providers have been the source of reporting most of these Safeguarding concerns to us which indicates that the checks they carry out when visiting service users have a positive effect as it identifies malpractice from carers and sometimes other professionals.

### **Complaints and Compliments**

36. Both providers have mechanisms in place to record compliments received from service users and/or their family/friends/informal carers. Equally, both providers have mechanisms in place (formal Complaints Policies) to deal with service user concerns and complaints about service received. Both providers notify the Council of the number of compliments and complaints they have received on a quarterly basis.
37. During the period covered by this report (July 2016 to June 2017) a total of 50 compliments were received by the two providers. Of these 15 compliments were received by London Care and 35 compliments by MiHomecare.
38. During the same period a total of 81 complaints were received by the providers and dealt with using each provider's Complaints Policy. Of these, 26 complaints were received by London Care, of which 19 were upheld; and 55 complaints were received by MiHomecare, of which 32 were upheld.

39. This is a significantly higher number than last year's 26 complaints, where only 6 were received by London Care of which 4 were upheld; and 20 received by MiHomecare of which 16 were upheld. This year's increase is due to the Council's request that providers increase spot visits to service users' homes and telephone calls to inquire about service users' welfare and quality of care. This practice has encouraged service users and their relatives to report their issues and concerns to the providers directly.
40. Occasionally, service users will address their complaint directly to the Council. During the period covered by this report there were only 3 complaints raised with the Council's Complaints Team: 1 related to MiHomecare which was upheld and 2 related to London Care of which one was upheld. This number is a decrease to last year's 7 complaints that the council received which indicates that service users know about the providers' process and feel confident to use it to address their complaints directly with the providers.
41. The council expects providers to use complaints and compliments to help understand where things are going well and where changes need to be made. Some of the changes made by providers as a result of complaints and compliments received include:
- Using team meetings to highlight compliments received to illustrate what service users' see as good care
  - Incorporating actual compliments received (if appropriate and relevant) in customer service training to encourage and embed good practice.
  - In response to a request by the Contract Monitoring Officer for home care, collating compliments received in a file to be able to evidence compliments during the council's monitoring visits and for CQC inspections.
  - Similarly, with complaints, providers have used the real-life scenarios depicted in them at team meetings to highlight errors and poor practice from the service user's perspective.
  - Complaints scenarios (along with examples from Quality Alerts and Safeguarding cases) are also used in induction and refresher training where appropriate to underline the importance of person-centred care and seeing things from a service user's point of view.
  - Where possible they are also used in supervision with individual care workers involved in them to view complaints as positive learning tools to improve the service they provide as well as to identify training and development needs.

### **Regulatory Compliance**

42. In line with all care providers, London Care South London and MiHomecare Brockley (the branches from which home care services for Southwark residents are coordinated and delivered) are regulated by the Care Quality Commission who inspects them and publishes findings of inspections on their website.
43. The Care Quality Commission (CQC) undertakes regulatory inspections of registered services and home care is a registered service. The CQC's approach results in services being rated as:
- Outstanding
  - Good
  - Requires improvement

- Inadequate.
44. The ratings relate to the service's assessment against the following questions:
- Are the services safe?
  - Are they effective?
  - Are they caring?
  - Are they responsive to people's needs?
  - Are they well-led?
45. MiHomecare Brockley was inspected by CQC in November 2016 and the report was published in February 2017 with an overall rating of Requires Improvement. However, two of the five standards had improved from Requires Improvement to Good – Effective and Responsive. The areas that required improvement were two:
- Medicines management was not always safe
  - Carers did not always exhibit Person Centred care.
46. MiHomecare was very quick to start working on improving these areas and drafted a comprehensive action plan which was reviewed monthly. Work against improvements was audited internally on a weekly basis to ensure progress has been made. These improvements have been evidenced by us with visits to the service and holding quarterly meetings with the managers to resolve any ongoing issues in order to ensure the smooth operation of the service.
47. London Care (South London) was inspected by CQC in October 2016 and the report was published in November 2016 with a rating of Good in all five areas.

### **Service User and Carer Views**

48. Most importantly, in order to provide a rounded view of quality and performance, the council actively seeks to understand the views of people who use the services, using a variety of mechanisms. Additionally, both MiHomecare and London Care are required to seek out service user views on the home care services delivered by them and there are a number of agreed mechanisms by which they do so and report their findings to the council.
49. A summary of performance of both providers against each of the measures is set out in the tables later in this report.

### **Southwark Ethical Home Care Charter Indicators**

50. Key performance indicators for assessing implementation of the Ethical Home Care Charter in Southwark were agreed with both providers:
- Staff Recruitment (number of new starters)
  - Staff Turnover
  - Staff Qualifications (NVQs/QCFs)
  - Service User Experience; and
  - Offer of and acceptance of Guaranteed Hours Contracts by staff.
51. For each indicator the council established a baseline to provide a benchmark against which improvements could be measured.

52. The table below shows the baseline measure for each indicator (taken from the average values of the four quarters for 2015-16) and how each agency is performing against these baseline measures per quarter.

<b>London Care</b>					
	<b>Recruitment (number of new starters)</b>	<b>Turnover</b>	<b>Qualifications</b>	<b>Service User Experience</b>	<b>Guaranteed Hour Contracts</b>
<b>Baseline: Average for 2015-16</b>	<b>31.5</b>	<b>3.75%</b>	<b>18%</b>	<b>95% of sample very satisfied/ satisfied</b> <b>2% dissatisfied/ very dissatisfied</b>	<b>100%</b>
<b>Q1: Jul – Sep 2016</b>	17	14%	35%	99.9% of sample very satisfied/ satisfied 0.1% dissatisfied	100%
<b>Q2: Oct – Dec 2016</b>	19	7%	41%	98% of sample very satisfied/ satisfied 2% dissatisfied/ very dissatisfied	100%
<b>Q3: Jan – Mar 2017</b>	41	15.5%	28%	97% of sample very satisfied/ satisfied 3% dissatisfied/ very dissatisfied	100%
<b>Q4: Apr – Jun 2017</b>	20	16%	28%	96% of sample very satisfied/ satisfied 4% dissatisfied	100%
<b>Met standard?</b>	<b>No</b> (Recruitment levels are lower than baseline over 3 Quarters with a spike in Q3 which is over the baseline)	<b>No</b> (Overall increase in staff turnover over the course of 4 Quarters with a decline in Q2).	<b>Yes</b> (Overall increase in proportion of qualified staff over 4 Quarters)	<b>Yes</b> (>90% service users sampled consistently very satisfied/satisfied over 4 Quarters)	<b>Yes</b> (All workers offered guaranteed hours contracts over 4 Quarters)
<b>MiHomecare</b>					

	<b>Recruitment (number of new starters)</b>	<b>Turnover</b>	<b>Qualifications</b>	<b>Service User Experience</b>	<b>Guaranteed Hours Contracts</b>
<b>Baseline: Average for 2015-16</b>	<b>21.5</b>	<b>5.75%</b>	<b>24%</b>	<b>95% very satisfied/ satisfied</b> <b>4.75% dissatisfied/ very dissatisfied</b>	<b>100%</b>
<b>Q1: Jul – Sep 2016</b>	10	15%	42%	97% of sample very satisfied/ satisfied 3% dissatisfied	100%
<b>Q2: Oct – Dec 2016</b>	25	19%	42%	97.5% of sample very satisfied/ satisfied 2.5% dissatisfied	100%
<b>Q3: Jan – Mar 2017</b>	35	8%	43%	98.5% of sample very satisfied/ satisfied 1.5% dissatisfied	100%
<b>Q4: Apr – Jun 2017</b>	40	8%	45%	97% of sample very satisfied/ satisfied 3% dissatisfied/ very dissatisfied	100%
<b>Met standard?</b>	<b>Yes (Recruitment levels are higher than baseline over 4 Quarters)</b>	<b>No (Staff turnover has increased from last year but decreased in the last two Quarters)</b>	<b>Yes (Overall increase in proportion of qualified staff over 4 Quarters)</b>	<b>Yes (&gt;90% of service users sampled consistently very satisfied/satisfied over 4 Quarters)</b>	<b>Yes (All workers offered guaranteed hours contracts)</b>

53. One of the immediate impacts the SECC had was that from July 2015 onwards employees have been offered guaranteed hours contracts 100% of the time from both London Care and MiHomecare which is a big increase from 17% and 28% respectively.
54. One of the more challenging indicators of the SECC for both providers is turnover of staff. This is relatively high this year due to a number of reasons. Both providers state that this is due to qualified staff leaving their agencies to progress their career. Specifically for MiHomecare they reported that staff turnover increased for Q1 and Q2 due to the sale of the company and the uncertainty this caused to carers while negotiations were taking place. MiHomecare expect turnover to remain below 10% going forward which is a good percentage for homecare services operating in London.
55. London Care have now recruited a new and experienced Recruitment Executive who will be initiating and implementing new processes to specifically target carers' retention rate. One way of doing this is by improving the pre-screening interview process and thus increasing retention. Skills for Care report for 2017 that the turnover rate for London was 24% for social care so London Care's turnover is considerably below this percentage with an average of 13% across the four quarters and the same applies to MiHomecare with an average of 12.5% across the four quarters.
56. Recruitment is ongoing for both providers; however for London Care it is lower than last year. This is due to stricter pre-employment checks and changing the recruitment policy and procedure to look at new and innovative ways to recruit the best possible candidates. This is not going to compromise the mobilisation of the Care at Home contracts as the provider has taken action to address this. Already London Care report that their recruitment rates have increased and turnover has decreased considerably and is down to 5% from August onwards.

### **Provider quality assurance and user experience**

57. The council requires providers to have extensive quality assurance systems which capture information in a variety of ways. Their systems need to enable them to continuously monitor and improve the quality and safety of their services and ensure that they maintain high standards. We are working with the providers to increase response rates of their annual surveys.
58. In addition to the telephone reviews both MiHomecare Brockley and London Care South London conduct annual surveys for their service users, and the results are summarised below.

### **MiHomecare Annual Survey**

59. The survey for 2016 was scheduled to be sent out in November 2016. Due to Mitie's announcement they would be pulling out of the healthcare market the survey was delayed. As the separation from Mitie and MiHomecare has been completed a survey was issued to all service users. MiHomecare is still receiving surveys back and the work on analysing the data has started. The results of the survey will be available in March 2018.

## London Care Annual Survey

60. London Care's survey for 2017 was sent out earlier this year and although surveys have been returned the work on analysing the data has not been completed yet. Therefore the last full survey report on service users views is from 2016 and findings are summarised below.
61. London Care's survey of Southwark service users achieved a return rate of 25%.
62. Whilst the London Care survey had 3 less questions than the MiHomecare survey, the domains covered by both surveys were very similar, as the responses below illustrate:
- i. 89% of respondents felt involved (totally or somewhat) in planning their care
  - ii. 85% felt they had control (a lot or some) over how their services are provided
  - iii. 89% felt that carers (always or usually) respected their confidentiality, their privacy and upheld their dignity.
  - iv. 88% felt that carers (always or usually) worked at a pace that was comfortable for them and treated their possessions with due care.
  - v. 83% felt that carers (all or most) are competent to provide their service.
  - vi. 70% felt that the number of different carers that visit them are the right number.
  - vii. 47% reported being informed in advance (always or usually) of which care worker(s) were scheduled to attend them, and only 39% reported (always or usually) being informed if the care worker(s) attending them were running late
  - viii. When it came to dealings with office staff, 66% reported feeling (very or quite) happy, 24% were neutral, and 10% were unhappy with their dealings with office staff.
  - ix. 76% were aware of how to complain if they were not happy with the service and 77%, reported feeling comfortable with complaining about the service, with 11% reporting they would not feel comfortable complaining, and 12% didn't know whether they would feel comfortable complaining.
  - x. Overall, 84% reported being "very satisfied" or "satisfied" with the service, with 6% reporting they were "dissatisfied", and the balance of 10% remaining neutral ("neither satisfied nor dissatisfied").
63. London Care have identified areas for development as follows:
- Ensure service users are in control of the service provided and are encouraged to be as independent as possible.
  - Ensure service users are involved in care planning, including involvement of informal carers and family and that care planning is done with an increased focus on supporting client choice and independence.
  - Train office staff to improve customer service, listen to their service users and take action on any concerns expressed (outside of the complaints process) that could improve their service.
  - More consideration to be given to permanently allocating care workers to ensure continuity of care.
  - Monitor carers' standards through regular quality assurance calls with service users and spot-checks on care staff.

- Service users to be reminded how to complain and to whom and to be encouraged to do so when unhappy with the service.

### **Community impact statement**

64. These services are provided to people affected by all nine strands of the Council's equality agenda which are; Race, Gender, Age, Disability, Faith and Religion, Sexuality, Gender re assignment, Marriage and Civil Partnership and finally Child Care and Pregnancy. The diverse nature of Southwark's population is reflected in those people needing care and receiving home care services.
65. Under CQC registration, all Home Care providers are required to proactively demonstrate their commitment to equal opportunities and have been assessed to ensure that they have a satisfactory record in relation to diversity.
66. The universal services are able to meet a wide range of needs sensitively.

### **Financial implications**

67. The expenditure on contracted homecare for the period July 2016 to June 2017 is £10.0m. This is made up of expenditure with MiHomecare of £5.9m, and expenditure with London Care of £4.1m. The hourly rates paid have allowed for the implementation of the Southwark Ethical Care Charter (SECC) including paying carers at least at the London Living Wage (LLW). The funding of homecare (contracted and non-contracted) includes a contribution from the Better Care Fund and from the Improved Better Care Fund.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

68. There are no specific legal implications regarding this report, which analyses the performance of the home care contracts with London Care and MiHomecare. cabinet are advised that those contracts have been extended in line with EU procurement regulations and with the council's contract standing orders. Legal advice and assistance continues to be provided to officers in connection with the procurement and award of the new Care at Home contracts which will be fully mobilised by April 2018.

### **Strategic Director of Finance and Governance**

69. The strategic director of finance and governance notes the recommendations of this report and the ongoing work being undertaken in respect of the current procurement. It is also noted that the recent announcement regarding the increase in the LLW will impact on Care at Home contracts and this will be taken into consideration as part of the 2018-19 budget setting process.

**BACKGROUND DOCUMENTS**

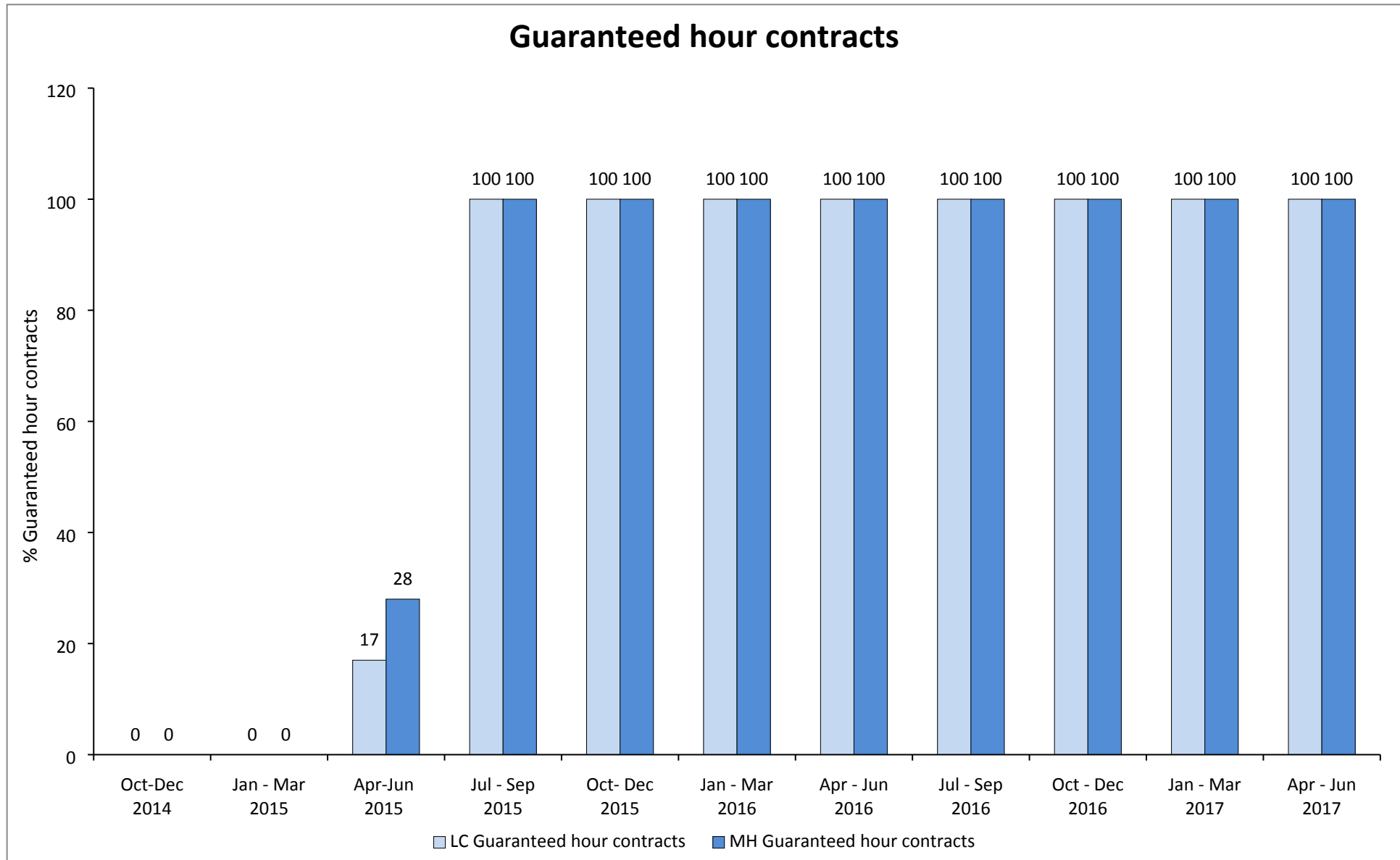
<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Care Quality Commission – Compliance standards		Dimitra Nikoloudaki 020 7525 2891
<b>Link:</b> <a href="http://www.cqc.org.uk/">http://www.cqc.org.uk/</a>		
Skills For Care – The Adult Social Care Sector & Workforce in London 2017		Dimitra Nikoloudaki 020 7525 2891
<b>Link:</b> <a href="http://www.skillsforcare.org.uk">http://www.skillsforcare.org.uk</a>		
Home Care Contract Monitoring Report	160 Tooley Street London SE1 2QH	Dimitra Nikoloudaki 020 7525 2891
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3062">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3062</a>		
Home Care Annual Performance Report	160 Tooley Street London SE1 2QH	Dimitra Nikoloudaki 020 7525 2891
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3404">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3404</a>		
Home Care Annual Contract Performance Report	160 Tooley Street London SE1 2QH	Dimitra Nikoloudaki 020 7525 2891
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4550&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4550&amp;Ver=4</a> (Item 10)		

