

Investing in safe, well managed homes for all our residents

Housing Revenue Account (HRA) Capital Investment Programme

Provisional Three Year Capital Investment Plan 2018-2021

Delivering the Asset Management Strategy priorities

Following a year of close working with residents, and other stakeholders, our Housing Asset Management Strategy and investment priorities were agreed in 2016.

The key priority objectives of the strategy are to:

- **Invest in homes and neighbourhoods to provide safe, good quality housing and support services**
- **Support new housing supply**
- **Ensure financial viability within the Tenancy Strategy**

The full Asset Strategy document is available on our website at www.brighton-hove.gov.uk/hm-investment-programme

The provisional Capital Investment Programme supports all three objectives. One of the key aims of the programme is to continue to achieve ongoing compliance with the Brighton & Hove Standard, as agreed with residents. This standard helps to ensure that homes are safe, fit for use, have reasonably modern facilities, and supports occupiers to keep warm. The Brighton & Hove Standard is available on our website at www.brighton-hove.gov.uk/bh-standard.

Improving the energy efficiency of homes, reducing the amount of energy occupiers need to use for heating and hot water, is another key theme of this programme, and aims to build on the substantial benefits already being enjoyed by residents. A new Energy Strategy is currently being developed in collaboration with residents to ensure these improvements continue into the future.

In addition to the annual citywide programmes described, following feedback on priorities from residents, there is a comprehensive citywide **lift modernisation programme** well underway, details of which can be found at www.brighton-hove.gov.uk/lift-replacement.

Adaptations, where needed, are integrated into the improvement works wherever it makes sense to do so, through close working between Brighton & Hove City Council, and its partners.

Our seniors housing service manages some 850 individual homes, which aim to help residents live healthy and independent lives in their own homes for as long as possible. A key programme is well underway to work with residents to convert, where practicable, the remaining sheltered studios, into modern one bedroom flats.

It is important to note that these programmes are **provisional** only, and are subject to amendment if and when circumstances, priorities, or budget availability, change. Many programmes are initially based on statistically robust levels of previous surveys of each area of the stock, along with other relevant information. The detail of the works that are

actually needed will **only** be determined during the detailed survey stage of each project. It is at that stage that the exact homes that qualify for works will be known. Additionally, all programmes are dependant on statutory permissions, such as planning, consultations, or other regulatory requirements. Therefore this document is for guidance only.

Details of our New Build programme, called New Homes for Neighbourhoods, can be found at www.brighton-hove.gov.uk/nhfn.

Working with our residents

We work closely with both tenants and leaseholders before, during and after works. For major works projects all tenants and leaseholders are sent a pre works survey asking them about their estate and what their priorities are. This is to ensure we capture what residents see as their priorities, so we can feed this into any proposals where possible.

We continuously work with leaseholders and take full regard of all observations during the consultation period, and work closely with them to ensure all our projects are transparent.

We also write to tenants and leaseholders following works to ask for their feedback on how the project went and whether the work made a difference.

Reducing fire risk in our communities

We work alongside East Sussex Fire Service, residents, and other stakeholders, to regularly review and assess the risk posed from fire. Using these risk factors, we target investment to minimise the risk as much as possible. Substantial annual investment allows new fire and smoke alarms to be installed, fire doors installed and upgraded where required, and many other measures to help reduce fire risk to residents and visitors alike. Additionally, a programme to install sprinklers in high-rise blocks has begun, and more details of this will be published as we work with residents and others to progress.

Investment plans for homes during 2018-19

1. Citywide capital investment projects, based on need, including:

- Kitchens and bathrooms
- Wiring
- Roofing
- Doors, focused on fire doors where required
- Internal cyclical repairs and redecoration to common parts in blocks of flats
- High efficiency heating systems
- Reducing overcrowding
- Door entry systems and block entrance doors
- Communal lighting and wiring modernisation and upgrades
- Fire safety and asbestos management
- Estate Development Budget
- Adaptations
- Other health and safety works

2. Citywide windows programme

The majority of this programme will focus on replacing windows, where needed, in the following areas of the city, along with other homes identified as a priority, across the stock:

Woodingdean

Whitehawk

Hove

Kemptown

Portslade

Replacement windows help ensure homes remain watertight and comfortable, as well as improving the energy efficiency for residents.

3. Citywide external repairs and decorations programme

This programme will be mainly focused on the following areas:

Queens Park/ Mount Pleasant

Hollingdean

Central Brighton and Hove

Albion Hill

Holmstead (Upper Lewes Road)

Park Court

Wickhurst Rise blocks

Along with other homes identified as in priority need. This programme which may include some or all of the following works, where reasonably required:

- External repairs and replacement works, such as re-pointing, render repairs, fascias, soffits, rainwater goods, balconies and repairs to steps, pathways, handrails and associated elements where needed.
- Incorporate other works (eg re-roofing, windows or energy efficiency), where it makes sense to do so, and is required, to help reduce disruption for residents.
- Working with residents to ensure a safe and healthy living environment where practicable.

