

Building Safety at Enfield Council

Cabinet Member: Cllr Gina Needs (Social Housing)
Executive Director: Sarah Cary

Purpose of Report

1. For discussion.

Relevance to the Council Plan

2. Delivery of services that ensure safe homes and residents falls within two strands of the Corporate Plan 2020 – 2022:
 - *Good homes in well-connected neighbourhoods*
Invest in and improve our council homes
 - *Safe, healthy and confident communities*
Deliver essential services to protect and support vulnerable residents

3. Background

3.1 The pressures for understanding and implementing robust assurance processes and governance for health and safety compliance in and around social housing stock was already gathering pace before the Grenfell fire. This tragedy and subsequent learnings are rightly bringing forward new legislation with increased scrutiny and regulated activity which will necessitate significant investment and have a wide-reaching impact on Council resources.

3.2 New and Emerging Expectations

This ambitious new regulatory framework is encompassed via two new primary statutes:

The **Fire Safety Act 2021** (FSA), which passed into law on 29 April this year, enacts the Grenfell enquiry's Phase 1 recommendations via amendment to the Regulatory Reform (Fire Safety) Order 2005, (FSO) bringing external wall systems (including doors, windows and balconies) and flat fire entrance doors into the scope of the FSO, whilst placing additional duties on Responsible Persons regarding the inspection and testing of life safety systems, such as flat fire doors; fire fighting, lifts and smoke control systems.

The FSA will also require the installation of premises information boxes (PIBs) within high rise or complex buildings, which will contain relevant information on the building; its structure; the fire-fighting provisions and information regarding residents who may require assistance in the event of a building emergency. The Home Office has also recently concluded consultation regarding the practicalities of implementing a requirement for personal emergency evacuation plans (PEEPs), and the outcome of this is awaited. If required, these will be challenging for housing providers to implement.

The **Building Safety Bill**, which will implement recommendations advised by Dame Judith Hackitt in the “Building a Safer Future” Report, seeks to bring into force a new regulatory system governing the design, construction and management of high-rise buildings – these are defined as buildings which are over 18 metres, or of 6 storeys or more in height.

The Bill is expected to be receive Royal Assent in April 2022 and there will be a period of transition and staged implementation expected between 2022/24.

When made law, this Bill will create a new regulatory body, which to date has been launched in shadow form within the Health & safety Executive (HSE); the Building Safety Regulator, which will have regulatory control via a pathway of Gateway approval points (Gateway 1-3), relating to the design, construction and management of all buildings in scope, throughout their life cycles.

Gateway 1 – Planning, has been implemented in August this year. Enfield Council and development partner, Vestry, participated in the design of this gateway with the MHCLG, the HSE and the National Fire Chiefs Council.

Gateway 2 – Construction, is expected to come into force in 2022 for all new development. The new regulator will be calling on resources within Local Authority Building Control to support implementation of this gateway, as such Enfield alongside other Boroughs will need to seek to bolster its internal capacity and capability to facilitate these additional requirements.

Gateway 3 – Occupation, will require the Accountable Person, the person in control of the building to demonstrate to the Regulator that all fire and structural risks (aka building safety risks) have been reduced as far as “reasonably practicable” prior to allow the building to be occupied.

Throughout all three gateways, those appointed during the design and construction phases as duty holders under the Construction (Design and Management) Regulations (CDMR) will be required to maintain a “Golden Thread” of information, relevant to the building, that must be passed to the Accountable person at completion and maintained until such point as the building is demolished.

To fulfil the Gateway 3 requirement and attain Building Safety Certification, the Accountable person will need to compile and submit to the Regulator a Safety Case file, which confirms that adequate safety controls and management is in place which demonstrates and can support a position that a building is and will remain safe for occupation.