**APPENDICES**

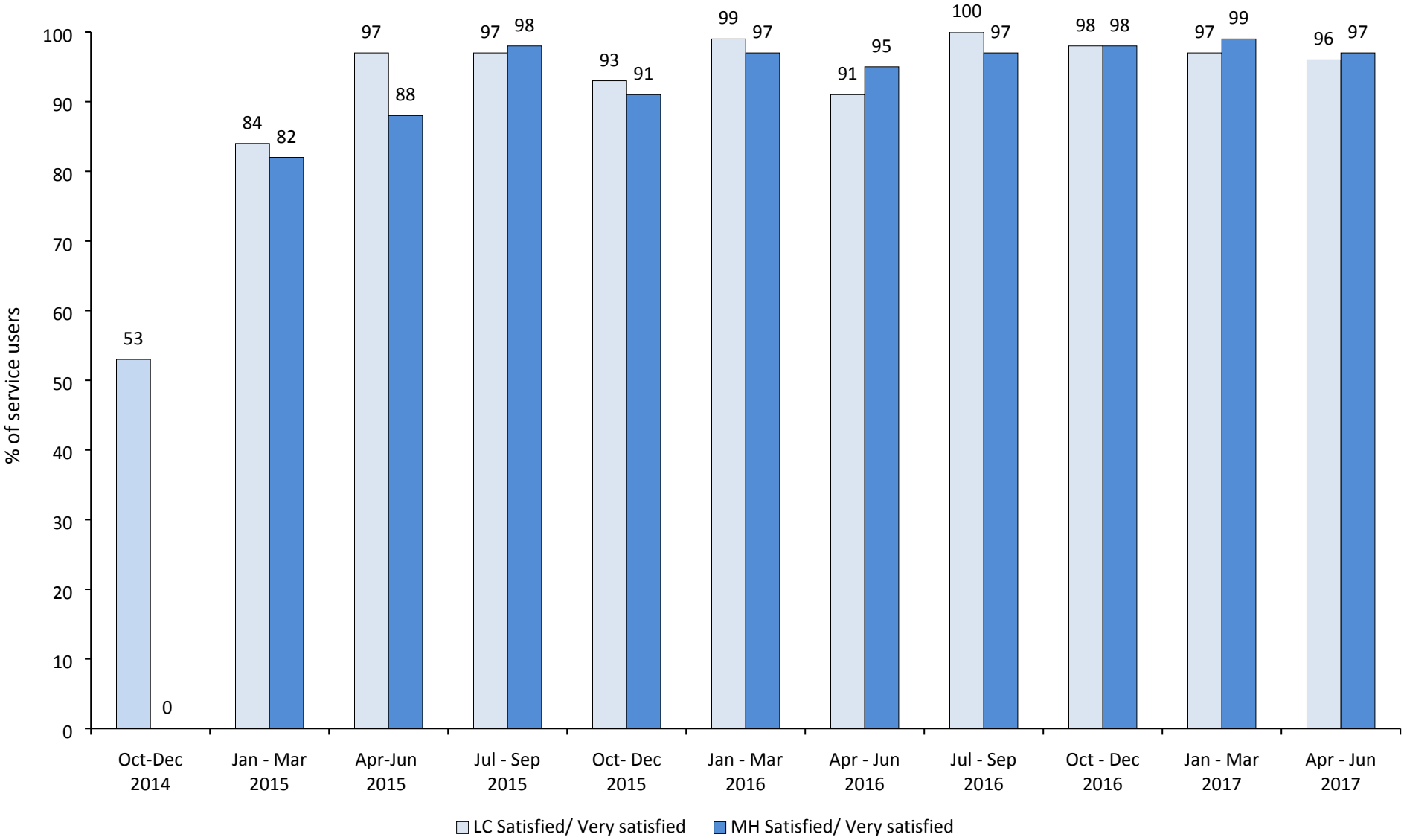
<b>No.</b>	<b>Title</b>
Appendix 1	Comparison of performance

**AUDIT TRAIL**

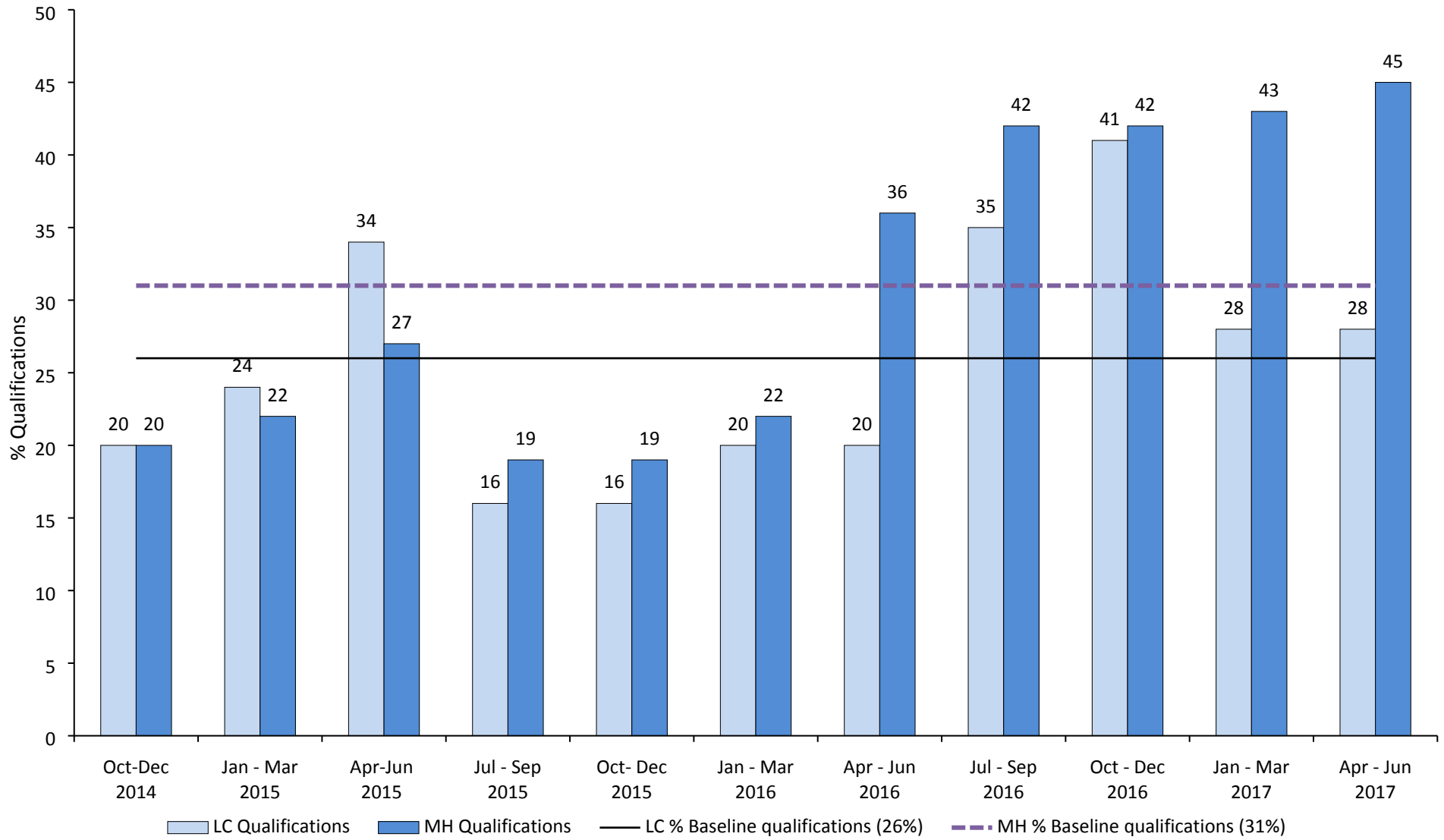
<b>Cabinet Member</b>	Councillor Richard Livingstone, Adult Care and Financial Inclusion	
<b>Lead Officers</b>	David Quirke-Thornton, Strategic Director of Children's and Adults' Services	
<b>Report Author</b>	Dimitra Nikoloudaki, Quality and Performance Manager	
<b>Version</b>	Final	
<b>Dated</b>	25 January 2018	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Adult Social Care	Yes	None
Cabinet Member for Adult Care and Financial Inclusion	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		25 January 2018



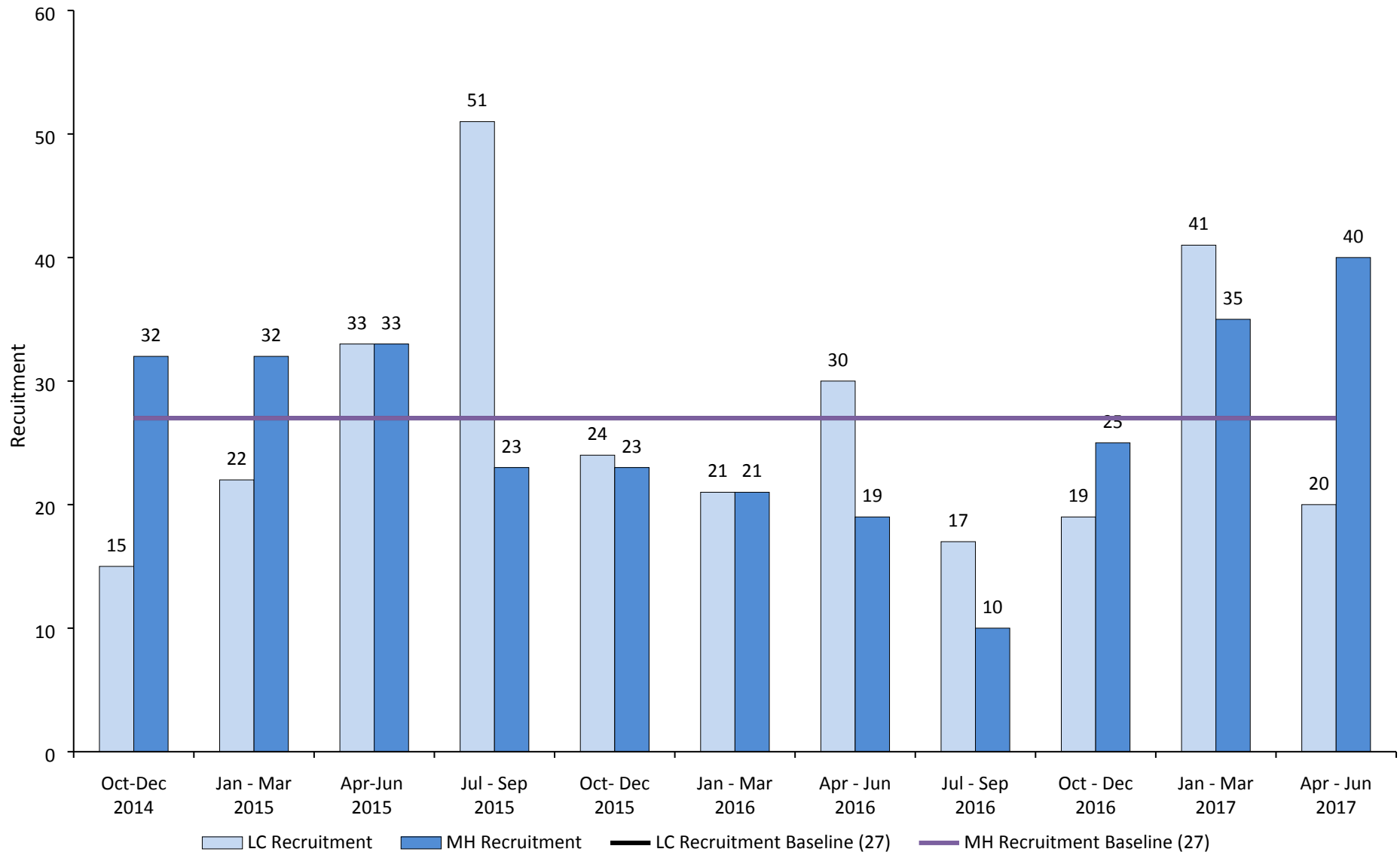
# Service User Satisfaction



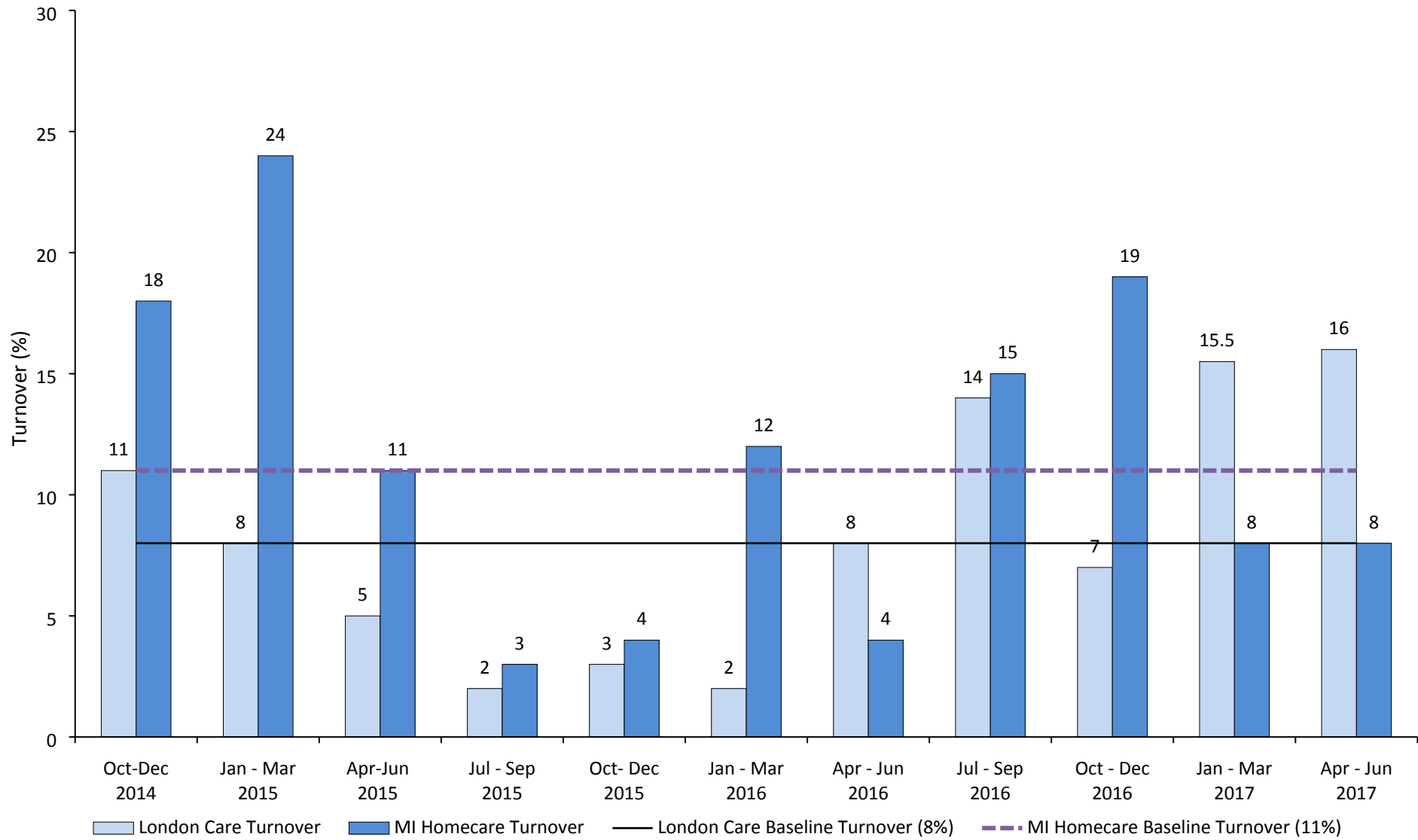
# Qualifications



# Recruitment



# Turnover



<b>Item No.</b> 12.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Policy and Resources Strategy: Revenue Monitoring Report, including Treasury Management 2017-18 (Month 8)	
<b>Ward(s) or groups affected:</b>		All	
<b>Cabinet Member:</b>		Councillor Fiona Colley, Finance, Modernisation and Performance	

### **FOREWORD – COUNCILLOR FIONA COLLEY, CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE**

This is the second budget monitoring report of 2017-18 showing our position at the end of month 8 of the financial year (November 2017).

