

BARNSELY METROPOLITAN BOROUGH COUNCIL

REPORT OF: Service Director, Place & Regeneration / Berneslai Homes

TITLE: HRA Decent Homes Capital Investment Report 2022/23

REPORT TO:	CABINET
Date of Meeting	1 June 2022
Cabinet Member Portfolio	Place
Key Decision	Yes
Public or Private	Public

Purpose of report

The purpose of the report is to inform Cabinet of, and seek approval for, the Housing Revenue Account (HRA) Capital Investment Programme for 2022/23, delivered through the Property, Repairs and Improvement Partnership (PRIP) contract and tendered elemental works programmes. The over-arching budget for this work was agreed as part of the Housing Revenue Account DRAFT 2022/23 budget and investment proposals 2022-27 (cab 12.1.2022/6). The Property Repairs and Improvement Contract is a partnering term contract between Berneslai Homes Construction Services and Wates Ltd. The contract is a 10-year contract spanning 2020-2030 with a 5-year break clause.

Council Plan priority

Healthy, Growing, Learning & Sustainable Barnsley

Recommendations

That Cabinet:-

- 1. Approves the HRA 2022/23 Barnsley Homes Standard Programme;**
- 2. Approves the HRA 2022/23 Supplementary Investment Programme;**
- 3. Notes the added Social Value delivered by the Property Repairs and Improvement Partnership 2020 as set out at Paragraphs 1.12 through 1.13 of the report; including use of directly employed local staff and over 30 directly employed apprentices; and**
- 4. Notes the Carbon Saving efficiency measures, and anticipated reductions to tenant's energy bills, as set out in Paragraph 1.8 of the report.**

1. INTRODUCTION

- 1.1 This paper sets out the proposed programme for the Council's core housing capital programme for both the Barnsley Homes Standard (BHS) programme and the programme of supplementary investments that compliment BHS. These investments will allow Berneslai Homes to continue to maintain the Decent Homes target for the Council's social housing throughout 2022/23. The current Decent Homes target is to ensure that at least 96% of all stock meets decent homes standards at the start of the financial year. The remainder of properties would be picked up as part of the decent homes programme during the following year. As of the 1st April 2022, it was reported that 99.71% of the Council's housing stock achieved the Decent Homes Standard.
- 1.2 Berneslai Homes have recently had approved a new Asset Management Strategy 2021-26 which outlines the approach to be undertaken to ensure decency performance across the life of the business plan. This includes, in part, a plan for improving the energy efficiency of our stock and options for meeting our low carbon targets (including the phasing out of gas heating solutions).

Decent Homes Standard

- 1.3 The Council first met the Decent Homes Standard for all of its stock in December 2010, having delivered a £300M capital programme between 2004 and 2010 to achieve this. The standard is set by the government and requires a home to meet the following four criteria:
- a) It meets the current statutory minimum standard for housing – containing none of the 29 serious [Cat 1] hazards set out under the Housing Health and Safety Rating System [HHSRS].
 - b) It is in a reasonable state of repair where building components [Key and Other] do not require replacement or major repair due to age and condition.
 - c) It has reasonably modern facilities and services - dwellings which fail to meet this criterion are those which lack three or more of the following:
 - a reasonably modern kitchen (20 years old or less).
 - a kitchen with adequate space and layout.
 - a reasonably modern bathroom (30 years old or less).
 - an appropriately located bathroom and WC.
 - adequate insulation against external noise (where external noise is a problem); and,
 - adequate size and layout of common areas for blocks of flats.
 - d) It provides a reasonable degree of thermal comfort - this criterion requires dwellings to have both effective insulation and efficient heating.