To assist the Accountable person in discharging their duties, they must appoint a, or a number of, Building Safety Manager(s) (BSM) who will provide management control and assurance during the occupation phase and act as a conduit for resident engagement, that is, giving residents a stronger voice in the system, including more powers and options to raise concerns about safety and establishing additional obligations on landlords to find alternative financing for remediation works in order to lower the costs passed to leaseholders;

In addition, the Bill will:

- Put in place requirements for registering building inspectors and building control approvers
- Increase the powers of the Architects Registration Board to monitor the competence of architects;
- Require those accountable for high-rise residential buildings to actively manage building safety risks, appoint a building safety manager and fulfil the regulatory requirements of registering their building and applying for a building assessment certificate;
- Include provision to require a New Homes Ombudsman scheme to be established and create a power to require developers to belong to such redress scheme when it is established;
- Introduce new powers to allow for enhanced and strengthened regulation of construction products and paves the way for a new national regulator for construction products;
- Provide for a levy on the development of high-rise buildings that are at least 18 metres in height or have at least 7 storeys, unless exempted, to ensure the industry makes a contribution to fixing historical building safety defects; and strengthen fire safety requirements for all premises regulated by the Fire Safety Order.

Main Considerations for the Panel

4. Building Safety Assurance Framework for Residential Stock

4.1 Building Safety Strategy

A strategy was written in December 2020 and signed off in January 2021. It is due for review in January 2022

4.2 Governance

Building Safety Performance Management

Currently performance across all compliance areas is reported monthly via the Council Housing Performance Board, with updates and risk registers scrutinised quarterly at both Place H&S Board, and the Council's H&S Committee and Assurance Board.

A residents' building safety panel was created in early 2020, but mobilisation was not completed due to the pandemic. A recruitment campaign for new and updated interest is now being implemented with the aim of going live by end of 2021. This will ensure that residents can be actively engaged in service design and they have the avenues to co-create with officers, key policies, processes and communication strategies, during the next phase of the Councils preparedness plan.

4.3 Leadership and Resources for Building Safety

In 2019 the Council created a Building Safety Team within the wider remit of the Investment and Resident Safety Programme. A Building Safety Programme Manager and Building Safety Surveyor and Building Safety Contract Manager have successfully been recruited although this latter sits within the programmed delivery team.

The team will be further expanded over the next financial year as the Council allocates budget provision and commences the recruitment of Building Safety Managers in preparation for the Building Safety Act requirements and as part of the wider Council Housing restructure, a number of new roles are being introduced to increase the team's capacity and enable key projects to be commenced. There is high demand for this skill set and this does have a risk impact on recruitment and the stability within the team.

Job descriptions have been strengthened and the requirement for qualifications and professional memberships for technical staff introduced. Ensuring staff are competent to provide services is a key component of the new regulatory systems and the Council will need to invest heavily in staff development over the next two years to support staff through the transition period.

A programme of training for the building safety, corporate safety and capital programme teams has been commenced this year, covering fire door and passive fire seal inspections. This programme will need to be further developed and expanded across the teams once the current restructure has been completed, to ensure that all individuals who manage work activity across the stock are competent. It is also proposed that the Building Safety and Corporate Safety Teams commence on the process of attaining BS9997 certification during 2022, to provide assurance regarding the quality of fire safety governance frameworks. Information on costings is currently being sought.

Options are being explored and assessed for providers in training to the Executive team, Cabinet members and Ward Councillors to ensure all stakeholders are aware of the implications of the forthcoming Acts and their associated roles and accountabilities.

To further strengthen assurance, the asset management strategy, capital programme and compliance teams were centralised, reporting to the Investment and Resident Safety Programme Director, to ensure a single head of service was accountable for the performance of the built assets and building safety was placed at the core of the draft housing asset strategy.

5. Preparing for Legislative Change for the Housing Stock:

5.1 The Fire Safety Bill:

Working alongside colleagues within Corporate Health & Safety team, the Council reviewed its Fire Risk Assessment template in 2019 and again in 2021, following publication of the new PAS standard aimed at ensuring that details on the presence, construction (where known) and condition of external wall systems (EWS) are captured.

Several assurance inspections were then undertaken to confirm the construction of the wall systems on Council risk buildings. These surveys have informed a cladding and external wall system remediation programme across the Council's high-rise and mid-rise blocks considered to be higher risk buildings (HRBs) to be funded by the HRA business plan.