The monitor shows that our budget recovery work in Children's and Adults is succeeding with adults anticipated to stay within budget and Children's Services over spend limited to £5m in the face of continuing demand and cost pressures. Our plans to increase the budgets for both Adults and Children's in 2018-19 and to make further efficiency savings will put the department on a sustainable financial footing.

Other significant areas of budget pressures include No Recourse to Public Funds (where we have succeeded in reducing spending by £1m, but are still £1m over budget), Temporary Accommodation, ICT and Corporate Facilities Management. There has been a particular growth in the FM overspend with a significant and backdated increase in our rent on the Queens Road 1 office. These budget pressures are all reflected in our budget commitments for 2018-19, again seeking to ensure that we have sustainable budgets for these services.

### **RECOMMENDATIONS**

1. That cabinet notes:

- the general fund outturn forecast for 2017-18 is an overspend of £0.035m (table 1, paragraph 12) after the application of the supplementary improved better care fund grant (IBCF) as agreed by the Health and Well Being Board on 11 September 2017
- the continuing pressures on Children's and Adults' social care of £5.059m, including the net use of reserves totalling £1.383m; prior to the application of the IBCF, these cost pressures were forecast to be £12.530m (paragraphs 13 to 17)
- the adverse variance in Public Health of £0.5m due to continued demand pressures in sexual health services (paragraphs 20 to 24)
- the favourable variance in Environment and Social Regeneration of £2.0m is largely due to the reduced demand and costs from the waste PFI contract (paragraphs 20 to 24)
- the continuing cost pressures in Housing and Modernisation in Temporary

Accommodation, No Recourse to Public Funds and severance payments (paragraph 26 to 38;

- The favourable variance in Strategic Finance of £1.500m (paragraph 43);
- the £4m contingency is utilised in full to mitigate the total impact of cost pressures (paragraph 45)
- the general fund outturn forecast including the final projected outturn position assumes a total net reduction in reserves of £10.6m (Table 3)
- the forecast reduction in reserves includes the full allocation of remaining Dedicated Schools Grant Reserve of £1.249m as well as a further draw down from reserves of £3.500m creating a future call to the DSG reserve of £3.500m (paragraphs 18 and 19)
- the housing revenue account forecast set out in table 2, paragraph 47 to 54
- the treasury management activity to date in 2017-18 (paragraph 60 to 64).

2. That cabinet approves the general fund budget movements that exceed £250k, as shown in Appendix A.
3. That cabinet note the general fund budget movements that are less than £250k as shown in Appendix A.

#### **BACKGROUND INFORMATION**

4. The purpose of this report is to provide a forecast for the end of the financial year 2017-18, using predictions based on the experience to date, and to use this to inform the policy and resources strategy for future years' budgets. Work continues throughout the council to ensure that a balanced position is achieved by the end of the year.
5. The council agreed a balanced general fund budget of £274.327m on 22 February 2017 based on a 2% council tax increase (with 3% precept for adult social care), and £3.7m use of reserves. This budget was set in the context of further significant overall cuts in government funding. Subsequently, as reported to cabinet in July 2017, government issued a supplementary budget including notification of a further £7.471m of improved Better Care funding.
6. In the context of 2016-17 adverse budget variances and the consequential reduction in the level of balances, officers are attentive to the 2017-18 budget position, in particular the cost pressures in children's and adults' services.
7. The council also approved budget decisions including reductions of £26.4m within the general fund for 2017-18. Performance on achieving these savings is closely monitored and significant variances will be included in departmental narratives.
8. Following the agreement of the council's 2017-18 budget in February 2017, the government announced a supplementary spring budget. The details of the announcements were shared as part of the cabinet report of 18 July 2017 - "Policy and Resources Strategy 2017-18 and 2018-19 Updated Financial Remit". This supplementary budget included additional allocations of Improved Better Care Fund of £7.417m for 2017-18, increasing the total allocation of Improved Better Care Fund to £9.1m. The report details the decision for the utilisation of this supplementary Improved Better Care Fund grant (paragraphs 13 to 17).

9. The cabinet agreed a balanced housing revenue account (HRA) budget on 24 January 2017.
10. As reported to Cabinet on 19 September 2017, the month 4 general fund outturn forecast 2017-18 was an overspend £0.407m. The key drivers included the reduced but continuing pressures on Children's and Adults' social care of £4.229m. The adverse variance in Public Health of £0.600m due to continued demand pressures in sexual health services. Cost pressures of £0.883m in Housing and Modernisation within Temporary Accommodation, No Recourse to Public Funds and Corporate Facilities Management. Strategic Finance forecasting a favourable variance of £1.600m arising from a review of the insurance provision, treasury and technical liability budgets and £4.000m contingency forecast to be utilised in full to mitigate the total impact of these cost pressures

## KEY ISSUES FOR CONSIDERATION

### General fund overall position

11. Table 1 below shows the current forecast outturn position by department. All strategic directors will continue to take action ensure that they deliver their services within budget. Progress for each department is shown in the narrative below.

**Table 1: General fund outturn position for 2017-18**

General fund	Original budget	Budget movement	Revised budget	Forecast Spend in year	Variance before use of reserves	Planned movement in reserves	Total use of resources	Variance after use of reserves
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Children's and Adults' Improved Better Care Fund <sup>(1)</sup>	177,384	-1,981	175,403	189,316	13,913	-1,383	187,933	12,530
	0	0	0	-7,471	-7,471		-7,471	-7,471
<b>Total Children's and Adults' Public Health</b>	<b>177,384</b>	<b>-1,981</b>	<b>175,403</b>	<b>181,845</b>	<b>6,442</b>	<b>-1,383</b>	<b>180,462</b>	<b>5,059</b>
Environment and Social Regeneration	0	0	0	550	550		550	550
Housing and Modernise	65,363	2,944	68,307	66,283	-2,024		66,283	-2,024
Chief Executive's	65,537	3,469	69,006	74,220	5,214	-2,120	72,100	3,094
Finance and Governance	7,474	1,528	9,002	9,002	0		9,002	0
Strategic Finance	27,884	-6,717	21,167	20,272	-895	-249	20,023	-1,144
Support cost recharges	-26,438	-311	-26,749	-29,867	-3,118	1,618	-28,249	-1,500
Use of reserves to underwrite base budget	-43,177	1,068	-42,109	-42,109	0		-42,109	0
	-3,700	0	-3,700	0	3,700	-3,700	-3,700	0
<b>Total general fund services</b>	<b>270,327</b>	<b>0</b>	<b>270,327</b>	<b>280,196</b>	<b>9,869</b>	<b>-5,834</b>	<b>274,362</b>	<b>4,035</b>
Contingency	4,000	0	4,000	0	-4,000		0	-4,000
<b>Net revenue budget</b>	<b>274,327</b>	<b>0</b>	<b>274,327</b>	<b>280,196</b>	<b>5,869</b>	<b>-5,834</b>	<b>274,362</b>	<b>35</b>

<sup>(1)</sup>Please refer to paragraphs 12.

12. As shown in Table 1, within services there is a forecast adverse variance of £0.035m; this is after the net utilisation of £5.834m of general fund reserves. Reserves are considered in more detail in paragraphs 54 to 58.

### **Children's and Adults' Services**

13. As reported to cabinet in September and December 2017, Children's and Adults' services are experiencing significant pressures on their revenue budgets. These pressures are created by a combination of demand and cost pressures and severe reductions in government grant for these statutory responsibilities as well as to the council as a whole. Nationally, pressures on social care linked to pressures in the NHS are recognised, but these pressures far exceed the resources announced in the government settlement. In total, an estimated adverse variance of £12.5m is forecast for 2017-18. Following on from the agreement of the Health and Wellbeing Board to release the supplementary IBCF funding notified in the government's 2017-18 Spring budget of £7.471m in line with the agreed priorities, this variation will be reduced to approximately £5.1m.
14. It should be noted that significant management action has been taken and controls are in place. A budget recovery board is overseeing the management actions.
15. The indicative budget to be agreed at council assembly in February 2018 proposes Adult Social Care efficiencies and income generation for 2018-19 at £5.4m and commitments of £19.4m resulting in a proposed net impact of a budget increase of £14.0m for 2018-19. This demonstrates the investment of the increased Improved Better Care Fund (£10.9m) to homecare pressures, nursing care home pressures, and transformation work to improve the health, wellbeing and resilience of vulnerable service users. This also reflects the allocation of new resources for Adult Social Care, including the Adult Social Care Precept (£2.7m), investment in the development of an all age disabilities pathway (£3.8m) and funding the full-year cost of the implementation of the Southwark Ethical Care Charter (SECC) in Care At Home contracts (£2.0m).
16. There are considerable pressures in 2017-18 for Children's Services and this is despite protection for Children's Services budgets in 2017-18. Rising demand including protecting children from sexual exploitation, a sharp reduction in secure care places provided by government and pressures such as unaccompanied asylum seeking children have all contributed to the overspend.
17. In Education, grant and funding continue to impact upon budget, as well as the increasing demand for statutory SEN home to school transport.
18. For the DSG, the reserve of £1.2m will be fully applied by 31 March 2018. With pressures on the DSG overall, in particular with the high needs block as is consistent across many other local authorities, a deficit of £3.5m on DSG is anticipated by the 31 March 2018. Schools Forum is being consulted on measures to fund the carried forward deficit in 2018-19 at its meeting on 18 January, including block transfers. However given the ongoing structural pressures on the high needs block which continue into 2018-19 and beyond, together with new stricter regulations on movement between blocks and pressures associated with the new national funding formula, a deficit position on

the DSG is likely to persist for a number of years and therefore full recovery of the deficit is likely to be in the medium to longer term.

19. A working group is being formed with Schools Forum to consider a range of savings and costs avoidance options in 2018-19 and for futures years which are being developed and modelled by officers. This also includes reviewing the funding held back centrally for a range of supporting Council services. There also continues to be robust lobbying of Central Government to address the unfairness of the current funding system for high needs, in particular with regard to the extension of the age range to 25 for which no funding was provided, and also the failure to recognise demographic and demand pressures, as well as higher costs in London.

### **Environment and Social Regeneration (including Public Health)**

20. The Environment & Social Regeneration department is forecasting a favourable variance of £1.5m.
21. The £1.5m favourable variance incorporates the projected overspend of £550k in the ring-fenced public health grant and therefore the departmental position excluding public health is a favourable variance of £2.0m.
22. The £550k adverse variance on public health grant is due to the remaining cost pressures in sexual health services. Since the public health grant was moved to local authorities in 2013/14 these have been a significant cause of overspend within this budget. Tackling this area of pressure has been complicated as by statute the services are open access and it is therefore difficult to manage demand. This situation is compounded by high levels of sexual health need within Southwark and testing is required to control the spread of infection. Despite this, a number of interventions have been put in place to manage these cost pressures which have been reducing year on year. This year the foundations have been laid for bringing this budget under control by negotiating new contracts with the acute trusts and continuing the development of our e-service through buying into a new London wide e-service which will support low cost asymptomatic testing. There has been a delay in implementing the new London e-service due to contractual issues between the provider and City of London the contract holder.
23. The new arrangement for the council to access the new London-Wide sexual health contract awarded to Kings College Hospital and Guy's and St Thomas Hospital Trust for the provision of integrated sexual health services in clinics across the borough is expected to generate savings of approximately £10m over the next 4.5 years which will bring the budgets back under control and will contribute towards repaying the negative reserve of £1.9m in public health as reflected in the previous revenue monitor report to cabinet.
24. The favourable variance of £2.0m on departmental budgets excluding public health is mainly due to the lower than anticipated waste tonnage on the waste PFI contract and other favourable variances on parking services budget.

### **Savings**

25. The department has implemented most of the proposed savings for this financial year and is on course to meet the savings target set for 2017-18.

## **Housing and Modernisation (H&M)**

### **Overview**

26. The forecast indicates there is an adverse variance of £5.2m against budget (inclusive of severance and redundancy), before the drawdown of earmarked reserves to cover unavoidable budget pressures and commitments. The position has deteriorated due to demand/activity led cost pressures primarily within NRPF and temporary accommodation, which were previously highlighted as risks in the month 4 monitoring report. Severance and redundancy costs are estimated at £0.6m. The key headlines are outlined below.

### **No Recourse to Public Funds (NRPF)**

27. NRPF represents a significant and persistent pressure on council resources. Substantial progress has been made in stabilising acceptance rates and reducing long term caseload. Costs are also reducing compared to previous years but not at a rate sufficient to remain within the approved budget. The ability to discharge our duty relies on the Home Office determining a client's status and whilst cases are proactively escalated, the process remains protracted and not within the council's control. The current forecast is around £1.1m over budget and is predicated on a net reduction of ten cases per month to year-end to enable this target to be met. Furthermore, it is critical that the downward trajectory in caseload is maintained during 2018-19 to enable costs to be brought back within the approved budget.

### **Housing Solutions/Temporary Accommodation (TA)**

28. Notwithstanding Southwark's continuing success in homeless prevention, this remains a particularly challenging service area. The council continues to face increasing budgetary pressure through rising demand, restricted housing supply and legislative obligations, which based on current activity levels give rise to a budget pressure of £1.2m in 2017-18.
29. Net caseload has increased since April and a reduction in direct offers and the impact of rehousing Ledbury tenants has affected the number of properties available for homeless households. The council's commitment to ensure no family with children is placed in unsuitable nightly paid accommodation has seen families moved to self-contained accommodation since July. Whilst this is laudable, it comes at a cost, as these properties are predominantly more expensive and require the council to pay upfront incentives to landlords.
30. This year, government introduced changes to the funding regime for temporary accommodation replacing the Temporary Accommodation Management Fee (TAMF) chargeable by authorities and payable through welfare benefits, with Flexible Homelessness Support Grant (FHSG). The purpose being to focus homeless activity on prevention rather than meeting demand and reduce the use of expensive and unsuitable nightly paid accommodation.
31. A homelessness strategy has been developed and plans are in place to fully utilise this confirmed funding covering 2017-18 and 2018-19. Given that activity didn't start until mid-year, the current spend profile means that a proportion of the grant is required to be set aside in reserves this year in order that it can be drawn upon in future years.

32. The transition to Universal Credit (UC) is accelerating with a current caseload of around 4,800 across all council tenures. Long lead-in times and direct payment has seen deterioration in collection rates compared with non-UC cases, requiring a higher level of bad debt provision to be made, currently estimated to be a minimum of £0.5m. This trend is concerning and represents another drain on resources, over which the council has limited control. *(Note. In November the Chancellor announced changes in relation to Universal Credit from April 2018, which may assist to alleviate the position to some extent).*

### **Information Technology and Digital Services (ITDS)**

33. Cabinet will be fully conversant with the changes in IT provision from 1 November as the shared service went 'live'. The provision of a stable, resilient and quality IT service is essential for the provision of a modern, reliable, secure and cost effective technology, which underpins everything the council does and is critical to delivering the transformation agenda and realising potentially greater operational cost savings down the line.
34. However, this cannot be achieved without the need for a revenue budget commitment (both general fund and HRA) from 2018-19 onwards and sustained capital investment over the long term. At this point, there is no material change to the estimated outturn projection (£1.8m) that has been reported previously. This will be funded on a one-off basis from reserves.

### **Corporate Facilities Management (CFM)**

35. The council has an extensive operational estate to which facilities management services must be provided to ensure that buildings are compliant with health and safety regulations and fit for purpose for both staff and service users. The requirement to maintain higher service standards has created budget pressure which requires greater and faster rationalisation of the council's office accommodation in line with the modernisation agenda. There are a number of unavoidable one-off and base budget pressures arising within CFM during the current year, comprising lease rental reviews (£540k) and professional and technical support required to cover capacity shortfalls in the delivery of specific projects in relation to procurement, contract management and development of the council-wide accommodation strategy. This is partially offset by savings in PPM and other operational areas (net £300k). Wider departmental and corporate savings predicated in previous budget rounds have not been fully achieved as planned during the year or are in abeyance pending the wider review of the council's accommodation strategy (£570k). CFM also manages/delivers capital projects which generate fee income; but a slowdown in programme activity means the budgeted income target cannot be met (£347k). For these reasons the forecast shows a net adverse variance of £844k after the planned drawdown of earmarked reserves (£1.757m gross). For 2018-19, a budget commitment, subject to cabinet approval, will serve to realign and substantially stabilise the base budget position going forward.

### **Human Resources (HR) and Organisational Development (OT)**

36. HR administers and manages the Comensura contract for the provision of temporary staff across the council. Usage/costs are variable and subject to changing circumstances, but have regularly exceeded expectations and generated higher fee income (2017-18 estimate is £0.5m). Whilst this trend will continue in the short term, measures are in place to reduce usage through refocused workforce planning and recruitment to long-standing agency roles, which will reduce council-wide agency expenditure and consequently income recovery will shift downwards, closer to the budgeted figure.
37. OT administers the training and development programme and budget on behalf of Children's and Adults services. Additional activity to support the Children's Social Care workforce and member induction has taken place during the year and will be funded from specific earmarked reserves. Other ad-hoc costs, such as the Southwark staff survey and learning management system will be contained within budget.