- 1.4 Since January 2011, Berneslai Homes has implemented and managed the Barnsley Homes Standard programme [BHS] on the Council's behalf and it is designed to maintain the social rented housing stock at the Decency Standard. Appropriate Council/ BH strategic targets are set annually to ensure this.
- 1.5 The Government's Decent Homes standard covers a range of components whose useful lifespan is time-limited (for example, 20 years for a kitchen) and different components have different lifecycles. Berneslai Homes manages this process on the Council's behalf and uses its asset management database [PIMMS] which tracks the installation date of all home standard components within a property. This database is used to establish both the 30-year HRA business plan and the annual programme contained within this report. The annual programme details where work is required to maintain the Standard in the coming year.
- 1.6 Actual lifespans for individual components vary from the government guidance, and components are not replaced where they are in good condition and their expected remaining life extended for a further period. Every home and every component is surveyed in advance of replacement within the annual programme with variations recorded in the database. In addition to these 100% checks, periodic sample surveys of the whole stock are undertaken to ensure data and 30-year business plan accuracy.
- 1.7 The schemes proposed within the 2022/23 programme are addresses that were last improved during the early years of the previous decent homes programme. The scope of works from the database shows that elements such as PVCu windows and doors, full rewires and central heating distribution systems will be unlikely to require replacement, but some kitchens, bathrooms and central heating boilers are likely to. The programme will also identify other elements that were deemed not to fail at the time as well as original tenant refusals, if not replaced since for instance as part of void works.
- 1.8 Gas central heating boilers are one element that consistently fails before the 15-year lifetime expectation within the government decency programme. Older boilers tend to break down more often. The Council currently has a high number of boilers which are over ten years old. The reason for this is due to the decent homes' replacement programme being at its peak in the 2004 to 2008 period when there were significant replacements. Older gas boilers are also less efficient at around 78% efficiency compared with a modern combination boiler at 91% efficiency. Changing from the older boiler to a modern one, on a typical semi-detached property, will save the tenant approximately £105 per annum on average (source: Sedbuk). This will contribute towards reducing fuel poverty in the borough.
- 1.9 Whilst the more efficient boilers also emit less CO₂ than the older boilers, as a result of burning less gas, they will not be a longer terms solution to meeting the Council's Zero Carbon aspirations. The Council and Berneslai Homes are thus developing a programme of retrofit solutions to include switching to renewable heating sources, as part of the HRA 30-year business planning process.

- 1.10 It is expected that the HRA will spend c.£1.9M per annum on gas heating breakdown this year which represents the largest single element of the responsive repairs and maintenance budget. To help reduce this problem, additional tendered elemental heating replacement schemes have featured as part of the Barnsley Homes Standard programme over the last five years. For 2022/23, it is planned to use £1.0M of the elemental works HRA budget allocation to support this objective.
- 1.11 The Social Housing White Paper, The Charter for Social Housing Residents, indicates that the Decent Homes Standard will be reviewed to consider whether it needs to be updated to strengthen the definitions of safety, energy efficiency and decency. This will be completed by Summer 2022. The implications of the revised Decency Standard on the Council's HRA will be considered in due course.

SOCIAL VALUE

- 1.12 The PRIP contract was designed to ensure that social value and sustainability are embedded throughout contract delivery; ensuring that directly employed staff across both BHCS and Wates live within the borough and that supply chains remain local. There are KPI's within the contract to ensure that staff are locally employed (restricting sub-contracts), that training, and development opportunities run through the heart of operations and that contract spend benefits the Borough. Both contractors have signed up to deliver a social value plan which requires them to have a minimum number of apprentices at any time during the duration of the contract (c.30) and to ensure that they are adding value to the localities within which they work. This includes providing training and up-skilling for tenants, school visits, tree planting initiatives and an annual contribution to the Better Barnsley Bond Scheme and/or other social value initiatives. Each year, each contractor pays a sum of funding to support social value (split 2/3 to 1/3 across BHCS & Wates respectively) to a sum of £150k. This funding is used to support local groups and charities to deliver vital services and support to residents across the borough. This year to date, organisations benefitting from this funding include BIADS (Alzheimer's and dementia local charity), a bowling group and after school club in the Barnsley Dearne and both work and funding to deliver a sensory garden for disabled children in Barnsley Central. These measures were directly funded from the Better Barnsley Bond.
- 1.13 The contract has targets for equality and diversity in the workforce, including the encouragement of women into construction. Each contractor has committed to a sustainability plan to reduce their operational emissions and to procure more sustainably within contract. It sets stringent targets for re-cycling waste materials (more than 96%), tree planting and green initiatives and investment in the Barnsley Pound (more than 73%).

2. PROPOSAL

2.1 Barnsley Home Standard - Main Programme

The proposed main Barnsley Homes Standard programme for 2022/23 will be delivered by Berneslai Homes Construction Services (CS) and Wates and is summarised per area in the table below:

Barnsley Homes Standard 2022/23

Delivery Partner	Scheme	Number of Properties	Estimated Budget Cost £M
CS	Athersley South	45	0.374
CS	Dodworth & Gilroyd	296	2.457
CS	Shafton	47	0.390
CS	Wilthorpe	24	0.199
CS	Worsbrough Common & Worsbrough Dale	184	1.527
CS	Barnsley West (Thurgoland, Wortley, Oxspring, Silkstone)	213	1.768
Wates	Hoyland Common & St Peters	113	0.938
Wates	Jump	163	1.353
Wates	Darfield	100	0.830
Wates	Wombwell	74	0.614
TOTAL		1,259	10.450

2.2 The Decency Programme, together with other works detailed, will maintain or better the Council's Housing Stock over and above its strategic target of 96% by the end of March 2023.

