

HOUSING REPAIR TASK AND FINISH GROUP

Minutes

10 July 2023

3.00pm to 4.10pm

PRESENT:

Committee Members

Cllr Tony Edwards – Chair

Cllr Matthew Siggers

HTS (Property and Environment) Ltd

Neil Rowland, Commercial Director

Steve Ward, Operations Director

Officers:

Wendy Makepeace, Assistant Director

Housing and Property

Jenny Pearce, PA to Director of Housing

1.	<p><u>Welcome, Apologies and Background</u></p> <p><u>Apologies:</u> Cllr Lanie Shears.</p> <p><u>Background</u> Councillors become concerned in November 2022 with regards to the roofing situation and the number of outstanding repair Works in Progress (WIP).</p> <p>Information provided up to February 2023, was that there were up to 60 houses where the roofs were sheeted with a possible time scale of up to four years to repair.</p> <p>This Task and Finish Group has been convened to understand the reasons for the delays and to make future recommendations.</p> <p>One important factor to remember is that most of the council house building in Harlow was built within a certain short time frame of 1960's-1970's.</p>
2.	<p><u>To understand the number of other major repairs “outstanding” and the length of time it is taking for the work to be completed.</u></p> <p>Current situation: The audited figures for major roofing repairs pre March 2023, identified that there was 55 “live” properties passed to the Council. 50 of these have now been completed, five are on site and should be completed by end of July 2023.</p> <p>Since 31 March 2023, there have been 21 new roofing referrals. Of which three have now been completed, seven are on site, four are at the design/party wall stage and seven have been awarded and we are awaiting start dates.</p>

	<p>In the HTS report, as at December 2022 there was 5,587 outstanding WIPs, of which 1,516 were roofing. To support the backlog of work in the roofing WIP substantial additional funding has been made available. HTS are currently in the process of awarding works to sub-contractors to reduce the backlog of works. Not all of the 1,600 jobs relate to roofs, approximately 600 are gutter related.</p> <p>Currently the average length of time to complete the fitting of a new roof from the point of referral is approximately 3 months. HTS reported that a standard roof repair should take between 6-8 weeks to complete barring any issues.</p> <p>With regard to the non-roofing WIP's, HTS were not in a position to confirm repairs timescales due to the complex nature of the repairs and differing requirements for works, delays in the availability of the supply chain and materials.</p> <p>HTS will provide an up-to-date report for the next meeting detailing the current outstanding WIPs</p>
3.	<p><u>To understand the budgetary processes and constraints</u></p> <p>Further detailed information required.</p>
4.	<p><u>To make recommendations regarding the prioritising of work and budgetary processes.</u></p> <p>Further detailed information required.</p>

The Date of the Next meeting is Tuesday 15 August 2023 at 2pm in Committee Room 1, Civic Centre.