### **Customer Services**

38. One of the key areas of responsibility within Customer Services is the administration of concessionary travel. The budget for 2017-18 was set at a broadly similar level to the previous year, whereas the cost of provision by TFL has reduced by around £0.4m. Other relatively minor budget variations across the wider division total a further £0.1m overall.

### **Chief Executive's department**

39. The Chief Executive Department is forecasting to budgets and no variances are expected at this stage. The budgets are being monitored closely and any changes to this projected outturn position will be reported at the next revenue monitor report to cabinet.

### **Savings**

40. The department has implemented most of the proposed savings for this financial year and is on course to meet the savings target set for 2017-18

### **Finance and Governance**

41. The Finance and Governance department is forecasting an underspend for the 2017-18 financial year of £1.144m, which contrasts to an £295k overspend forecasted at month 4. Staffing costs constitute approximately three quarters of the expenditure budget within the department and an increased incidence of staffing vacancies across the department has led to the change in forecast. A number of departmental vacancies have been deliberately left unfilled as part of advanced planning for departmental savings required for the 2018-19 financial year. This reduction in forecast staffing costs is also a consequence of a planned reduction in temporary staff following the continued transfer of caseload to Universal Credit and increasing digitalisation of services.
42. The underspend to budget for staffing and contracts is partially offset by the cost of the snap general election in 2017, whilst the Cabinet Office does reimburse much of the costs associated with management of the general election for the

constituencies within Southwark; this amount is not sufficient to cover the full cost of a comprehensive and robust election operation. The shortfall is estimated to be in the region of £311k. This cost is expected to be funded through reserves.

43. The department is currently on track to meet the savings targets as required for this financial year.

### Strategic Finance

44. Strategic Finance is currently forecasting a favourable variance of £1.500m. This arises from a review of the insurance provision, treasury and technical liability budgets.

### Contingency

45. It is anticipated that the £4m contingency budget will be fully utilised to meet the Children's and Adults' Services and No Recourse to Public Funds budget pressures as described above.

### Progress in Delivering Efficiencies and Improved Use of Resources and Income Generation

46. As part of the budget setting process for 2017-18, £26.5m savings and income generation proposals were agreed. At this point, it is anticipated that in the majority of cases where savings are at risk of being fully implemented in year, substitute savings have been identified, as reflected in the forecast outturn position reported for each department.

### Housing Revenue Account (HRA)

**Table 2: HRA forecast outturn position for 2017-18**

HRA M4 MONITOR 2017-18	Full Year Budget	Forecast Outturn	Forecast Variance
	£000	£000	£000
Asset Management	49,031	50,738	1,707
Communities	8,763	8,726	-36
Resident Services	38,281	38,091	-191
Customer Services	3,313	3,584	271
Central Services	123,926	113,195	-10,732
Tenant's Rents & Service Charges	-221,278	-221,708	-431
Exchequer Services	-27,839	-18,428	9,411
Revenue Contribution to Capital	23,745	23,745	0
Appropriations to /(from) Reserves	2,057	2,057	0
<b>Total HRA</b>	<b>0</b>	<b>0</b>	<b>0</b>

47. There are a number of known budget pressures and commitments impacting the HRA identified at this point, which are being actively managed within the available resources. However, given the size and complexity of the HRA and

HIP, the forecast should be viewed with a degree of caution. In summary, the key budget headlines are outlined below.

48. Landlord services, particularly the maintenance, repair and improvement of the housing stock consume the greatest proportion of operating resources. Control of high volume, high value contracts is critical in delivering greater value for money, but budgets remain under pressure and are currently forecast to be overspent (£0.8m). The forecast also includes a projected trading deficit of a further £0.9m from Southwark Building Services (SBS), which falls to the HRA.
49. Under self-financing, rents and service charges and other income streams assumed paramount importance for the sustainability of the HRA business plan, but there have been a succession of changes in government policy, culminating in the imposition of the 1% rent reduction policy (2016-17 to 2019-20), which has reduced the financial flexibility within the HRA to maintain and invest in the housing stock and build new homes as originally envisaged. For illustration purposes, there is a 5% differential in the rental base for 2018-19, between an increase at CPI+1%, i.e. 4% and the 1% reduction, which broadly equates to £9.4m in cash terms (including void and stock movements).
50. A key indicator for the HRA is the rent debit raised, which is tracking above target. This is principally due to a higher level of estate void usage for temporary accommodation, which has a beneficial financial impact and assists in mitigating budget pressures elsewhere in HRA. Rent collection performance remains challenging, particularly the impact of Universal Credit (UC) which is subject to statutory waiting times and processing delays and is impacting on arrears disproportionately to non UC cases. This remains subject to close monitoring, but the HRA continues to maintain a prudent level of revenue provisions to meet potential losses of this nature.
51. The second most significant income stream is Homeowner service charges. Costs relating to ex-council stock sold under the Right to Buy (RTB) are fully recoverable under the terms of the lease in order to prevent cross-subsidy from tenants. The value of rechargeable capital works is intrinsically linked to the HIP. The extent of capital investment in the housing stock over recent years is unprecedented and this has been reflected in higher billing to homeowners. However, current and future works programmes are not of the same magnitude and are more focused on internal works which are not relevant to homeowners. In the current year, billing is estimated to be around £8m lower than budget and this will be addressed by way of a matching reduction in the level of revenue support provided to the HIP. For 2018-19, budgets will be adjusted to reflect the lower baseline.
52. The central services activity comprises key budgets pertaining to departmental/corporate overheads, debt financing, CERA, depreciation, arrears write-offs/provisions and major projects, the revenue impact of which falls outside mainstream operational budgets due to their exceptional nature. For example, Ledbury, which presents an immediate and unavoidable call on both revenue and capital resources.
53. Notwithstanding the measures the council has already adopted since Lakanal in 2009 and the considerable investment already made in fire safety, the council has redoubled its efforts in response to the tragic events at Grenfell Tower and is undertaking type 4 intrusive inspections across all high rise blocks. This has the

potential for significantly greater cost, exacerbating the pressure on already stretched capital resources. Government have announced that one billion of additional borrowing approvals are available from 2019-20. This is not a general consent, but requires Secretary of State approval. Whilst welcome, this is not free money, it is simply an approval to borrow more and any decision in this regard will need to ensure the additional revenue financing costs can be supported by the HRA over the long term.

54. The ring-fenced nature of the HRA requires that surpluses/deficits are carried forward between years. At 31 March 2017 HRA reserves stood at £14.3m. Whilst every effort is made to maintain reserves at an appropriate level to mitigate future risks, fulfil future commitments and enable the transformation and modernisation of services going forward, this is considered to be below the optimal level required and presents a moderate risk. This will be managed over the medium-term with a view to building a more sustainable level of balances going forward.

### **Reserves**

55. The council retains a level of earmarked reserves and these are reported each year within the annual statement of accounts. These reserves are maintained to fund:
- invest to save opportunities, which form part of the modernisation agenda and are expected to deliver future ongoing revenue savings
  - investment in regeneration and development where spend may be subject to unpredictable market and other factors
  - exceptional items or pressures which are difficult to predict and which are not included in revenue budgets or within the capital programme
56. Where a department identifies a need for additional funding there is a robust process for seeking support from reserves. The department must demonstrate that it is unable to contain the identified additional pressure within its existing budget, or provide evidence of prior agreement that the expenditure will be met from reserves. Further, opportunities will be sought to reduce the call on reserves through capitalisation of costs as appropriate.
57. The budget approved by council for 2017-18 included a planned release of reserve of £3.7m. This call on reserves provided some flexibility in terms of budget setting and the savings that the council identified in the Policy and Resources Strategy. This call on reserves will have to be made in full. As the year progress departments will continue to take management actions to reduce the cost pressures identified, and any plans to draw down further from reserves to support the budget for 2017-18 will be monitored.
58. The level of reserves will need to be kept under close review. In 2016-17, £23.124m of revenue reserves (including Dedicated Schools Grant of £8.923m and £4.036m capital reserves) were utilised, resulting in revenue reserves opening balances of £33.226m for 2016-17. As the period of austerity and funding reductions for local government continues, the council will wish to ensure that reserves are retained at appropriate and adequate levels to safeguard service provision as well as to support modernisation of the organisation.

59. The forecast level of closing revenue reserves are set out below; a net reduction of reserves of £5.269m. In addition, a reduction in the Dedicated Schools Grant reserve of £4.749m and £0.600m increase in the deficit carried forward on the ring-fenced Public Health Grant is forecast.

**Table 3: Forecast Revenue Reserves 2017-18**

	2017-18 Opening Balance £000	Actual Reserve Movements £000	Planned Reserve Movements £000	Total Actual and Planned Reserve Movements £000	Forecast Budget Variance £000	Total Movement in Reserves £000	Forecast Closing Balance £000
Corporate Projects and Priorities	4,956	244	-353	-109	0	-109	4,847
Service Reviews and Improvements	4,801	667	-746	-79	0	-79	4,722
Capital	22,515	740	-2,340	-1,600	0	-1,600	20,915
Strategic Financing, Technical Liabilities and Future Financial Risk	24,127	-3,733	-313	-4,046	565	-3,481	20,646
<b>Total</b>	<b>56,399</b>	<b>-2,082</b>	<b>-3,752</b>	<b>-5,834</b>	<b>565</b>	<b>-5,269</b>	<b>51,130</b>
Public Health Grant	-1,907	0	0	0	-600	-600	-2,507
Dedicated Schools Grant	1,249	0	-4,749	-4,749	0	-4,749	-3,500
<b>Total</b>	<b>55,741</b>	<b>-2,082</b>	<b>-8,501</b>	<b>-10,583</b>	<b>-35</b>	<b>-10,618</b>	<b>45,123</b>

### Treasury management

60. The council holds its cash in money market instruments diversified across major banks, building societies, and bonds issued by the UK government and supranational entities. Cash funds represent income received in advance of expenditure plus balances and reserves. The investment priorities are capital preservation and liquidity. These investments are managed by an in-house operation and two investment firms: Aberdeen Asset Managers and Alliance Bernstein.
61. For the period 1 April 2017 to 30 November 2017 the average available cash balances for the council were £126m (£188m during the same period last year) and the balance at 30 November 2017 was £124m (£175m at 30 November 2016). The reducing cash balances reflects a number of factors, in particular the use of reserves to support both capital and revenue spending and the recent commercial property portfolio acquisition.
62. The half year return for treasury management assets was 0.16%.
63. In the period to 30 November 2017 £5m in Public Works Loan Board (PWLB) loans matured and were paid off. No new debt was drawn in the period and the debt balance outstanding at 30 November 2017 was £453m. Affordability and the "cost of carry" remained important influences on the council's borrowing strategy.

64. The Policy and Resources Policy and Resources Strategy: capital monitoring report, including capital programme update 2017-18 report, indicates that external borrowing will be necessary in 2017-18. Options for the most appropriate financing are being considered to meet this requirement.

### Community impact statement

65. This report monitors expenditure on council services, compared to the planned general fund budget agreed in February 2017, and HRA budget agreed in January 2017. Although as a monitoring report this report has been judged to have no direct impact on local people and communities, the expenditure it is reporting reflects plans designed to have an impact on local people and communities. Community impact was considered at the time the services and programmes were agreed. It is important that resources are efficiently and effectively utilised to support the council's policies and objectives.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Policy and Resources Strategy 2017-18	160 Tooley Street PO Box 64529 London SE1P 5LX	Ahsan Khan 0207 525 4349
<b>Link: (Copy and paste link into browser)</b> <a href="http://moderngov.southwark.gov.uk/documents/s66524/Report%20Policy%20and%20Resources%20Strategy%202017-18%20-%202019-20.pdf">http://moderngov.southwark.gov.uk/documents/s66524/Report%20Policy%20and%20Resources%20Strategy%202017-18%20-%202019-20.pdf</a>		
Housing Revenue Account budget: 2017-18	160 Tooley Street PO Box 64529 London SE1P 5LX	Ian Young 020 7525 7849
<b>Link: (Copy and paste link into browser)</b> <a href="http://moderngov.southwark.gov.uk/documents/s66095/Report%20Housing%20Revenue%20Account%20-%20Final%20Rent-Setting%20and%20Budget%20Report%202017-18.pdf">http://moderngov.southwark.gov.uk/documents/s66095/Report%20Housing%20Revenue%20Account%20-%20Final%20Rent-Setting%20and%20Budget%20Report%202017-18.pdf</a>		
Revenue Monitoring Report and Treasury Management 2016-17 Outturn Report	160 Tooley Street PO Box 64529 London SE1P 5LX	Fay Hammond 0207 525 0614
<b>Link: (Copy and paste link into browser)</b> <a href="http://moderngov.southwark.gov.uk/documents/s69816/Report%20Revenue%20Monitoring%20Report%20and%20Treasury%20Management%202016-17%20Outturn%20Report.pdf">http://moderngov.southwark.gov.uk/documents/s69816/Report%20Revenue%20Monitoring%20Report%20and%20Treasury%20Management%202016-17%20Outturn%20Report.pdf</a>		

### APPENDICES

No.	Title
Appendix A	Interdepartmental Budget Movements Months 5 to 8

**AUDIT TRAIL**

<b>Cabinet member</b>	Councillor Fiona Colley, Finance, Modernisation and Performance	
<b>Lead officer</b>	Duncan Whitfield, Strategic Director of Finance and Governance	
<b>Report author</b>	Jennifer Seeley, Director of Finance	
<b>Version</b>	Final	
<b>Dated</b>	25 January 2018	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	N/a	N/a
Cabinet Member	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		25 January 2018

## Appendix A - Interdepartmental Budget Movements months 5 to 8

## Interdepartmental movements to be approved for months 5 to 8

Department from	Amount £	Department to	Amount £	Description of the budget movement
Strategic Finance	(308,000)	Finance and Governance	308,000	Transfer corporate budgets to cover known pressures in Finance and Governance
Chief Executive	(707,092)	Finance and Governance	707,092	Transfer of Land Charges budgets
Children's and Adults' Services	(722,972)	Housing and Modernisation	722,972	Transfer Corporate Facilities Management, Health and Safety and Access to Records
Environment and Social Regeneration	(371,389)	Housing and Modernisation	371,389	Transfer of planned Facilities Management services through new contracts
Children's and Adults' Services	(1,312,942)	Environment and Social Regeneration	107,928	Support Cost Reallocations
Strategic Finance	(299,844)	Chief Executive	189,153	
Housing and Modernisation	(650,834)	Finance and Governance	898,935	
		Support Cost Reallocations	1,067,604	
Finance and Governance	(8,011,270)	Children's and Adults' Services	1,763,386	Transfer of depreciation charges to departments
		Housing and Modernisation	993,239	
		Environment and Social Regeneration	2,993,518	
		Chief Executive	2,261,127	
Finance and Governance	(747,241)	Housing and Modernisation	747,241	Relieve NNDR pressure in Corporate Facilities Management

## Interdepartmental movements to be noted for months 5 to 8

Department From	Amount £	Department to	Amount £	Description of the budget movement
Finance and Governance	(68,336)	Housing and Modernisation	68,336	Transfer freedom of information
Strategic Finance	(114,000)	Finance and Governance	114,000	Transfer of Constitutional Salaries
Finance and Governance	(27,470)	Housing and Modernisation	27,470	Transfer of Constitutional Services

<b>Item No.</b> 13.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Policy and Resources Strategy: Capital Monitoring Report, including Capital Programme Update 2017-18 (Month 8)	
<b>Ward(s) or groups affected:</b>		All	
<b>Cabinet Member:</b>		Councillor Fiona Colley, Finance, Modernisation and Performance	

**FOREWORD – COUNCILLOR FIONA COLLEY, CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE**

As ever the council's capital programme continues to deliver major investments and improvements into our borough. Our spending reflects our Fairer Future priorities and so it is no surprise that one of the largest elements is our school expansions and improvements programme. Since our last report The Belham School has moved into their fantastic new buildings and Bellenden School will move to their new site at half term. As ever we have prioritised the highest quality of design and materials and the new school buildings across the borough provide amazing learning environments to help all Southwark's children get the best start in life.

This Capital Report recommends that the Cabinet invests further capital into Children's Services with £250,000 for adaptations to Foster Carers' homes and £200,000 for improvements to nursery buildings.

We are also ensuring that we provide a high quality bereavement service at our cemeteries and crematorium. This capital refresh includes funding for the creation of some additional burial spaces, replacement of the cremators and improvements to the Camberwell New Cemetery Lodge which includes the cemetery's public toilets.

At nearby Nunhead Cemetery our focus is on heritage. We are committed to protecting and improving our beautiful Grade II listed gothic cemetery with funding to be allocated for the "at risk" derelict East Lodge and for the rebuilding of the cemetery walls and railings.

In the Housing Investment Programme our work continues to build new council homes and to upgrade our existing homes. I would refer members to the Ledbury Estate update elsewhere on today's agenda and highlight that the cost of future works for the estate are not as yet reflected in the programme as options are still to be considered and costed.

**RECOMMENDATIONS**

That cabinet:

1. Notes the general fund capital programme for the period 2017-18 to 2026-27 as at Month 8, as detailed in Appendices A and D and the forecasted £177.5m financing required for 2017-18.

