

**Update on Housing Capital Investment Programme and cases of Damp
and Mould**

Introduction

1. The council spends around £16m a year (figure varies a little year on year) on the physical fabric of council homes. Broadly this is split into spend of £6m for repairs and maintenance and a £10m capital investment programme. The capital investment programme invests in such things as new kitchens, bathrooms, windows, external doors, and structural damp and mould works.
2. This paper presents a brief update on this year's capital investment programme as well as providing details around incidences of damp and mould in both council housing stock and the private rented sector. This information is intended to provide the basis for a discussion at Scrutiny, where further detail can be provided on specific items if required.

2022/23 Capital Investment Programme

3. The Capital Programme budget for 22/23 is £9.2m. This spend is allocated by balancing a range of priorities, utilising stock condition data and the requirements of the decent homes' standard.
4. For 22/23, this capital budget was broadly allocated as follows:
 - £2.8m for home modernisation (kitchens, bathrooms, re-wire)
 - £1.34m for capital works in properties as they become void (primarily home modernisation works)
 - £1.8m for standing water programme
 - £1m for the installation of heating systems (primarily the upgrade of existing)
 - £0.4m for external doors and external communal security doors (primarily replacing old timber doors with modern composite doors)

- £0.35m for window replacements (this has focused on the Chapelfields area this year)
 - £0.3m for new roofs
 - Smaller budget pots covering such things as fire remedial works, minor structural works, asbestos removal works, stairlift renewal, and sound proofing
5. The total investment budget is fixed for the year but there is scope to reprofile the budget headings should priorities change. The overall aim of this programme is for capital to be utilised as effectively and efficiently as possible with the aim of ensuring all council homes meet the decent homes standard.
6. It is anticipated that spend for this year will match the budget. This will have delivered (amongst other things) the following works:
- Home modernisation to more than 300 homes
 - Major structural damp works to around 40 properties in addition to those properties receiving less invasive damp and mould works
 - Over 400 heating system upgrades/installations
 - Approximately 300 new external doors
 - New windows to approximately 50 homes
 - Approximately 60 new roofs
7. It should be noted that significant retrofit works have also been undertaken, however these works are supported by a separate budget allocation rather than sitting on the rolling programme.
8. Most capital investment works are carried out by external contractors. A number of these contracts are due to end imminently. As such, work is underway in procuring several new contracts to support the delivery of the capital investment programme in the coming years. This process has been supported by liaison with resident groups to help ensure a positive customer experience. In addition, the creation of new specifications to support the new contracts has allowed the team to incorporate retrofit works into 'business as usual'. New windows are being upgraded to A rated and contractors delivering Home Modernisation and damp and mould works will also be qualified to deliver retrofit works alongside this. The aim is to minimise disruption for council house residents by only undertaking works at one time where possible and for the council to

benefit from the economies of one contracted team delivering a more comprehensive set of works.

Damp and Mould

9. The council has been asked to provide answers to a number of questions relating to incidences of damp and mould, both in the private rented sector and within council homes. The responses to these questions are provided in full within the annexes attached to this report. More detail can be provided at the Scrutiny meeting should members require.

Implications

10. N/A.

Recommendations

11. The Housing and Community Safety Scrutiny Committee are asked to note the report.

Reason: To keep the Committee updated on this year's capital investment programme and on the damp and mould issues in social and private sector homes.

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Approved

Wards Affected: All

All

For further information please contact the author of the report

Annexes:

Annex A – City of York Council response to the Social Housing Regulator regarding damp and mould in council properties

Annex B - Annex A – City of York Council response to Central Government regarding damp and mould in private rented housing stock