4. Citywide roofing programme

Some of these works are undertaken alongside the external repairs programme where practicable, and in addition parts of Moulsecoomb and the Knoll estate have been identified for works in 2018-19.

5. Albion Hill high-rise structural and external works Phase 1

The investment project at the high-rise blocks in Albion Hill is planned to commence in 2018-19. This work will mainly comprise external repairs to the buildings.

6. Sylvan Hall estate external works Phase 1

- External repairs and redecoration where reasonably required
- Repair and replacement of windows and/or other external elements, where needed
- Works are likely to be undertaken during both 2018-19 and 2019-20

7. Tyson Place and St Johns Mount High Rise flats

To undertake refurbishment at these blocks, **over two years**, which may include the following works, where reasonably required:

- External repairs and incorporation of potential improvements to building fabric energy efficiency where required.
- Repair and replacement of windows and other external elements, where needed.
- Communal services upgrades, where required.
- Working with residents to ensure a healthy and safe environment into the future.

8. Leach Court

It is currently planned to undertake surveys, and work with residents, in order to establish the required works at these seniors housing high rise blocks, with a provisional view to starting investment works in 2020-21, subject to any required permissions or other requirements.

Looking ahead – provisional proposals for investment in homes during 2019-2020

1. Citywide capital investment projects, based on need, including:

- Kitchens and bathrooms
- Wiring
- Roofing
- Doors, focused on fire doors where required
- Internal cyclical repairs and redecoration to common parts in blocks of flats
- High efficiency heating systems
- Reducing overcrowding
- Door entry systems and block entrance doors
- Communal lighting and wiring modernisation and upgrades
- Fire safety and asbestos management
- Estate Development Budget
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- Other health and safety works

2. Citywide windows programme

The majority of this programme will focus on replacing windows, where needed, in the following areas of the city, along with other homes identified as a priority, across the stock:

Whitehawk

Hove

Kempton

Portslade

Bates Estate

Replacement windows help ensure homes remain watertight and comfortable, as well as improving the energy efficiency for residents.

3. Citywide external repairs and decorations programme

This provisional programme will be mainly focused on the following areas:

Albion Hill low-rise blocks

Whitehawk

Hove

Hollingdean

Bevendean

Mile Oak

Patcham

Kempton

Along with other homes identified as in priority need. This programme which may include some or all of the following works, where required:

- External repairs and replacement works, such as re-pointing, render repairs, fascias, soffits, rainwater goods, balconies and repairs to steps, pathways, handrails and associated elements where needed.
- Incorporate other works (eg re-roofing, windows or energy efficiency), where it makes sense to do so, and is required, to help reduce disruption for residents.
- Working with residents to ensure a safe and healthy living environment where practicable.

4. Tyson Place and St Johns Mount high-rise flats

To complete the refurbishment at these blocks as set out in 2018-19.

5. Clarendon Road low-rise flats

It is provisionally planned to undertake consultation and detailed preparation for any required external works to the low-rise blocks that lie between the five high-rise blocks. Currently, the provisional start date for any work is 2019-20. The project will include working with residents to ensure that works reflect priorities where possible

Looking further ahead – provisional proposals for investment in homes during 2020-2021

1. Citywide capital investment projects, based on need, including:

- Kitchens and bathrooms
- Wiring
- Roofing
- Doors, focused on fire doors where required
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- High efficiency heating systems
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2. Citywide windows programme

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Whitehawk

Hove

Kemptown

Portslade

Bates Estate

Replacement windows help ensure homes remain watertight and comfortable, as well as improving the energy efficiency for residents.

3. Citywide external repairs and decorations programme

This programme will provisionally be mainly focused on the following areas:

Hampshire Court

Albion Hill low-rise blocks

Sylvan Hall

Whitehawk

Hove

Hollingdean

Bevendean

Mile Oak

Patcham

Kempton

Seniors Housing – Jasmine Court, Jubilee Court, Evelyn Court, Sanders House

Along with other homes identified as in priority need. This programme which may include some or all of the following works, where required:

- External repairs and replacement works, such as re-pointing, render repairs, fascias, soffits, rainwater goods, balconies and repairs to steps, pathways, handrails and associated elements where needed.
- Incorporate other works (eg re-roofing, windows or energy efficiency), where it makes sense to do so, and is required, to help reduce disruption for residents.
- Working with residents to ensure a safe and healthy living environment where practicable.

4. Albion Hill high-rise structural and external works Phase 2

The investment project at the high-rise blocks in Albion Hill is currently planned to continue in 2020-21. This work is likely to mainly comprise external repairs to the buildings.

5. Theobald House high-rise

We are aiming to work with residents and surveyors to establish the need for future refurbishment works required on this blocks. Any work required will then be more firmly timetabled into a future programme.

6. Leach Court

At this early stage, it is provisionally planned to begin this project to undertake required external and other related works, during 2020-21