2. Notes the housing investment programme for the period 2017-18 to 2026-27 as at Month 8 2017-18, as detailed in Appendix B and the £31.9m financing required for 2017-18.
3. Approves the virements and variations to the general fund and housing investment capital programme as detailed in Appendix C.
4. Notes the projected expenditure and resources for 2017-18 and future years for both the general fund and housing investment programmes as detailed in Appendices A, B and D as at Month 8 2017-18 and this position continues to outturn when more up to date information is available.
5. Approve the inclusion in the programme of the capital bids set out in Appendix E.
6. Notes that this report indicates that external borrowing will be required in 2017-18 and beyond to finance the programme. Options to identify the most appropriate source of financing will be appraised by the Strategic Director, Finance and Governance in conjunction with the Cabinet Member for Finance, Modernisation and Performance. Debt financing costs are reflected in the Policy and Resources Strategy 2018-19 with a proposed growth commitment.

## **BACKGROUND INFORMATION**

7. On 18 July 2017, the 2016-17 capital outturn report was presented to the cabinet. This reported the capital outturn position of £98.9m on the general fund programme and £153.1m on the housing investment programme for the financial year 2016-17.
8. At that meeting, cabinet also approved the re-profiling of the expenditure and resources for the financial year 2017-18 and future years in light of the 2016-17 outturn position for both the general fund and housing investment programme and noted that further re-profiling will be required during 2017-18 based on more up to date information becoming available.
9. There has been a 78.4% increase in actual spend in Month 8 (£165.2m) since Month 4, where the reported actual spend was £27.8m. However, at Month 4 there was a forecasted total spend of £287.1m which has been reduced by 4.9% in Month 8 (£273.2m) reflecting re-profiling of the capital programme into future years. This 2017-18 budget has been updated to reflect all capital bids approved at the September 2017 cabinet.
10. The scale of the capital programme is immense and with a total forecast spend of just over £2 billion, it represents a major element of the council's financial activities. It has a significant and very visible impact on the borough and hence on the lives of those who live, learn, visit and do business in the borough.
11. Due to the size and scale of the capital programme and the number of projects involved, it is inevitable that unforeseeable delays can occur which lead to some variations against planned spend. This report sets out the re-profiled budget and forecast outturn position for 2017-18 for the General Fund and the Housing Investment Programme (HIP).

## **KEY ISSUES FOR CONSIDERATION**

### **Programme position at Month 8 2017-18**

12. The capital programme is detailed within the report appendices as follows:
- Appendix A set out the summary of the general fund capital programme 2017-27
  - Appendix B sets the housing investment programme 2017-27
  - Appendix C sets out capital programme budget virements
  - Appendix D provides further information on the general fund capital programme 2017-27.
  - Appendix E details a list of capital programme bids to support the delivery of the refreshed council plan to deliver a fairer future for all. Departmental narratives provide further detail on these bids.

### **General Fund**

13. The total programmed capital expenditure budget is £725.8m budgeted over the period 2017-18 to 2026-27 for general fund. The forecast spend for 2017-18 for general fund is £273.2m against a budget of £293.7m. The month 8 capital monitor report indicates that expenditure of £165.2m was incurred to date (60.5% spent). Attached at Appendix A is a summary of the general fund programme position as at month 8 of 2017-18. The summary position and the programme set out by departments are reflected in narrative in the departmental narratives below and Appendices A (overview) and D (project detail).
14. Appendix C shows the budget virements and variations arising at month 8 of 2017-18 for approval by cabinet.
15. This programme position will continue to be monitored and reviewed over the remainder of the financial year and the final outturn position will be reported to cabinet.

### **Housing Investment Programme**

16. The housing investment programme is forecasting a total expenditure budget of £1,335.7m over the programme from 2017-18 to 2026-27. The forecast total expenditure for 2017-18 is £185.6m against a budget of £181.9m. The current expenditure incurred to date is £57.3m (30.9%). Attached at Appendix B is a summary of the housing investment programme position as at month 8 of 2017-18 with further detail provided in paragraphs 9190 to 107.
17. The majority of the expenditure on the Housing Investment Programme relates to the Quality Homes Improvements Programme. Details of the schemes and budgets within the Housing Investment Programme are reflected in Appendix B.

### **Resource implications**

18. The council's capital resources are comprised of the following:

- capital receipts from disposal of property
  - grants
  - external contributions
  - section 106 and Community Infrastructure Levy (CIL) contributions
  - housing major repair reserve
  - contributions from revenue
  - contribution from reserves
  - internal borrowing
  - external borrowing.
19. The capital programme is influenced by resource timing and availability. Over the life of the programme, all commitments must be met from anticipated resources. The final funding requirement will be based on the final actual expenditure, and will seek to maximise the use of grants and other funding sources, prior to the use of capital receipts. Regular monitoring and formal reporting regulates the programme and mitigates cash flow and funding risks and officers undertake regular reviews as part of the process for preparing quarterly monitors to assess income to date, forecasts and changes.
20. In developing and managing its capital programme the council has to maintain clear control on the selection and use of resources to finance capital expenditure. Strategies for investments, borrowing and treasury management facilitate this control and assist the council to have clear strategic direction on its use of resources, to identify new resources or to make changes to the use of resources at an organisational level as projects complete or new projects appear.

## **Financing Update**

### **Resourcing to Month 8 2017-18**

21. As at month 4 2017-18, capital receipts of £17.4m and £9.7m had been received from the general fund and housing receipts respectively for the financial year 2017-18. At the end of month 8 2017-18, £22.3m other income had been received including £15.5m of capital grants and £5.9m secured through S106 and CIL agreements. The above resources will be monitored and applied as appropriate to schemes in 2017-18.
22. Further the appropriate utilisation of existing s106 funds to support the capital programme is under scrutiny. This report assumes that a further £25m of s106 funds will be utilised to support the programme in 2017-18.

### **Resourcing overall programme**

23. Overall there remains a shortfall of available funds of £177.5m to meet the current general capital programme commitments (an increase from the 2017-18 position forecast in July of £149.9m).
24. The capital month 8 monitor indicates that there may not be sufficient resources from capital receipts, grants, s106 and available cash for internal borrowing. Subject to the accuracy of the forecast and timing of acquisitions it is possible that borrowing will be required to fund the programme. The Strategic Director of Finance and Governance will continue to monitor the expenditure, forecast and

overall council's cash position closely over the coming months. Alongside this, consideration will be given to the most appropriate source, length of borrowing and costs, taking advice from our treasury advisors. The revenue implication of this borrowing will be reflected as a new commitment within the budget proposals for 2018-19.

25. As reported previously, there is currently a shortfall of available funding to meet the ambitious housing investment programme, however, the council will continue to work creatively to identify ways to deliver and finance our council plan commitments. The funding gap currently stands at £125.5m.

### **Departmental Updates**

26. The sections below provide commentary on the budget position by departments for 2017-18.

### **GENERAL FUND (APPENDIX A)**

#### **Children's and Adults' Services**

27. The capital programme budget across Children's and Adults' services for the period 2017-18 to 2026-27 is £223.5m.

#### **Children's Services**

28. The capital programme budget for 2017-18 to 2026-27 is £196m. This consists mainly of the £136m schools expansion programme to ensure the availability of school places and the £32m Primary Warm, Dry, Safe programme to ensure that pupils can study in a safe environment to support learning.
29. Beormund Primary School is a 35 place Special Education Needs (SEN) school and as part of the Council's regeneration strategy, preliminary works are to go ahead to relocate Beormund Primary school to the new, 42-place purpose-built facilities at the centrally located Bellenden school site in Peckham.
30. The primary expansion programme comprises Bessemer Grange, Dulwich Wood, Lyndhurst, Ivydale, Crawford, Phoenix, Bellenden, Grange, Charles Dickens, Robert Browning, The Belham, Albion, Cherry Garden (SEN) and Rotherhithe schools. The new buildings have been handed over and are in use at ten out of fourteen schools. The four remaining are The Belham School, which is due to be handed over in December 2017, Bellenden School, which is on target for handover in February 2018, Cherry Garden School, which is due to complete in July 2018, and Rotherhithe School, which is currently at the design stage and targeted for completion by August 2020. Further schools are being identified for expansion, particularly to meet the demand for pupil places arising from the Old Kent Road regeneration. These may be the subject of a future capital bid.
31. Excellent progress is also being made with the secondary expansion programme. Works underway at St Michael's Catholic College to provide one additional form of entry are due to complete in 2017-18. Works are also underway on the Dulwich Hospital site to provide the permanent home for The Charter School – East Dulwich, which opened in temporary accommodation in September 2017. The new buildings will open in spring 2019.

32. The £3.5m Warm, Dry, Safe programme for 2017-18 has been successfully delivered and preparations are already underway for the 2018-19 programme with a view to seeking competitive tenders in April 2018 for works packages to be undertaken mainly over the Summer holiday period in order to minimise disruption to school operations.
33. The council is pleased to have invested £5m in a partnership with London South Bank University (LSBU). This has been for the creation of the Passmore Centre as the hub of a new Institute for Professional and Technical Education (IPTE). In return, LSBU will assist in delivering commitments made in the Council Plan 2014-18, and our Fairer Future promises around education, employment and training.
34. This report includes a bid for £250k of new capital funding required for improvements to foster carer's homes, as reflected in Appendix E. This will allow extensions and alterations which will increase in-house capacity and reduce revenue spend on residential placements and IFA's. In qualifying cases, the service will look to maximise use of Disabled Facilities Grant before utilising other capital funds.
35. The council is currently at the final stages of reorganising how the remaining council nursery provisions can be reconfigured to reduce the long term cost to the council. In order to maintain Nursery places across the borough we have sought providers to run one or more provisions and have restructured delivery in another. For the council to be able to honour its commitment to providing Nursery places and for the purpose of securing interested providers, we are seeking £200k over the next two years to make the existing buildings safe and secure for ongoing educational purposes.
36. The main residual item from the Southwark Schools for the Future (SSF) programme is the provision of new accommodation for SILS3. Planning consent for the new SILS3 has been granted and tender documentation is in preparation for the works contract, which is scheduled to start on site early in 2018-19.

### **Adult Social Care**

37. The capital programme budget for the period 2017-18 to 2026-27 is £19.3m.
38. The proposed "Centre of excellence" was originally to be provided on the ground floor of the existing learning resource centre at Cator Street, but intrusive structural investigation of the existing building raised concerns over its longevity and suitability for adaptation. Consequently, the decision was taken to demolish the existing building, thereby enabling an enhanced new build facility, comprising a day centre for vulnerable older people ('Centre of Excellence') and approximately 50 extra care residential units. The proposed new development (known as Cator Street 2) will link with the recently completed Cator Street Extra Care development (42 units), which was procured under Lot 1 of Phase 1B of the directly funded housing development programme. It is anticipated that the consultant design team will be appointed under OJEU-compliant framework in March 2018 and planning consent obtained by December 2018.

### **Southwark Schools for the Future (SSF)**

39. The capital programme budget for the period 2017-18 to 2026-27 is £10.2m.
40. The final stage of the SSF programme will be the Southwark Inclusive Learning Service (SILS) Key Stage 3. The anticipated cost of £8m will be contained within the existing identified SSF programme budget.

### **Environment & Social Regeneration**

41. The total value of the departmental capital programme for the period 2017-18 to 2026-27 is £93.6m. The latest projected spend for the year is estimated to be £18.1m against a budget of £23.5m for 2017-18. The budget has been re-profiled in line with the projected expenditure for 2017-18 and future years.
42. The progress of major schemes is outlined below.

### **Capital Budget Variations**

#### **Integrated Waste Solutions Programme (IWMF)**

43. The £1.76m on the IWMF capital programme is the balance of the £2m sum set aside as per the planning report PDU/2191/02,14 October 2009 (Impact Mitigation / Section 106 Agreement) towards mitigating impacts on the A2 and associated junctions.
44. The objective was to determine whether the Waste Facility generated 2.5% or greater increase in traffic flows during the morning or evening peaks at one or more specified locations since the first initial GLA Roads Traffic Survey and Southwark Council Traffic Survey. The second GLA roads survey report was submitted in October 2012. TfL had 24 months after submission of the second survey to request for any mitigation works or another survey, the Third GLA survey. If the third survey had been requested, the liability for mitigation works would have remained for a further five years.
45. The Waste Solutions complex has been fully operational for six years and there have been no road traffic surveys that have prompted road infrastructure improvement works nor a request for a third survey. The planning condition in respect of liability for traffic flow improvement measures has therefore been discharged.
46. As there is a very low risk of this expenditure liability in future years, it is proposed that this capital allocation of £1.76m is recycled back into corporate resource pool towards funding the council's overall capital programme. This is reflected in Appendix C for cabinet approval.

#### **Capital Bid - Cemeteries**

47. This proposal relates to the need to deliver the Council's cemetery strategy with a view to continuing to provide burial space, a cremation service and protection of key assets in the borough's cemeteries. Some of this capital bid is a retrospective bid for emergency replacement of the cremators essential in order to allow for continued cremations in Southwark of £1.1m. The budget within the parks overall capital budget allocation was used for this emergency works and

capital funding is required in order to complete the existing committed projects.

48. Officers are actively progressing the delivery of the additional burial spaces at Camberwell Old and New Cemeteries, however the delay in Faculty approval to progress has required the development of a number of small additional burial areas, in verges behind the office to ensure we continue to provide burial space in the borough. There remains a demand for child burial space and aligned with proposals to introduce free child burials in Southwark (addressed as part of the 2018-19 fees and charges schedules) it is proposed that a dedicated child memorial area in the crematorium is established to ensure such provision is made available.
49. The cemetery strategy also identified that re-use of graves should be explored and work is under way to investigate this further in terms of identifying the area of the cemeteries that this could be implemented and also identifying a procedure for implementation in what is a very sensitive and complex legal process. The approach for the burial space strategy amounts to a capital bid of £0.5m in total.
50. There is also a need to invest in the property in the cemeteries to ensure they are safe and water tight of £1.2m. The small cemetery lodge in Camberwell New Cemetery which houses the only public toilets in the cemetery are in a very poor condition and it is recommended that they are refurbished. East Lodge in Nunhead Cemetery is registered at risk by Historic England and requires urgent stabilising works to be undertaken to protect the building, and cabinet is asked to consider at the same time additional funding enabling a full refurbishment of this heritage. Construction works have commenced on site at Area D1 and the contract has been awarded for the main works for Area B.
51. Further, remedial works are required to rebuild the Nunhead Cemetery wall and install appropriate heritage railing, an initial capital bid of £650k is proposed in Appendix E.

## Highways

52. The Highway Asset Investment Programme (non-principal and principal roads) continues to deliver and this is reflected in our improving statistics in terms of both road pavement condition and also public survey feedback. It is forecast to spend a total of £6.9m against a budget initially set at £9.3m. Contractor programme included some slippage which has now been addressed, although some spend will slip into Quarter 1 of 2018-19. Delivery of around £1m is forecast for March but the actual spend will be in 2018-19. £800k of this programme is earmarked for the devolved highway capital programme, which has been relaunched this year permitting a wider range of projects to be funded. Decisions on how to spend this funding will be made by Community Councils in January 2018 so this element will not be spent until 2018-19. The decisions in January 2018 cover 2017-18 and 2018-19 budgets so this backlog should be cleared in next financial year.
53. Cleaner Greener Safer Programme is forecast to spend £1.8m against a budget initially set at £2m and delivers around 200 individual projects. This is around 10% below original forecast due to a number of relatively significant projects being delayed by third parties or procurement issues but nonetheless represents good delivery and a significant number of backlog projects continue to be

delivered.

54. Good progress has been made on delivering the borough's cycle infrastructure programme and the council has been very successful in attracting additional grant funding from TfL towards the development of its cycle network. The expenditure on the cycle infrastructure fund is forecast to spend £100k towards implementation of the Southwark Spine route. This is a reduction from the budget set initially and reflects the prioritisation of TfL funding which is tightly time-limited and the council's continued ability to attract additional external TfL funding due to good delivery performance. The 20mph programme expenditure is forecast to spend £250k for detailed design and commencement of implementation. Delays, in part due to general election purdah, meant that public consultation had to be reprogrammed for late 2017 and early 2018.
55. St Saviours Dock footbridge and Flood Prevention Programme budgets will be spent to programme with 195k on detailed design of the bridge and £365k on Coleman Road area flood prevention scheme implementation.

### **Parks and Leisure**

56. Southwark Athletics Centre: Options have been considered for the athletics centre building and designs are now being progressed for a new build rather than refurbishing the existing building, the latter option had a number of constraints including the conditions of the ground and also layout of the building.
57. Major Parks: Burgess Park West has commenced on site and the first phase of drainage improvement works has been completed on the lawn area in the east of the Park. The design and build contract has also been awarded to deliver the new café building in Southwark Park.
58. Leisure Investment: Works are completed at Homestall Rd (pitch improvements and new changing facility) and the site handed back to the council.
59. Top quality play: The contract has been awarded for Southwark Park play area with works scheduled to start on site in January 2018. The planning application for the improvements to Leyton Square play area has been submitted and is awaiting approval.

### **Libraries and Heritage**

60. Heritage Online project – Phase 2 upgrade in progress. The site launched in 2016 but new features are being added. Phase 2 includes improvements to Heritage website including sound and video, increased range of 3D images, better functionality and search facilities, and option for users to collect and share material and make their own mini galleries. Phase 2 to be completed by December 2017. The upgraded online site will be promoted and marketed at the start of 2018.
61. Public IT network Remediation: Capital project to upgrade Public IT network in libraries to ensure a safe and secure network is in progress and the upgrade will improve performance of IT and internet access for customers. Benefits will include improved customer experience, upgraded software and PC security and improved resilience of systems. The project has been delayed slightly due to implementation of shared service. It now anticipated that it will be completed

early in the New Year.