To date nine buildings (Bliss and Purcell, Tiverton House, Honinton House, Ashcombe House, Newton House, Woolpack House, Welch House, Dorset House, Keys Houe) have been fully remediated (removal of High Pressure Laminate (HPL) and installation of external wall insulation systems to A2), One building is currently in the process of being remediated (Walbrook House) and two further will be completed within this year's capital work programme.

Contract documentation is being finalised in the awarding a contract to Part B to undertake fire risk appraisals of external walls systems (FRAAEWS) as part of the implementation of the FSA during the Autumn of 2021. This will ensure relevant information regarding EWS is available to inform future FRAs, but also in the development of Safety Case Files (SCFs).

Steps have been taken to ensure that the testing and maintenance requirements for active systems, such as smoke control systems, fire detection systems, sprinklers and lifts, installed in blocks are being maintained in accordance with British Standards.

Table 1: Current test frequency for fire safety measures:

System	Testing regimes	Completed by:
In-flat fire detection	<ul style="list-style-type: none"> Weekly Annual service 	<ul style="list-style-type: none"> By resident LBE term contractor
Secondary Means of escape	<ul style="list-style-type: none"> Monthly In conjunction with FRA* 	<ul style="list-style-type: none"> Estate inspector Fire Risk Assessor
Automatic smoke ventilation	<ul style="list-style-type: none"> Monthly 	<ul style="list-style-type: none"> LBE term contractor
Communal fire detection	<ul style="list-style-type: none"> Monthly Annual test & service 	<ul style="list-style-type: none"> LBE term contractor LBE term contractor
Dry rising mains**	<ul style="list-style-type: none"> Monthly visual 6 monthly test and service 	<ul style="list-style-type: none"> Estate Inspector LBE term contractor

	<ul style="list-style-type: none"> • Annual pressure test 	<ul style="list-style-type: none"> • LBE term contractor
Communal fire doors	<ul style="list-style-type: none"> • Monthly • In conjunction with FRA* 	<ul style="list-style-type: none"> • Estate Inspector • Fire Risk Assessor

**The FRA frequency is defined by the building type and overall risk rating.*

***There are currently no wet risers installed in the stock*

NB There are currently no fire fighting or fire evacuation lifts installed in the stock and consideration will be given to upgrading existing lifts at the end of their serviceable lives.

Whilst sight of secondary legislation is awaited to confirm the new Regulator's expectations regarding the frequency for inspection of flat fire doors, officers from Corp H&S, building safety and capital programme teams are being trained in fire door inspection. In addition, we have also included this service in the scope of our new fire remedial measured term contract with Mullalley, to ensure resilience.

We are identifying residents with mobility issues in high rise blocks above the fourth floor, with a view to considering transfer opportunities. We have 188 residents in this category, although this number will fluctuate due to natural household changes. A rehousing programme is being developed for those considered a severe risk via the personcentred risk assessment (PCRA) process. This is a discretionary measure being taken by the Council and given the scarce availability of opportunities and the high demand for these homes, all cases will be risk assessed.

We are also conducting PCRA's across the stock, where a resident vulnerability is brought to our attention to identify whether they require additional control measures within their home to ensure their safety, or, tailored intervention by partner agencies and/or advice regarding how to remain safely in their homes. This work will be utilised to inform the provision of PEEPs should this become a legal requirement.

In preparation for this, a draft PEEP policy has been drafted and relevant training identified. However, questions remain regarding the practicality of such a requirement which will have significant implications for all building owners, regarding competence, insurance requirements; liability and costs.

5.2 The Building Safety Bill:

Over the last two years the small Building Safety team introduced in 2019 have been focused on putting in place the foundations (policies, processes, supply chain) and working with all Place teams and cross departmentally to enable the Council to prepare for the new regulatory framework, and to redesign contractual requirements; ensure the quality of products and installers and raise staff awareness and competence. Whilst also focusing on the design of the capital programme and delivery of the FRA remedial actions to reduce physical risk across the housing stock.

