

Assets, Development and Building Safety – Service profiles

The teams

Assets Team - Investing in properties

Our Assets team are the client lead for the Your Home Your Place programme. This programme delivers replacement and improvement works to those homes and estates that are in the worst condition. The main workstreams that directly relate to tenants homes are:

- Kitchen replacements
- Bathroom replacements
- Window and door replacements
- Roof renewals
- Rewires and electrical upgrades
- Heating and boiler replacements
- District heating and commercial boiler upgrades
- Lift replacements in blocks

The team also deliver programmes of environmental improvements and cyclical maintenance. This includes:

- the replacement and provision of bin stores
- works to garages and parking areas
- improvements to open spaces and external communal areas
- external repairs and improvements to communal blocks
- retrofit and fabric first improvements to homes to make them more efficient and to help tenants to reduce the cost of running them

Development Team – Increasing supply

Our Development Team helps us to increase the number of homes we own, creates new neighbourhoods for our residents and delivers large scale renewal and regeneration schemes. The team identify opportunities for growth from a range of sources including:

- buy-back of right-to-buy Council and private homes
- purchase of Section 106 homes which are delivered through planning agreements with private developers
- building new homes
- converting existing stock into housing

Investing in the improving the standard of our stock and making sure our homes remain safe, modern, and warm will remain our main priority for 2022-23. We are also committed to investing in building and providing new council homes and replacing homes lost through Right to Buy.

In 2021/22 we:

- built 11 new homes
- acquired 18 homes through buy-back
- converted buildings to provide 2 homes

Building Safety – Keeping people safe

Our Building Safety team are focussed on making sure our residents feel safe and comfortable in their homes and undertake inspections and surveys to help us understand and manage risk and carry out works. They deal with the 'Big Six' areas of building safety compliance:

- Fire safety
- Asbestos Management
- Gas Safety
- Electrical Safety
- Water Quality
- Lifts

The team provide specialist technical advice, guidance and support to colleagues from across Homes and Neighbourhoods to support a risk-based approach. They also work collaboratively with colleagues from across the wider Council to ensure that the organisational approach to building safety is robust and consistent.

The Work

Year ahead – 2022/23

In 2022/23 we will deliver improvements to 650 homes under the Your Home, Your Place programme. We will also start a programme to replace district heating and commercial boilers in the worst condition and to undertake work in retirement living schemes so that heat meters can be installed. A programme of lift replacements in retirement living schemes and high-rise blocks will also be delivered.

In 2021/22 we delivered whole house retrofit to 8 homes. Homes are now rated in SAP bands A and B and will help residents to reduce their energy usage. In 2022/23 we plan to deliver another 8 whole house retrofits. We will be using these schemes to help us understand what works best and how these types of works can support residents with the cost of living.

We are working with the charity Groundwork Yorkshire, Green Doctors to offer energy saving solutions for our tenants living in council properties. The programme is designed to help check tenants' energy tariffs to ensure they are not overpaying for their energy, set boilers to the most efficient settings, offer tips on how to stay warm and identify repairs which can reduce thermal loss. They also offer debt advice and support in claiming for any benefits they are entitled to. The current funding round will enable us to reach up to 3,500 homes. Each visit will also provide and up to date EPC and SAP information for our homes.

In 2022/23 we will complete a four-year programme of environmental, landscaping and biodiversity improvements for 12 blocks and within the Cowlersley estate. We will continue our rolling programme of bin store replacements to blocks of flats with communal areas.

We are developing a new five-year programme for external repairs to communal blocks and estates, working closely with our Neighbourhoods teams. The aim of this programme is to improve overall safety and appearance of estates.

Increasing the number of new council homes remains a priority for us. We will be using different construction methods to deliver new homes which help reduce fuel consumption for tenants and contribute to our climate commitments. In 2022/23 we plan to:

- purchase 37 buy-back homes and complete the acquisition of 20 Section 106 homes
- complete the construction of 20 two bed bungalows for older people, 14 two bed houses and 4 refurbished one bed houses
- start on site the delivery of 96 new homes
- take forward design work for major regeneration projects at Berry Brow and Buxton House and for the redevelopment of the former RM Grylls school site
- develop our Asset Strategy and programmes for future investment

Our programmes of inspection and re-inspection run throughout the financial year and identify the remedial works needed to keep homes safe. We have been delivering improvements to our fire safety measures in our high-rise blocks including fire alarm systems and fire doors. Over the next three years, we will be embarking on an ambitious fire safety improvement programme involving over 800 blocks, starting in Spring 2023.