62. Grove Vale Library: Construction of new Grove Vale library is in progress and the library is due to open in summer 2018. The building will be handed over to the council in late April 2018 as a shell and core and will require additional internal building works and fitting out. (programme of works approx. 16 weeks) The new library development is part of Section 106 funding. Developers have agreed to contribute further £134k for fit out once lease has been agreed and finalised. Property team are working with libraries to finalise lease. Capital funds totalling £360K have now been agreed for the fit out, additional building works and IT facilities. Libraries are working with CFM to project manage the additional building works required to complete the new library. This includes heating, lighting, and construction of library office and toilets. This work is scheduled to start in May 2018. Libraries are in the process of procuring supplier for shelving and fit out of the new library and are working with corporate IT for project management of IT facilities for staff and public, self service kiosks and wi-fi access. Libraries are also scoping a suitable operator to run a café facility for the new library. This is included in the library fit out specification and design.
63. Kingswood House: Planned refurbishment works to the interior of the building (toilet refurbishment & decoration of function rooms) were delayed due to the discovery of problems with the façade of the building requiring urgent works to make the outside of the building safe. Intermediate works on the facade (phase1) have been completed but additional external works are still required. Initial interior refurbishment works (phase 2) are now due to start in December 2017 and will be completed in approximately 6-8 weeks. Procurement process for completion of interior works and additional external works (phase 3) currently in process. This work to start in September 2018 and £300k was added to this budget to ensure all costs are covered.
64. IT projects - A capital budget of £500k has been agreed to upgrade the IT equipment across libraries and upgrade the library management system (LMS). The procurement process for LMS tendering and new self service kiosks is underway and will be initiated in Feb 2018 (as two separate projects). Refresh of public network PCs will be rolled out later in 2018 as these are reaching end of life.
65. Aylesbury library - A capital budget of £100k has been approved for the new Aylesbury library that is due to open in early 2020. This will be used to provide funding for IT facilities and to develop the digital offer for the new library.
66. Total capital funds of £1.1m have been agreed and incorporated within the projects mentioned above for the library service.

#### **Chief Executive's**

67. The total value of the capital programme for the department over the period 2017-18 to 2026-27 is £312.5m. Project managers have reviewed the progress of the schemes and budgets have been re-profiled in line with anticipated spend. Total expenditure incurred to end of November 2017 amounted to £93.5m and the projected spend for 2017-18 is £136.9m.
68. The main focus of Chief Executive's department is to lead the corporate agenda of transforming the borough, making it a better place to live, work and visit. This

is achieved through the implementation and delivery of various physical and social regeneration programmes.

69. The department is on course to deliver various projects aimed at improving road safety, encourage greener and sustainable modes of transportation as well as supporting the commercial viability of local shopping areas through environmental improvements, trader empowerment and continued business support. This is additional to the major regeneration projects at Aylesbury, Elephant & Castle, Camberwell and other parts of the borough.

### **Regeneration Division**

70. The regeneration division (comprising of four project areas namely Regeneration North, Regeneration South, Regeneration Capital Works & Development and Property Services) has a combined budget of £242.6m with projected expenditure of £120.4m in 2017-18 and the remaining spend profiled across future years. Budget for regeneration projects is mainly funded by capital receipts to deliver key community and regeneration projects across the borough.

#### Walworth Rd Town Hall

71. In July 2017 cabinet considered a further report on the regeneration of the buildings. The report noted that as a consequence of a serious budget shortfall totalling £15m, further consultation had been undertaken with the community to review options for taking the regeneration of the buildings forward. This exercise identified a preferred option for a phased approach which would achieve the early delivery of a library and heritage display area. This option still required an additional £10m above the £20m already allocated. The report further noted that the continuing constraints on the council's capital programme. Cabinet therefore agreed a revised project mandate which authorises Officers to seek expressions of interest from the market for Arts and Culture D1 uses as a means of taking forward the regeneration of the buildings. Cabinet also instructed Officers to identify alternative locations in the area for a new Newington Library.
72. The extent to which an Arts/Culture use of the buildings may require council funding from the allocated budget will be assessed through the marketing process and reported to cabinet in a future report. To bring some activity and public access back to the buildings Newington Library has been let to Art Academy for a temporary two year period. This has required some minor investment by the council in its landlord capacity to facilitate safe public access. . This use commenced in September.

#### Elephant & Castle Open Spaces

73. The refurbishment of Pullens Gardens completed on 17 November 2017. The works included installation of a new playground, pathways, entrances and soft landscaping. Consultation on Dickens Square Park is continuing.

#### Revitalise Peckham Rye

74. Work on the removal of the low grade asbestos at phase two has now been completed which has allowed the construction of the playground to recommence. The new playground will be completed by summer 2018. The new play room and

changing rooms have now been completed and currently in the process of transferring services to the new facilities.

#### Top Quality Playground- Mint Street

75. Works are progressing on site and scheduled for completion in spring 2018.

#### Albion Street

76. The regeneration of Albion Street has been a long term objective of the authority since cabinet approved the Albion Street Regeneration in December 2014. Work is currently progressing with the building of the new Albion School which will double its number of pupils to meet local demand.
77. The construction of St Olav's Square in front of the Norwegian Square has been completed. The space was formally opened by a member of the Norwegian Royal family in early September 2017.

#### London Bridge Portfolio

78. The council has embarked on a series of investment grade property acquisitions and completed purchase of 22 Shand Street, 14-20 Shand Street and 7- 9 Holyrood Street (called the "London Bridge portfolio") and 709 Old Kent Road. These are income generating assets and their addition replaces revenues foregone from the commercial portfolio, where other assets have been released into home building, regeneration and disposal programmes. In so doing poorer quality assets are being replaced with significantly better ones in investment terms.

#### Capital Bid - Queens Road 4

79. A new capital bid allocation of £14.4m is required to create a state of the art customer access centre and modern office accommodation at Queens Road to serve some of the Borough's most vulnerable residents and accommodate a number of council officers who are in substandard office accommodation.
80. Queens Road 4 is the final phase of the council's office accommodation strategy rationalising accommodation at Tooley Street and Queen's Road. The development will enable the disposal of a number of assets to support the council's capital programme and its council house building programme. This proposal was included in the Office Accommodation Strategy - Queens Road 4 report agreed by cabinet on 12 December 2017 and the capital budget variation is reflected in Appendix C and E for cabinet approval.

#### **Planning and Transport Division**

81. The planning division (comprising of two project areas, namely transport planning and planning projects) has a combined budget of £18.9m with £3.2m spent up to November 2017 and a projected spend of £9.3m in 2017-18.
82. The transport planning budget of £10.6m is largely funded by Transport for London (TfL) to deliver transport improvement programme as contained within the borough's transport plan. Planning Projects budget of £8.4m is funded mainly

by s106 to deliver various projects to mitigate the impacts of new developments, improve public realm, parks and open spaces as well as supporting the commercial viability of local shopping areas.

#### Planning works

83. A number of projects totalling nearly £1.5m are currently on site or being developed which promote the council's programme for supporting high streets. Currently on site are the environmental and shop front improvements on Queens Road which compliment the works previously carried out in the vicinity of the station including the cleaning and lighting of the bridge. Under development are schemes for East Street (the "What Walworth Wants" programme), Walworth Road, Harper Road, Lower Road and Meeting House Lane. These projects will commence on site during 2017-18.

#### TfL Funded works

84. A total of £4.2m was spent by Environment and Social Regeneration department in 2016-17 on TfL-funded transport and highway improvements. The programme for 2017-18 includes substantial continued capital investment in Principal Road renewal, cycling and other road safety and public realm improvements such as Quietway 7 and Crystal Palace Parade in addition to road safety and active travel initiatives. Total forecast spend for 2017-18 is £7.2m.
85. The capital programme also includes the remaining s106/CIL contribution of £50.9m (part of the total £63m) agreed by the council towards the strategic transport improvements project in Elephant & Castle.

### **Housing & Modernisation**

#### **General Fund**

##### **Overview**

86. Overall, the total value of the Housing and Modernisation general fund capital programme to 2026-27 (10 years) is £93.7m, an increase of £11.3m since last reported, comprising additional resource allocations for IT (£12m) and other minor programme adjustments. Planned programme spend for 2017-18 is currently projected to be £19m, with actual spend of £7.7m to date.

##### **Traveller Sites**

87. Agreement has now been reached with Network Rail on the works required to make safe the railway embankment at Ilderton Road, the cost of which will be shared equally between the council and Network Rail. Throughout the duration of the works, households in the vicinity will be decanted to a temporary site at Devonshire Grove. The total cost of the project including the decant and preparation of the temporary site is estimated to be £0.9m, requiring additional funding of £0.6m to the existing budget as set out in Appendix E capital bids. A recent review of traveller sites has identified a number of health and safety and compliance issues that warrant remedial action which will require additional resources during 2018-19. Proposals in this regard will be reported to cabinet at the earliest opportunity.

## Modernisation

88. On 1 November 2017 the council formalised a three-way shared ICT service with the London Boroughs of Brent (host authority) and Lewisham. The provision of a modern, secure and resilient IT platform is critical to transforming where and how staff work in order to better serve our customers through the implementation of the workforce, IT and workplace strategies agreed by cabinet in November 2016. To fully realise the benefits requires sustained capital investment. Approved resources of £15.7m currently exist profiled to 2020-21, but beyond this, a further £2m per annum is required (£12m in total) up to 2026-27. Approval for this capital bid is sought as part of this monitoring report (Appendix E).
89. Corporate Facilities Management (CFM) – this comprises planned preventative maintenance and compliance programmes for the council's operational estate. This programme sits alongside the council's wider workplace strategy with the focus being the rationalisation of the existing estate, improvement and targeted capital investment to those buildings that will continue to support service delivery in the longer term and new provision where appropriate. Integral to this is the decommissioning and disposal of surplus assets to support investment. Programme spend is currently forecast to be £1.7m.

## Housing Renewal

90. This activity comprises a number of initiatives that support private sector housing. The largest component is in relation to adaptations to residents' homes. The budget for the year is £1.9m, of which £1.4m is by way of Disabled Facility Grant (DFG) received via the Better Care Fund. This has enabled the council to undertake more complex adaptations and approve a greater volume of routine adaptations during 2017-18. Current spend is £0.4m, but expectations are that the budget will be fully committed with a target of 120 schemes completed during the year.

## Housing Investment Programme (HIP)

### Overview

91. Overall, the Housing Investment Programme is forecast to spend £185.6m, comprising £78.3m on existing stock, £91.3m on new council homes including acquisitions and £16.0m on wider regeneration schemes, which also delivers affordable housing. Financing the capital programme is heavily reliant on the use of Right-to-Buy receipts and S106 funds for new housing provision, together with the generation of capital receipts and revenue support from the HRA to meet other programme commitments. At this juncture, there remains a funding gap of £31.9m for 2017-18, which may necessitate borrowing.
92. Looking beyond the current year, there are a number of potentially significant financial risks that are not currently in the programme that would put a severe strain on the council's resources and have a detrimental bearing on the existing planned programme. It is critical that any new or emerging commitments are prioritised within the context of the existing programme resources. The emphasis going forward must be on a resource-led programme, rather than expenditure-led, to ensure it remains sustainable over the long term.

## Existing Housing Stock

### Warm, Dry, Safe (WDS)

93. The WDS programme has been running since 2011 and invested over half a billion pounds bringing the housing stock up to the 'Decent Homes Standard'. The programme is now nearing completion with all planned works committed and remaining schemes expected to complete by 2018-19.

### Fire Safety

94. Notwithstanding the substantial investment in fire safety that has already been made since 2009, the council has re-doubled its efforts in the aftermath of the Grenfell Tower tragedy and has undertaken intrusive type 4 fire risk assessments of all 174 high rise blocks. LD2 smoke alarms have been installed in all the highest priority blocks and the majority of street properties (including ex-right to buy), and continue to be delivered along with the five-year electrical testing programme.
95. Work has been undertaken to prioritise future work programmes and reduce fire risk in conjunction with the London Fire Brigade (LFB). LFB have been provided with block plans for all 5+ story blocks and residents in high rise blocks have been provided with fire safety information packs. The council has also gone above and beyond the current government requirements and have removed all cladding panels on all high-rise blocks and four low-rise blocks that were potentially at risk.

### Quality Homes Improvement Programme (QHIP)

96. QHIP is the principal element of the council's asset management strategy, with a programme budget of £797m over 10 years. Whereas the focus of WDS was generally on the external fabric, QHIP recognises the need for a cyclical approach to maintenance and aims to address wider investment needs including internal works. The projected spend for 2017-18 has reduced since the last cabinet monitor to £38.3m, and although spend remains relatively low to date, it is expected to accelerate during the remainder of the year as more projects commence on site and new ones are committed. The programme overall remains broadly on budget.

## Other Major Works

97. The programme covers those estates identified as high need/high cost requiring extensive repair and refurbishment. The projected spend for 2017-18 is £10.7m. Four Squares and Lakanal are complete and accounts are due to be settled by year-end. Lakanal new build scheme on the site of the old shops will follow late in the financial year. In addition, Portland is on site and due to complete in 2018-19. However, works at Tustin, Maydew and Chilton Grove are being reviewed following Grenfell to ensure they will meet a high standard of fire safety and any likely emerging regulatory requirements. The works will be reprogrammed once this review is complete and specifications drawn up.

### **Ledbury Estate (major works)**

98. Following a review of fire safety measures in tower blocks and in response to tenant's concerns a structural issue affecting the upper floors of the four towers on the Ledbury Estate was identified. The council appointed Arup to carry out an urgent investigation which has identified the need for remedial strengthening works to the blocks. In the interim, the council has undertaken emergency safety works, including the disconnection of the gas supply as a precautionary measure and are in the process of rehousing tenants. The next stage will be to appoint independent consultants to undertake the options appraisal which will inform matters going forward. Currently all costs arising are being subsumed within the HRA and HIP.

### **New Council Homes**

#### Direct Delivery

99. Overall 367 new council homes have been completed, 254 of which are via the direct delivery programme. There are a further 58 on site including eight expected to complete during 2017-18, and 169 with planning approval. In addition, a number of properties are being developed specifically for private sale in order to help finance the wider new homes programme. The projected spend for 2017-18 is £33.6m.

#### Hidden Homes

100. The programme seeks to create new homes from vacant or underused spaces in existing housing blocks. So far it has delivered 33 new homes as well as others for sale to help finance the programme. Projected spend for 2017-18 is £1.2m.

#### Acquisitions

101. The purchase of properties at Salter Road/Fisher Close was completed last year and the purchase of Didbin Apartments (Blackfriars Road) completed in early 2017-18. These units provided 24 and 56 social rented units respectively as well as 10 intermediate units at Salter Road. As a result of a successful court action by the council and subsequent settlement, provision has been made in the programme to acquire a further ten properties at the Signal Building. The council is also negotiating to acquire a further two new build tower blocks; the estimated cost of which is included in the monitor. If successful, the acquisitions will deliver 159 social rented units and 36 intermediate units of accommodation, and are both expected to complete within the next four months. Projected spend on acquisitions for 2017-18 is £56.5m.

#### Southwark Regeneration in Partnership Programme (SRPP)

102. The council has a large scale regeneration programme underway of which a number of projects impact on the housing investment programme and specifically the delivery of new council homes as part of wider regeneration activity. The forecast expenditure for 2017-18 is £0.8m of which £0.5m is already committed, the bulk of which is associated with the repackaging and retendering of Lot A, but additional vacant possession costs are also anticipated on Lot B.

103. Lot A: Following the unsuccessful initial tender through the GLA's London Developers Panel, the lot has been repackaged with a shift of focus to SME developers as well as large developers and on maximising capital receipts whilst delivering a minimum of 35% affordable homes across all eight sites.
104. Lot B: Development Agreement has been signed with Clarion Housing Group to deliver 606 new homes, of which over 280 of the new homes will be retained by the council, a community centre, a school hall and commercial space across ten council owned sites (mainly held in the General Fund). The total cost to the Council is £19.3m (including feasibility and vacant possession cost), of which £11.4m is expected to be funded from the GLA grant, and the remaining £7.9m from S106 receipts.

### **Regeneration Schemes**

#### Aylesbury Estate

105. The forecast spend for 2017-18 is £10.8m, comprising £5.2m for leaseholder acquisitions, £4.6m for the first development site and £1m for approved premises facilities. Unavoidable delays arising from the denial of the council's CPO application have slowed the leaseholder acquisition programme. Demolition works on Bradenham and Chartridge blocks are expected to be complete in 2018-19 and construction of the approved premises facilities is due to complete in 2019-20. A variation £5.6m for the implementation of Phase 3 of the project has been reflected in the programme from 2018-19.

#### Elmington Estate Phase 3

106. Sites C, D and E are currently under construction and site G is being demolished. There remain a small number of leasehold acquisitions to be resolved, but completion is expected during 2018-19 with a maximum total anticipated cost of around £1.5m.