As such, the Council is delivering an ambitious £65million investment programme across its higher risk residential buildings over the next three years to ensure that the stock is safe, secure and sustainable for residents. This will run alongside the mobilisation of a new fire remedials measured term contract.

By bringing forward targeted investment and a comprehensive retrofit programme ahead of regulation, the Council will have the opportunity to develop a “golden thread” for this existing stock and produce safety case files during the retrofit process; thereby mitigating the risk, of not attaining a Building Safety Certificate in the post transitional arrangements.

Over the next two years, as the capital programme progresses, the Building Safety team will be focused on the design of a Health and Safety Management system, encompassing building safety aligned to ISO45001, and the creation of Building Safety Files, and data management and control systems. An offer has been made to a successful applicant for the Building Safety Information Manager, a new role sitting within the Asset Strategy team which will support these requirements.

There is also an intent to attain BS9997 certification for the Council’s Fire Safety management systems, as a demonstration of assurance in the robustness of these systems.

Work is underway in the sector to develop a competency framework for the Building Safety Manager(s), which has been commissioned by BSI. We are currently awaiting sight of the proposed Act and full details of the role and functional requirements prior to finalising a team structure and recruitment strategy. It is understood that the role of BSM is a new concept and successful post holders will need to be supported and developed to transition into the role and cannot currently simply be recruited from the marketplace.

Like many building owners, we will be looking at existing posts within the Council where there may be advantages in developing out these roles to include the BSM duties and lead on front line building management/ resident engagement duties supported by a team of technical specialists providing assurance and oversight. This does not preclude external recruitment options where this is most appropriate.

5.3 Building Safety Capital Programme Works

Alongside this work, a £60 million plus building safety programme has been developed and commenced at the start of 2021 to ensure that safety risks are reduced as far as practicable and the stock is prepared as far as possible, given the pressures on the 5-year business plan, to meet carbon neutral objectives in the future. The programme will continue until the end of 2023 and is shown at Appendix 1

Given the intrusive nature of this programme and the lack of historic information regarding the design and construction of the stock, additional funds have had to be allocated to attain Golden Thread information, to allow the Council to commence the process of preparing Safety Case Files. An allocation of £750,000

has been made in the capital programme to commence this work, but the full scope and cost is not yet known and is expected to escalate.

In addition, a new three year measured term contract for passive fire safety works (e.g. fire protection to the structural frame of the building, fire-resisting doors and fire door furniture, compartment walls and floors, etc.) was awarded to Mullalley in July 2021 with documentation currently being finalised. This will ensure the Council has access to a third-party certified supply chain for the repair, replacement and testing of passive fire safety control measures and can complete actions arising from its Fire Risk Assessments within target timescales.

5.4 Building Safety Bill Implications for Building Control

The Fire Safety Act 2021 (FSA) does not directly impact upon the role of Building Control.

The Building Safety Bill however represents the biggest shake up of the building regulation system since 1984 and will have a significant impact on LABC members:

1. Sets up the new Building Safety Regulator within the Health and Safety Executive. It will oversee the safety and standards of all buildings, implement the new regulatory regime for higher-risk buildings and assist and encourage competence among the built environment industry and registered building inspectors.
2. All surveyors will have to be registered with the Building Safety Regulator regardless of whether they work on higher risk buildings. This means everyone in the LABC network will have to have their competency assessed and validated.
3. A new professional structure for building control covering both local authority teams and Approved Inspectors (who will be renamed as registered building control approvers)
4. A wider definition of the higher risk buildings. For design and construction all multi-occupied residential buildings, care homes and hospitals with in-patients, of at least 18 metres in height, or at least seven storeys (whichever is reached first). For occupation this will apply only to multi-occupied residential buildings of at least 18 metres in height or at least seven storeys (whichever is reached first)
5. Create a stronger and clearer framework for the regulation of construction products, including claims about performance made in advertising or marketing material, placed on the UK market, paving the way for a new national regulator for construction products with national oversight and robust enforcement capability.
6. Terminology: Local Authority Building Control (and in certain cases the BSR) will be referred to as the Building Control Authority; Approved Inspectors will become Registered Building Control Approvers and Building Control professionals registered with the BSR will be known as Registered Building Inspectors. There will be sanctions and criminal

charges available that can be brought against anyone passing themselves off as any of these.

7. Local authority building control teams will be required to support the Building Safety Regulator (BSR) which has been established within the HSE. And the BSR (with the Secretary of State's agreement) will have the power to direct local authorities to provide support for the BSR's activities.
8. Under proposed amendments to the Building Act, the BSR will oversee the performance of the whole building control profession through a robust process of monitoring, analysis, reporting and sanctions for both of building control bodies and professionals – this will apply across all building control work, not just work on in-scope buildings and as such will impact ALL building control teams and professionals in England.
9. Powers will be given to the BSR to intervene and direct both public and private Building Control Bodies to rectify any unsafe practices and they will create new operating standards for both public and private building control bodies.
10. Specified building control functions will only be able to be executed by considering advice from a 'registered building inspector'. The building control profession will have various classes of registration dependant on complexity of work and competence.
11. The time limits for the prosecution of contraventions changed to 10 years and Stop Notices and Compliance Notices are proposed for Building Control Authorities.

Impact on LBE Building Control

Moving forward, developers will be required to submit their Building Control Application (initially for Buildings in scope under the Bill) not to the Local authority or Approved Inspector but to the newly established Building Safety Regulator (BSR). The BST will be responsible for the issuing of the "Completion Certificate" for the project.

The BSR does not have the resources or the competence to carry out the function of Building Control and will therefore require "preferred suppliers" to provide the Building Control Service on their behalf. Currently the preferred Building Control supplier will be the Local Authority, to be known as the Building Control Authority (BCA).

However, to be accepted as the preferred BCA, Enfield building Control must demonstrate the following:

1. We have sufficient numbers of competent persons (Level 6 registered surveyors).to provide building control on HRRB's
2. We have robust procedures and management systems in place.
3. We have a robust system for storing and manipulating applications-database.
4. We have a system of storing information for a minimum of 15 years which is easily accessible with all data retrievable.

In relation to the above, the Building control team have already:

1. Established two level 6 registered Fire Safety expert surveyors.
2. Undertaken a competency review of all surveyors and created a competency matrix for each to establish training needs.
3. We have established a QA procedure and systems which has been registered by and reviewed by an external auditor in the form of LABC QA systems.
4. We use IDOX and Uniform which are recognised databases within building control departments.
5. We store data which can be easily retrieved for a period of 15 years.

Building Control Opportunities.

The future regime of building control provides Enfield with excellent opportunities to increase our market share and to provide building control services for the larger projects planned for the Borough. The new system will require an uplift in fees we can charge, as we develop the skill set (Level 6 surveyors) opportunities to work cross boundary with neighbouring Authorities' may arise.

To ensure Enfield Building Control can be in positioned to be a preferred BCA we are reviewing the following:

1. Following the development of the development of Registration Building Inspectors. It is understood the system will contain seven levels of registration, Level 6 been the minimum required to be considered as competent to provide services for HRRB's.
2. To develop a training programme for all surveyors to ensure they can attain the required Level entry point to maintain the service as a status quo.
3. To develop a training programme (with costs estimated at £2000-£3000 per surveyor) to attain Level 6 status.
4. To continually review, develop and update the QA procedures and policies to ensure they remain fit for purpose.