#### East Dulwich Estate

107. Cabinet approved the sale of 50 voids to assist with funding the estate regeneration programme. To date, 46, have been sold, with the remaining four going to market over the next few months. The conversion of 18 drying rooms in phases 1 and 2 is complete with all units sold, a further six in phase three completed in November 2017 and will go on the market in the next few weeks. Health and safety works are complete but the environmental improvements have slipped with drainage works now part of phase three, which is anticipated to start on site during autumn 2018.

#### Wooddene and Acorn Estates Energy Centre

108. The construction of the energy centre shell and fit out of the Acorn plant room are now complete. Demolition of the existing energy centre is expected to commence shortly. Additional costs will be incurred as a result of contract delays, but are expected to be contained within the approved budget allocation.

## Regeneration North

109. This programme is now close to completion with costs remaining for outstanding acquisitions that are the subject of a Lands Tribunal decision and the relocation of six electricity sub stations.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS****Director of Law and Democracy**

110. The council has a duty to maintain a balanced budget throughout the year and, accordingly, members are required to regularly monitor the council's financial position. Section 28 of the Local Government Act 2003 imposes a duty on the council to monitor its budgets throughout the financial year, using the same figures for reserves as were used in the original budget calculations. The council must take necessary appropriate action to deal with any deterioration in the financial position revealed by the review.
111. The capital programme satisfies the council's duty under the Local Government Act 1999 which requires it to make arrangement to secure the continuous improvement in the way its functions are exercised, by having regards to the combination of economy, efficiency and effectiveness.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Capital Outturn Report for 2015-16 and Capital Programme Refresh for 2016-17 to 2024-25	Southwark Council Finance and Governance 160 Tooley Street London SE1 2QH	Jennifer Seeley, Director of Finance Finance and Governance
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=5879">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=5879</a>		
Outturn Capital Monitoring for 2016-17 and Capital Programme Refresh for 2017-18 to 2026-27	Southwark Council Finance and Governance 160 Tooley Street London SE1 2QH	Jennifer Seeley, Director of Finance Finance and Governance
<b>Link: (copy and paste link into browser)</b> <a href="http://moderngov.southwark.gov.uk/documents/s69822/Report%20Outturn%20Capital%20Monitoring%20for%202016-17%20and%20Capital%20Programme%20Refresh%20for%202017-18%20to%202026-27.pdf">http://moderngov.southwark.gov.uk/documents/s69822/Report%20Outturn%20Capital%20Monitoring%20for%202016-17%20and%20Capital%20Programme%20Refresh%20for%202017-18%20to%202026-27.pdf</a>		

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix A	General fund summary monitoring position at Month 8 2017-18
Appendix B	Housing investment programme summary monitoring position at Month 8 2017-18
Appendix C	Budget virements and variations at Month 8 2017-18
Appendix D	General fund programme detail at Month 8 2017-18
Appendix E	New capital bids

**AUDIT TRAIL**

<b>Cabinet Member</b>	Councillor Fiona Colley, Finance, Strategy and Performance	
<b>Lead Officer</b>	Duncan Whitfield, Strategic Director of Finance and Governance	
<b>Report Author</b>	Fay Hammond, Departmental Finance Manager, Finance & Governance	
<b>Version</b>	Final	
<b>Dated</b>	25 January 2018	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	N/a	N/a
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	25 January 2018	

Department	2017/18				2018/19			2019/20+			Total Programme 2017/18 - 26/27		
	Revised Budget	Spend to Date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Children's and Adults' Services	97,851	57,005	97,864	13	49,427	49,279	(148)	68,068	66,127	(1,941)	215,346	213,270	(2,076)
Southwark Schools for the Future	840	338	840	-	8,802	8,802	-	564	564	-	10,206	10,206	-
Finance and Governance	-	-	-	-	-	-	-	-	-	-	-	-	-
Environment and Social Regeneration	23,595	6,719	18,115	(5,480)	29,962	28,646	(1,316)	39,995	46,791	6,796	93,552	93,552	-
Housing General Fund	19,429	7,657	19,429	-	12,972	12,972	-	61,795	61,795	-	94,196	94,196	-
Chief Executive	151,936	93,526	136,920	(15,016)	95,536	110,452	14,916	65,053	65,153	100	312,525	312,525	-
<b>TOTAL EXPENDITURE</b>	<b>293,651</b>	<b>165,245</b>	<b>273,168</b>	<b>(20,483)</b>	<b>196,699</b>	<b>210,151</b>	<b>13,452</b>	<b>235,475</b>	<b>240,430</b>	<b>4,955</b>	<b>725,825</b>	<b>723,749</b>	<b>(2,076)</b>
<b>FINANCED BY:</b>													
Capital Receipts	17,442	17,405	17,442	-	21,070	21,070	-	131,700	131,700	-	170,212	170,212	-
Reserves	262	1	-	(262)	479	262	(217)	2,965	3,444	479	3,706	3,706	-
Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Grants	41,882	15,498	40,975	(907)	14,830	14,953	123	28,261	29,045	784	84,973	84,973	-
Section 106 Funds	38,690	5,945	36,832	(1,858)	9,515	11,136	1,621	41,497	39,319	(2,178)	89,702	87,287	(2,415)
External Contributions	523	853	460	(63)	9,472	10,798	1,326	-	(1,263)	(1,263)	9,995	9,995	-
<b>TOTAL RESOURCES</b>	<b>98,799</b>	<b>39,702</b>	<b>95,709</b>	<b>(3,090)</b>	<b>55,366</b>	<b>58,219</b>	<b>2,853</b>	<b>204,423</b>	<b>202,245</b>	<b>(2,178)</b>	<b>358,588</b>	<b>356,173</b>	<b>(2,415)</b>
<b>Total Financing Required</b>	<b>194,852</b>	<b>125,543</b>	<b>177,459</b>	<b>(17,393)</b>	<b>141,333</b>	<b>151,932</b>	<b>10,599</b>	<b>31,052</b>	<b>38,185</b>	<b>7,133</b>	<b>367,237</b>	<b>367,576</b>	<b>339</b>

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HRA Capital Programme - Month 8

Project description	2017/18				2018/19			2019/20			2020/21+			Total Programme 2017/18-26/27		
	Revised Budget	Actual	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Warm Dry and Safe</b>																
WDS 2-year programme	4	110	116	112	-	-	-	-	-	-	-	-	-	4	116	112
WDS 2012 major works	373	427	604	231	-	-	-	-	-	-	-	-	-	373	604	231
WDS 2013 major works	118	-	121	3	-	-	-	-	-	-	-	-	-	118	121	3
WDS 2014 major works	829	877	1,187	358	-	-	-	-	-	-	-	-	-	829	1,187	358
WDS 2015 major works	18,225	12,243	17,522	(704)	6,144	6,144	-	252	700	447	-	-	-	24,622	24,366	(257)
M&E heating	247	(291)	247	-	76	29	(46)	-	-	-	100	-	(100)	422	276	(146)
M&E electrical	-	0	0	0	-	-	-	-	-	-	-	-	-	-	0	0
WDS Leathermarket JMB	3,555	-	3,555	-	2,704	2,704	-	2,704	2,704	-	2,148	2,148	-	11,110	11,110	-
	23,350	13,366	23,350	(0)	8,924	8,878	(46)	2,956	3,403	447	2,248	2,148	(100)	37,478	37,779	302
<b>Special Schemes/HINE</b>																
Chilton Grove Wall - Decent Homes	-	-	346	346	-	1,386	1,386	-	527	527	-	-	-	-	2,259	2,259
Tustin	-	537	685	685	-	12,217	12,217	-	12,717	12,717	-	-	-	-	25,620	25,620
Portland	4,340	2,980	4,340	-	2,486	2,876	390	-	-	-	-	-	-	6,826	7,216	390
Damory/Thaxted externals	-	94	139	139	-	1,564	1,564	-	652	652	-	-	-	-	2,355	2,355
Maydew	2,300	1,970	2,300	-	2,693	2,693	-	6,633	14,503	7,870	5,658	19,339	13,681	17,284	38,835	21,551
Four Squares (HINE)	2,456	2,476	2,522	67	-	-	-	-	-	-	-	-	-	2,456	2,522	67
Lakanal House	358	196	358	-	1,712	253	(1,459)	-	-	-	-	-	-	2,070	611	(1,459)
	9,454	8,253	10,691	1,237	6,891	20,989	14,098	6,633	28,399	21,767	5,658	19,339	13,681	28,635	79,418	50,783
<b>QHIP ( Inc. Kitchens &amp; Bathrooms &amp; LD2)</b>																
Asset Management Strategy 2016/17 (QHIP)	20,862	7,067	20,862	-	20,210	21,548	1,338	113	1,130	1,018	-	-	-	41,184	43,540	2,356
Asset Management Strategy 2017/18 (QHIP)	16,401	3,264	16,401	-	24,008	24,008	-	10,036	1,426	(8,610)	-	-	-	50,444	41,834	(8,610)
Asset Management Strategy 2018/19 (QHIP)	831	24	831	-	38,326	38,326	-	11,698	11,698	-	107	107	-	50,962	50,962	-
Asset Management Strategy 2019/20 (QHIP)	-	-	-	-	-	-	-	39,327	39,327	-	30,000	30,000	-	69,327	69,327	-
Asset Management Strategy 2020+Future years (QHIP)	-	-	-	-	-	-	-	4,731	4,731	-	604,464	610,718	6,254	609,194	615,448	6,254
Installation of LD2	220	3	220	-	5,260	5,260	-	2,966	2,966	-	15,032	15,032	-	23,477	23,477	-
	38,314	10,359	38,314	-	87,803	89,142	1,338	68,870	61,278	(7,592)	649,602	655,856	6,254	844,589	844,589	(0)
<b>Regeneration</b>																
Aylesbury Estate regeneration	10,840	4,824	10,840	-	18,950	18,950	-	16,753	16,753	-	2,053	2,053	-	48,596	48,596	-
Bermondsey Spa refurbishment	283	262	283	-	-	-	-	-	-	-	-	-	-	283	283	-
East Dulwich Estate	1,489	679	1,489	-	1,979	1,979	-	116	116	-	-	-	-	3,584	3,584	-
Elmington Estate	263	1	828	564	-	724	724	-	-	-	-	-	-	263	1,552	1,289
Heygate Estate	1,435	272	1,435	-	-	-	-	-	-	-	-	-	-	1,435	1,435	-
Local authority new build	166	3	166	-	-	-	-	-	-	-	-	-	-	166	166	-
Wooddene - Acorn Plant Reprovision	1,000	329	1,000	-	2,718	2,718	-	-	-	-	-	-	-	3,718	3,718	-
	15,476	6,368	16,041	564	23,647	24,371	724	16,869	16,869	-	2,053	2,053	-	58,044	59,333	1,289
<b>New Builds</b>																
Hostels new build	503	3	503	-	279	279	-	-	-	-	-	-	-	781	781	-
Hidden Homes	1,177	336	1,229	51	-	35	35	-	-	-	-	-	-	1,177	1,263	86
SRPP	-	474	800	800	-	-	-	-	-	-	-	-	-	-	800	800
SRPP Development Cost- Lot B	1,960	-	1,960	-	8,598	8,598	-	5,548	5,548	-	3,240	3,240	-	19,347	19,347	-
Direct Delivery - New Council Homes Phase 1	23,914	12,566	24,539	625	1,469	1,469	-	740	740	-	5,033	-	(5,033)	31,156	26,749	(4,408)
Direct Delivery - New Council Homes Phase 2	5,783	1,757	5,783	-	65,707	69,701	3,994	68,240	82,084	13,844	17,357	19,880	2,522	157,088	177,447	20,360
	33,337	15,136	34,813	1,476	76,054	80,082	4,028	74,529	88,372	13,844	25,630	23,120	(2,510)	209,550	226,388	16,838
<b>Acquisitions</b>																
Acquisitions & S106 properties	54,282	1,833	54,365	83	1,750	1,750	-	-	-	-	-	-	-	56,032	56,115	83
Ledbury Acquisitions	975	-	975	-	3,250	3,250	-	3,250	3,250	-	3,250	3,250	-	10,725	10,725	-
Ledbury Tenants-Assistance with moving costs	1,165	31	1,165	-	-	-	-	-	-	-	-	-	-	1,165	1,165	-

	56,422	1,864	56,505	83	5,000	5,000	-	3,250	3,250	-	3,250	3,250	-	67,922	68,005	83
<b>Other programmes</b>																
Adaptations	1,700	521	1,700	-	2,000	2,000	-	2,000	2,000	-	4,225	4,225	-	9,925	9,925	-
Cash incentive & Home owner buy back scheme	643	518	643	-	924	924	-	600	600	-	420	420	-	2,588	2,588	-
Disposals costs	600	70	600	-	600	600	-	600	600	-	-	-	-	1,800	1,800	-
Hostels accommodation	1	1	1	-	40	-	(40)	-	-	-	-	-	-	41	1	(40)
Leasehold / freehold acquisitions	210	-	210	-	295	295	-	-	-	-	-	-	-	505	505	-
Major voids	870	498	870	-	381	381	-	-	-	-	-	-	-	1,252	1,252	-
Security	462	193	832	369	22	65	44	12	17	5	-	-	-	496	914	418
T&RA halls	849	196	849	-	1,200	1,200	-	958	958	-	-	-	-	3,007	3,007	-
Heating Energy Efficiency Measures (North Peckham)	222	-	222	-	-	-	-	-	-	-	-	-	-	222	222	-
	5,558	1,997	5,927	369	5,463	5,466	3	4,170	4,175	5	4,646	4,646	-	19,836	20,213	377
	181,912	57,342	185,642	3,730	213,781	233,927	20,146	177,277	205,747	28,470	693,086	710,411	17,325	1,266,055	1,335,726	69,671
<b>FINANCED BY:</b>																
Capital Receipts b/fwd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital receipts Leather Market Self financing	3,555	-	3,555	-	2,704	2,704	-	2,704	2,704	-	2,148	2,148	-	11,110	11,110	-
Capital Receipts	31,856	-	31,856	-	36,369	36,369	-	19,237	19,237	-	52,500	52,500	-	139,962	139,962	-
Void Receipts	5,000	-	5,000	-	5,000	5,000	-	5,000	5,000	-	5,000	5,000	-	20,000	20,000	-
RTB Receipts - Restricted to New Build	20,167	-	20,167	-	20,193	20,193	-	20,837	20,837	-	6,411	6,411	-	67,609	67,609	-
Depreciation Charge	53,000	-	53,000	-	53,000	53,000	-	53,000	53,000	-	265,001	265,001	-	424,001	424,001	-
Major Repairs Reserves	5,389	-	5,389	-	-	-	-	-	-	-	-	-	-	5,389	5,389	-
Revenue Contribution	18,745	-	18,745	-	18,745	18,745	-	18,745	18,745	-	85,782	85,782	-	142,016	142,016	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants	822	-	822	-	5,658	5,658	-	4,078	4,078	-	1,770	1,770	-	12,328	12,328	-
Section 106 Funds	15,176	-	15,176	-	50,040	50,040	-	50,082	50,082	-	16,430	16,430	-	131,728	131,728	-
External Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL RESOURCES</b>	153,709	-	153,709	-	191,709	191,709	-	173,682	173,682	-	435,042	435,042	-	954,142	954,142	-
<b>Forecast variation (under)/over</b>	28,203	57,342	31,933	3,730	22,072	42,218	20,146	3,594	32,064	28,470	258,044	275,369	17,325	311,913	381,584	69,671