5.5 Building Safety Compliance in the Housing Development Programme

The design code and technical specifications for the housing development programme, which were updated in May 2021, rely on, and respond to the following building safety requirements/policies:

- Building Regulations (Approved Documents)
 - Part A (structural safety)
 - Part B (fire safety)
 - Parts C & D (contamination and toxic substances)
 - Part G (water safety)
 - Part H (pollution prevention)
 - Part J (fuel safety)
 - Part K (prevention of falling)
 - Part N (glazing safety)
 - Part P (electrical safety)
 - Part Q (building security)

- New London Plan and GLA funding requirements
 - All blocks have Automatic Fire Suppression Systems, including (but not limited to) sprinklers
 - No combustible materials may be used in the external walls of all homes and buildings, regardless of height
 - All homes must include access to water supplies for firefighting in accordance with Water UK's national guidance document.
 - All in-built electrical products, such as white goods (where possible, including those purchased by residents), registered with the manufacturers' registration service.
 - All information about product registration, product recalls and electrical safety is made available to residents.

The design code and technical specifications inform the Employer's Requirement, form part of contract documents, for each project.

CDM regulations require construction project clients to:

- Make suitable arrangements
- Allocate sufficient time and resources
- Appoint a principal designer on projects with more than one contractor
- Appoint a principal contractor on projects with more than one contractor
- Ensure work can be carried out without risks to health or safety
- Make sure welfare facilities are provided
- Ensure that arrangements are maintained and reviewed throughout the project
- Provide pre-construction information to designers and contractors
- Ensure the construction phase plan is drawn up by the principal contractor (or contractor if only one) before work starts
- Make sure the principal designer prepares a health and safety file
- Ensure that the health and safety file comply with CDM
- Check the file is revised to incorporate relevant new information, and is kept available for inspection by any person who may need it
- Take reasonable steps to ensure that the principal designer and principal contractor comply with their duties.
- Provide the health and safety file to any person who acquires the structure.
- Where a project is notifiable, the client must give notice in writing to the HSE.

We fulfil these duties by appointing competent construction project management professionals such as our Employer's Agent. Also, in addition to appointing a Principal Designer (formerly CDM coordinator) on all schemes, we also appoint a Clerk of Works and will be appointing Building Safety Managers to comply with emerging regulations.

They ensure our design and technical requirements are being met from scheme design to handover, and through the defect liability period.

Also, in addition to practical completion certificates from building control, we are required to obtain an EWS1 form in building with for-sale or shared ownership

homes – the requirement was introduced by RICS to confirm to property valuers and mortgage lenders that building meets fire safety standards.

6. Future Challenges

Due to the combined impact of the pandemic and BREXIT and the high demand for specialist labour, significant inflation across the sector is being experienced regarding both material and labour prices. Several key suppliers have recently closed their books to new orders due to demand.

Restrictions in the professional indemnity market and a general shortage of fire safety engineers and surveyors is further reducing supply chain options, as consultancies are prevented from delivering cladding design and fire consultancy services by their insurers.

Both factors are impacting on the Council's and wider sectors ability to deliver building safety works at pace, which is causing some slippage across the capital programme and will have an impact on the Councils preparedness plan.

Due to a national shortage of competent individuals in the fire and building safety space, wages are being driven up by demand and staff recruitment and retention is a growing concern. As such the Council will need to develop a robust recruitment, staff development and retention plan to be able to compete and retain capacity across technical disciplines. This is being discussed across London Councils, who are engaging with the fire industry and government regarding how this national issue can be addressed within a relatively short timescale.

The systems to cover Safety Case requirements/the golden thread/digital twin/asset management system and BIM modelling support are not yet in place although procurement is in progress. Any delays could exacerbate the risk that buildings could be vetoed from occupation.

7. Conclusion

The modernisation of fire related regulation and associated activity is a positive step and much welcomed. However, under these regulations, all individuals and stakeholders will need to have the associated skills, knowledge, experience and behaviours necessary for their role. LBE will also need appropriate management systems, processes, policies and resources in order to demonstrate the organisational capability to properly fulfil the new obligations.

Careful planning is being implemented to ensure the requisite resources can be applied.

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Date of report 20 September 2021

Appendices

1. Fire Safety components programme with costs

Background Papers

The following documents have been relied on in the preparation of this report:

- 1 Fire Safety Act 2021
- 2 Building Safety Bill

Appendix 1

HOUSING - (Building Safety) 5 YEAR CAPITAL PROGRAMME						
	Annual (no smoothing)					
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
FIRE LED PROJECTS						
Bliss & Purcell re-clad	£1,350,000.00					£1,350,000.00
Bliss & Purcell - internal works & sprinklers	£1,500,000.00	£600,000.00				£2,100,000.00
Walbrook House -External & Internal works inc GSHP	£500,000.00	£6,000,000.00	£4,000,000.00			£10,500,000.00
Channel island -Internal works inc sprinklers	£1,500,000.00	£1,500,000.00				£3,000,000.00
Brittany House (Sheltered) - Internal works inc sprinklers	£500,000.00	£500,000.00				£1,000,000.00
Exeter Road - ACM remediation	£250,000.00					£250,000.00
Converted Street properties - Communal AFD/ EL scheme	£450,000.00					£450,000.00
Specialised Housing units -AFD and WCS upgrades	£300,000.00					£300,000.00
Brookbank Hse - External and internal works			£209,160.00			£209,160.00
Jackson & Swinson Hses -External and internal works			£343,930.00			£343,930.00
Gainsborough; Bonington & Constable Hses - Cladding/ spandrel remediation and internal works			£1,480,490.00			£1,480,490.00
Cheshire & Shropshire Hse -Spandrel remediation; internal works and sprinklers			£1,113,260.00			£1,113,260.00
Scott Hse - External, internal works & sprinklers			£2,100,000.00			£2,100,000.00
Woolpack; Keys; Dorset & Welch Hse - Internal			£1,158,900.00			£1,158,900.00
Exeter Road (4 blocks) - Internal works			£1,310,700.00			£1,310,700.00
Cormorant; Curlew & Alma Hse -risk reduction works - pre demo			£50,000.00			£50,000.00
Shepcot Hse -risk reduction works - pre demo			£114,150.00			£114,150.00
Bridport Hse -risk reduction works - pre regen			£150,280.00			£150,280.00
Specialised Housing blocks - Urgent works following T3 FRAs (completed Dec 19)		?	£250,000.00			£250,000.00
Dover Hse -External and internal works				£200,550.00		£200,550.00
Specialised Housing blocks - Sprinklers and internal works (2 year programme)				£5,500,000.00	£4,500,000.00	£10,000,000.00
Normandy; Burgundy & Picardy - Internal works inc sprinklers				£867,940.00		£867,940.00
Joyce & Snells (9 blocks over 6 storeys) - risk reduction works- pre-demo				£134,300.00		£134,300.00
Hereford & Leicester Hse - Internal works				£1,515,500.00		£1,515,500.00
Graham & Cumberland - Internal works				£156,800.00		£156,800.00
Fore Street Estate (4 blocks) - Internal works				£541,710.00		£541,710.00
Walmer & Hastings Hse - External cladding and internal works				£509,020.00		£509,020.00
Mid rise blocks - External cladding remediation				£750,000.00		£750,000.00
Mid rise blocks (93no) - Smoke ventilation works			£500,000.00	£250,000.00	£250,000.00	£1,000,000.00
Mid/ low rise blocks - Roof compartmentation			£500,000.00	£750,000.00	£1,000,000.00	£2,250,000.00
Reynolds; Romney & Hogarth - Cladding				£260,000.00		£260,000.00
Low rise timber cladding remediation				£500,000.00		£500,000.00
Supported Housing - Mist system and internal works (3 yr programme)			£500,000.00	£500,000.00	£250,000.00	£1,250,000.00
Mid/low rise blocks - Compartmentation works (Scope TBC)		£200,000.00	£200,000.00	£200,000.00	£200,000.00	£800,000.00
Flat Door Remediation programme (3 year programme)		£3,000,000.00	£3,000,000.00	£3,000,000.00	£3,000,000.00	£12,000,000.00
SUBTOTAL	£6,350,000.00	£11,800,000.00	£16,980,870.00	£15,635,820.00	£9,200,000.00	£59,966,690.00
Possible cladding subject to clarity			£1,320,000.00			