VARIATIONS AND VIREMENTS FOR APPROVAL		APPENDIX C						
	Children's & Adults Services	Southwark Schools for the Future	Environment and Social Regeneration	Housing General Fund	Chief Executive	General Fund Programme Total	Housing Investment Programme	Total Programme Expenditure
	£000	£000	£000	£000	£000	£000	£000	£000
<b>CURRENT PROGRAMME AS AT OUTTURN 2016/17</b>	<b>215,347</b>	<b>10,206</b>	<b>91,828</b>	<b>82,399</b>	<b>297,661</b>	<b>697,441</b>	<b>1,173,074</b>	<b>1,870,515</b>
<b>Month 8 - Virements to be approved</b>								
Dog Kennel Hill Asbestos	3					3		3
Hollydale Alteration	234					234		234
Hollydale School - Boiler replacement	8					8		8
Ivydale phase 2	84					84		84
Rye Oak Boiler Works	65					65		65
Rye Oak Fabric works	8					8		8
Pilgrims Way lighting & WC refurb	6					6		6
Townsend Refurbishments	1					1		1
Victory Fabric	8					8		8
Victory Sch - Boiler	1					1		1
Friars Prim School	13					13		13
PCP - Haymerle	28					28		28
Beormund - BLF	26					26		26
Unallocated	(485)					(485)		(485)
Crawford	812					812		812
Gloucester Primary School	7					7		7
Keyworth	1,711					1,711		1,711
Phoenix (refurbishment)								
Bellenden	555					555		555
Grange	2,010					2,010		2,010
Charles Dickens	1,770					1,770		1,770
Robert Browning	1,566					1,566		1,566
The Belham	1,515					1,515		1,515
Albion	740					740		740
St Michael's expansion	776					776		776
DfE Basic Needs 2017/18	(11,462)					(11,462)		(11,462)
Anchor Capital Programme	(2,409)					(2,409)		(2,409)
Mosaic Implementation	300					300		300
Castlemead, 232 Camberwell road	300					300		300
Adult PSS Capital Allocations	1,809					1,809		1,809
Dulwich CGS			33			33		33
Peckham Pulse Option 1 & 2			250			250		250
Leisure centres Lifecycle maintenance			(250)			(250)		(250)
Camberwell Leisure Centre			14			14		14
Leisure centres Lifecycle maintenance			(14)			(14)		(14)
Coleman Road Neighbourhood					30	30		30
Coleman Road Area					(30)	(30)		(30)
Quietway 7 Elephant and Castle to Crystal Palace					118	118		118
Quietways 7 Elephant					(118)	(118)		(118)
Estate Cycle Parking					0	0		0
Crystal Palace Parade					(0)	(0)		(0)
47 East Dulwich Road					2	2		2
Camberwell Library (and resource centre)					(2)	(2)		(2)
Great Suffolk Street BUP Project					4	4		4
Great Suffolk Street BUP Project(Closure Phase)					(4)	(4)		(4)
Mint Street Park & Bankside Openspace Trust Improvements					(4)	(4)		(4)
Mint Street Community Facilities					(7)	(7)		(7)
Mint Street Adventure					11	11		11
NPHS-QHIP16							121	121
NPHS-QHIP17							681	681
Installation of LD2 Smoke Alarms							(801)	(801)
<b>Total virements to be approved at Month 8</b>	<b>-</b>	<b>-</b>	<b>33</b>	<b>-</b>	<b>-</b>	<b>33</b>	<b>-</b>	<b>33</b>
<b>Month 8 - Variations to be approved</b>								
Integrated Waste Solutions Programme			(1,759)			(1,759)		(1,759)
Cemetery Burial Strategy - Cremators			1,100			1,100		1,100
Cemetery Burial Strategy - Burial Space			500			500		500
Cemetery Burial Strategy - Lodges			1,200			1,200		1,200
Nunhead Cemetery Walls			650			650		650
Bus Stop Accessibility					70	70		70
Bus Development Programme					100	100		100
Walk Elephant					294	294		294
Queens Road 4					14,400	14,400		14,400
Ilderton travellers site wall				579		579		579
Brayards Improvement Zone				(782)		(782)		(782)
IT planned preventative programme (CRP)				12,000		12,000		12,000
Bermondsey Spa refurbishment							267	267
Security							(367)	(367)
SRPP Development Cost							19,347	19,347
Direct Delivery - New Council Homes Phase 1							212	212
Acquisitions							56,032	56,032
Ledbury Acquisitions							10,725	10,725
Ledbury Tenants-Assistance with moving costs							1,165	1,165
Aylesbury Estate regeneration							5,600	5,600
<b>Total variations to be approved at Month 8</b>	<b>-</b>	<b>-</b>	<b>1,691</b>	<b>11,797</b>	<b>14,864</b>	<b>28,352</b>	<b>92,981</b>	<b>121,334</b>
<b>TOTAL PROGRAMME BUDGET VIREMENTS &amp; VARIATIONS AT MONTH 8 2017/18</b>	<b>-</b>	<b>-</b>	<b>1,724</b>	<b>11,797</b>	<b>14,864</b>	<b>28,385</b>	<b>92,981</b>	<b>121,367</b>
<b>REVISED BUDGETS</b>	<b>215,347</b>	<b>10,206</b>	<b>93,552</b>	<b>94,196</b>	<b>312,525</b>	<b>725,826</b>	<b>1,266,055</b>	<b>1,991,881</b>
<b>VIREMENTS &amp; VARIATIONS REQUESTED TO BE APPROVED FINANCED BY:</b>								
Capital Receipts	-	-	1,691	11,797	14,415	27,903	63,928	91,831
Major Repairs Allowance	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Revenue	-	-	-	-	-	-	(367)	(367)
Capital Grant	-	-	-	-	170	170	11,506	11,676
Section 106 Funds	-	-	-	-	279	279	17,914	18,193
External Contribution	-	-	33	-	-	33	-	33
<b>TOTAL RESOURCES</b>	<b>-</b>	<b>-</b>	<b>1,724</b>	<b>11,797</b>	<b>14,864</b>	<b>28,385</b>	<b>92,981</b>	<b>121,367</b>

## GENERAL FUND CAPITAL PROGRAMME- 2017/18 MONTH 8 REPORT

## APPENDIX D

Capital Programme 2017/18 - 2027/28 Description of Programme / Project	2017/18				2018/19			2019/20+			Total Programme 2017/18 - 26/27		
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Environment and Social Regeneration</b>													
Leisure	2,042	1,058	1,612	(430)	2,166	1,153	(1,012)	789	2,232	1,443	4,997	4,997	-
South Dock Marina	290	27	155	(135)	530	210	(320)	181	637	455	1,001	1,001	-
Parks	7,849	1,186	5,750	(2,099)	9,036	9,062	26	6,868	8,941	2,073	23,753	23,753	-
Culture	906	119	649	(258)	200	458	258	600	600	-	1,706	1,706	-
Street Metal Works	475	-	475	-	500	500	-	2,500	2,500	-	3,475	3,475	-
Environmental Services	-	-	-	-	1,025	1,025	-	1,250	1,250	-	2,275	2,275	-
StreetCare	8,727	2,943	6,960	(1,767)	10,296	10,863	567	16,686	17,886	1,200	35,709	35,709	-
Other PR Projects	1,259	185	708	(551)	3,763	3,164	(599)	-	1,150	1,150	5,022	5,022	-
Cleaner Greener Safer	2,047	1,200	1,807	(240)	2,446	2,211	(235)	11,121	11,596	475	15,614	15,614	-
<b>Environment and Social Regeneration Total</b>	<b>23,595</b>	<b>6,719</b>	<b>18,115</b>	<b>(5,480)</b>	<b>29,962</b>	<b>28,646</b>	<b>(1,315)</b>	<b>39,995</b>	<b>46,791</b>	<b>6,796</b>	<b>93,552</b>	<b>93,552</b>	<b>-</b>
<b>Finance and Governance</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Finance and Governance Total</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Chief Executive</b>													
Planning	6,280	544	2,033	(4,247)	1,021	5,267	4,247	1,050	1,050	-	8,350	8,350	-
Transport policy & planning	7,276	2,671	7,276	0	3,291	3,291	-	-	-	-	10,567	10,567	0
Regeneration north	3,426	1,633	2,936	(490)	20,020	20,510	490	1,777	1,777	-	25,223	25,223	-
Regeneration south	26,197	8,532	22,089	(4,108)	53,522	57,630	4,108	4,558	4,558	-	84,277	84,277	-
Regeneration capital	4,400	2,480	4,400	-	8,142	8,142	-	8,050	8,050	-	20,592	20,592	-
Property services	97,056	77,667	90,985	(6,070)	2,872	8,942	6,070	10,600	10,600	0	110,528	110,528	-
Corporate strategy	-	-	-	-	1,985	1,985	-	-	-	-	1,985	1,985	-
Regen and Planning	7,302	-	7,202	(100)	4,684	4,684	-	39,018	39,118	100	51,004	51,004	-
<b>Chief Executive Total</b>	<b>151,936</b>	<b>93,526</b>	<b>136,920</b>	<b>(15,016)</b>	<b>95,536</b>	<b>110,452</b>	<b>14,916</b>	<b>65,053</b>	<b>65,153</b>	<b>100</b>	<b>312,525</b>	<b>312,525</b>	<b>0</b>
<b>Children and Adult Services</b>													
Adult PSS Capital Allocations	-	(89)	(89)	(89)	213	213	-	1,941	-	(1,941)	2,154	124	(2,030)
Kimmins Court	11	4	11	-	-	-	-	-	-	-	11	11	-
Orient Street	1,467	1,136	1,467	-	48	48	-	-	-	-	1,515	1,515	-
Half Moon Lane	917	527	917	-	24	24	-	-	-	-	941	941	-
Fred Francis	13	-	13	-	-	-	-	-	-	-	13	13	-
Southwark Park Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Transform LD care - Brandon Trust	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Grosvenor Terrace	-	11	11	11	-	-	-	-	-	-	-	11	11
Crebor Street	-	-	-	-	-	-	-	-	-	-	-	-	-
49 Mount Adon Park	-	1	1	1	619	619	-	-	-	-	619	620	1
26 Therapia road	-	-	-	-	422	422	-	-	-	-	422	422	-
41 Wood Vale, Dover Lodge	-	-	-	-	768	768	-	-	-	-	768	768	-
Centre of Excellence	60	-	60	-	200	200	-	4,899	4,899	-	5,159	5,159	-
Telecare expansion	-	6	6	6	150	150	-	-	-	-	150	156	6
Anchor Blue Grove	78	1	78	-	593	593	-	24	24	-	695	695	-
Anchor Greenhiv	103	215	103	-	954	954	-	200	200	-	1,257	1,257	-
Anchor Rose court	78	1	78	-	689	689	-	14	14	-	781	781	-
Anchor Waterside	78	23	78	-	175	175	-	16	16	-	269	269	-
Southwark Resource Centre	-	61	61	61	259	259	-	-	-	-	259	320	61
Castlemead, 232 Camberwell road	200	69	200	-	1,800	1,652	(148)	-	-	-	2,000	1,852	(148)
27 Camberwell road	-	-	-	-	-	-	-	-	-	-	-	-	-
52-60 Grosvenor terrace	-	-	-	-	1,120	1,120	-	-	-	-	1,120	1,120	-
41 New Cross Road	-	23	23	23	-	-	-	-	-	-	-	23	23
ICT	983	558	983	-	200	200	-	-	-	-	1,183	1,183	-
3 Primaries	530	-	530	-	-	-	-	-	-	-	530	530	-
Beormund Primary School Redevelopment	4,100	98	4,100	-	7,650	7,650	-	250	250	-	12,000	12,000	-
Bessemer	8	8	8	-	-	-	-	-	-	-	8	8	-
Carbon Reduction in Schools	245	-	245	-	-	-	-	-	-	-	245	245	-
Dulwich Wood (Langbourne)	447	-	447	-	-	-	-	-	-	-	447	447	-
Free School Meals	340	-	340	-	-	-	-	-	-	-	340	340	-
LSBU Passmore	5,000	-	5,000	-	-	-	-	-	-	-	5,000	5,000	-
Lynhurst major expansion & refurb 1.5 to 2 fe	377	-	377	-	-	-	-	-	-	-	377	377	-
Maintenance Programme for Schools	4,451	1,753	4,451	-	361	361	-	-	-	-	4,812	4,812	-
Other Grant Allocations	229	-	229	-	600	600	-	1,200	1,200	-	2,029	2,029	-
Permanent Expansion	70,288	52,491	70,288	-	21,597	21,597	-	23,448	23,448	-	115,333	115,333	-
Rotherhithe Primary School Expansion	3,181	7	3,181	-	5,485	5,485	-	11,515	11,515	-	20,181	20,181	-
Southwark Inclusive Learning Service KS4	938	-	938	-	2,000	2,000	-	62	62	-	3,000	3,000	-
Thomas Carlton fabric	51	-	51	-	-	-	-	-	-	-	51	51	-
Thomas Carlton ICT	45	1	45	-	-	-	-	-	-	-	45	45	-
Troubled Families	133	100	133	-	-	-	-	-	-	-	133	133	-
Warm, Dry, Safe	3,500	-	3,500	-	3,500	3,500	-	24,500	24,500	-	31,500	31,500	-
<b>Children and Adult Services Total</b>	<b>97,851</b>	<b>57,005</b>	<b>97,864</b>	<b>13</b>	<b>49,427</b>	<b>49,279</b>	<b>(148)</b>	<b>68,069</b>	<b>66,128</b>	<b>(1,941)</b>	<b>215,347</b>	<b>213,271</b>	<b>(2,076)</b>
<b>Southwark Schools for the Future</b>													
St Michael's PFI	100	25	100	-	-	-	-	-	-	-	100	100	-
SMAA - Ark All Saints	10	-	10	-	474	474	-	-	-	-	484	484	-
KS3 SILS	625	313	625	-	7,000	7,000	-	240	240	-	7,865	7,865	-
ICT	105	-	105	-	400	400	-	-	-	-	505	505	-
Contingency and retention payments	-	-	-	-	928	928	-	324	324	-	1,252	1,252	-
<b>Southwark Schools for the Future Total</b>	<b>840</b>	<b>338</b>	<b>840</b>	<b>-</b>	<b>8,802</b>	<b>8,802</b>	<b>-</b>	<b>564</b>	<b>564</b>	<b>-</b>	<b>10,206</b>	<b>10,206</b>	<b>-</b>
<b>Housing General Fund</b>													
Springtide Close travellers site	29	-	29	-	-	-	-	-	-	-	29	29	-
Ilderton travellers site wall	823	41	823	-	110	110	-	-	-	-	933	933	-
Ilderton Rd boundary	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Service	-	-	-	-	-	-	-	6	6	-	6	6	-
IT Investment Schemes	5,164	1,645	5,164	-	7,917	7,917	-	14,605	14,605	-	27,686	27,686	-
Property Works Programme	-	22	-	-	-	-	-	1,848	1,848	-	1,848	1,848	-
Work to Council Buildings DDA	-	-	-	-	-	-	-	-	-	-	-	-	-
PPM & Compliance Programme (CRP)	428	391	428	-	-	-	-	9,822	9,822	-	10,250	10,250	-
Planned Preventative Maintenance	1,285	382	1,285	-	2,100	2,100	-	22,615	22,615	-	26,000	26,000	-
Walworth Road Fire	-	5	-	-	-	-	-	-	-	-	-	-	-
Housing Renewal	3,294	410	3,294	-	2,845	2,845	-	12,900	12,900	-	19,039	19,039	-
Brayards Improvement Zone	30	23	30	-	-	-	-	-	-	-	30	30	-
Leathermarket Kipling Garages	8,376	4,738	8,376	-	-	-	-	-	-	-	8,376	8,376	-
<b>Housing General Fund Total</b>	<b>19,429</b>	<b>7,657</b>	<b>19,429</b>	<b>-</b>	<b>12,972</b>	<b>12,972</b>	<b>-</b>	<b>61,796</b>	<b>61,796</b>	<b>-</b>	<b>94,197</b>	<b>94,197</b>	<b>-</b>
<b>Capital Programme 2017/18 - 2026/27</b>													
	Total General Fund Programme												
	2017/18				2018/19			2019/20+			Total Programme 2017/18 - 27/28		
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Total Expenditure</b>	<b>293,651</b>	<b>165,245</b>	<b>273,168</b>	<b>(20,483)</b>	<b>196,699</b>	<b>210,151</b>	<b>13,452</b>	<b>235,477</b>	<b>240,432</b>	<b>4,955</b>	<b>725,827</b>	<b>723,751</b>	<b>(2,076)</b>
<b>Total Resources</b>	<b>98,799</b>	<b>39,702</b>	<b>95,709</b>	<b>(3,090)</b>	<b>55,366</b>	<b>58,219</b>	<b>2,853</b>	<b>204,423</b>	<b>202,245</b>	<b>(2,178)</b>	<b>358,588</b>	<b>356,173</b>	<b>(2,415)</b>
<b>Forecast variation (under/over)</b>	<b>194,852</b>	<b>125,543</b>	<b>177,459</b>	<b>(17,393)</b>	<b>141,333</b>	<b>151,932</b>	<b>10,599</b>	<b>31,054</b>	<b>38,187</b>	<b>7,133</b>	<b>367,239</b>	<b>367,578</b>	<b>339</b>
<b>Cumulative position</b>					<b>336,185</b>	<b>329,391</b>	<b>(6,794)</b>	<b>172,387</b>	<b>367,578</b>	<b>195,191</b>	<b>398,293</b>	<b>367,578</b>	<b>339</b>

Council Theme	Paragraph	Service	Project/Programme Description	Financing				
				2017/18	2018/19+	Total Programme	Funded (S106, Grant etc)	Resources to be identified
Best start in life	34	Children's	Foster Carer's Homes Adaptation		250,000	<b>250,000</b>		<b>250,000</b>
Best start in life	35	Children's	Nursery Buildings Improvements	150,000	50,000	<b>200,000</b>		<b>200,000</b>
Revitalised Neighborhood	47	Environment and Social Regeneration	Cemetery Burial Strategy - Cremators		1,100,000	<b>1,100,000</b>		<b>1,100,000</b>
Revitalised Neighborhood	48	Environment and Social Regeneration	Cemetery Burial Strategy - Burial Space	250,000	250,000	<b>500,000</b>		<b>500,000</b>
Revitalised Neighborhood	50	Environment and Social Regeneration	Camberwell New Cemetery Lodge Refurbishment		200,000	<b>200,000</b>		<b>200,000</b>
Revitalised Neighborhood	50	Environment and Social Regeneration	Nunhead East Lodge		1,000,000	<b>1,000,000</b>		<b>1,000,000</b>
Revitalised Neighborhood	51	Environment and Social Regeneration	Nunhead Cemetery Walls		650,000	<b>650,000</b>		<b>650,000</b>
Revitalised Neighborhood	87	Housing and Modernisation	Ilderton Road Travellers Site	468,744	110,000	<b>578,744</b>		<b>578,744</b>
Fit for the future	88	Housing and Modernisation	IT planned preventative programme (CRP)		12,000,000	<b>12,000,000</b>		<b>12,000,000</b>
Fit for the future	79 - 80	Chief Executive's	Queens Road 4	300,000	14,100,000	<b>14,400,000</b>		<b>14,400,000</b>
						-		
				<b>1,168,744</b>	<b>29,710,000</b>	<b>30,878,744</b>	-	<b>30,878,744</b>

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