2.3 Anticipated indicative budgets are derived by using intelligence from previous years actual costs on maintaining Decency, which include all associated fees, which is reflected in the table above. Following a detailed survey of every property within each scheme and an agreement on individual scopes of work for every property, partner contractors propose guaranteed maximum prices (GMPs) for each package. The HRA is protected by these GMPs to ensure that chargeable costs do not increase significantly.

2.4 The associated works are allocated to both of the Council's PRIP partners, Berneslai Homes Construction Services and Wates respectively, on a two thirds and one-third basis, in line with the overall principles of the PRIP 2020 Contract.

Gas Heating Replacement Works - £1.009M

2.5 It is proposed that the Gas Heating Replacement Works budget be used to carry out a tendered heating replacement scheme to the value of £1.009M as paragraph 1.10 of the report refers. This equates to approximately 404 new efficient gas boiler replacements.

Urgent Individual Property Heating Replacements – £0.481M

- 2.6 In all cases following a heating breakdown, a repair is attempted in the first instance. In some cases, the boiler cannot be repaired or is beyond economic repair which cannot wait for a planned programme. The £0.481M budget relates to approximately 200 such replacements within the housing stock of 18,500 properties. This work is delivered through the Property Repairs and Improvement Partnership (PRIP) with the works carried out by Berneslai Homes Construction Services or Wates.

Reactive Component Replacements - £1.547M

- 2.7 The proposed replacement items budget is to be used to replace items in the Council's housing stock which are not scheduled for renewal as part of the Core BHS programme as outlined above, where they cannot be repaired, are reasonably urgent in nature and are not heating related (where there are separate budgets to address). Such items are placed in planned programmes which are released monthly through the Property Repairs and Improvement Partnership (PRIP) to Berneslai Homes Construction Services and Wates respectively. These batched releases enable the work to be properly planned and priced, making delivery efficient and costs more controllable. The works typically consist of:

- Full or Partial Kitchen Replacements.
- Full or Partial Bathroom Replacements.
- New Guttering.
- New Doors; and
- New Windows.

- 2.8 The proposed budget relates to approximately 868 replacements at an average cost of around £1,782 per replacement. These estimates are indicative at this stage given the reactive nature of the works involved in addition to the varying types of works that may present itself. The works commissioned will be managed within the resources set aside. Such works do contribute towards maintaining the Council's Decent Home Standard Target of 96%.

Supplementary Investment Programme

- 2.9 The Supplementary Investment Programme is additional to the Barnsley Homes Standard Programme and is complimentary in maintaining the housing stock to the Decency Standard. The individual elements are outlined in the paragraphs below.

Planned Works to District Heating Networks - £0.300M

- 2.10 The Council has 24 District Heating Networks serving 1,212 dwellings, independent living schemes, community centres, and a school. Properties have heat meters and pay cost of the heat they use on a pooled basis. The Council recently undertook a review of such charges and was able to reduce the charges to the tenants from September 2021 onwards. The capital cost of

improvements and replacements for such systems falls on the Council's HRA, as it does for all other domestic systems.

- 2.11 The plans for 2022/23 include the replacement of the gas heating boilers at Sheffield Road Flats which are towards the end of their life expectancy and provide a vital back up heating supply for residents. Replacement of older, less efficient boilers reduces the risk of failure and improves overall efficiency of the heat network. It should be noted that these systems are back up systems to the biomass systems already installed.
- 2.12 The remainder of this capital budget is held as a contingency which may be required for any major failures that occur during the year, for example, major boiler failure requiring a renewal or a burst underground main requiring section renewal rather than repair.

Major Adaptations for Tenants with Special Needs - £2.507M

- 2.13 The population in Barnsley is aging and tenants are living longer, and consequently, the number of these demand led adaptation requests are rising year on year. As a result of this increasing demand, the Council needs to be responsive and reactive to fulfil its obligations.
- 2.14 All applications are first accessed by the Council's Equipment, Adaptation and Sensory Impairment Service, to determine the exact requirements. The applications are then assessed by officers from the Equipment and Adaptation Service jointly with Berneslai Homes' officers. Applicants currently have a right of appeal, with a final decision from an independent appeals panel, but this is due to change in 2022/23 with a newly revised Policy imminent. There is also a review of the equipment and adaptations processes across the council and across tenure to ensure that, whilst funding sources may differ, there is a consistent approach being taken to the provision of adaptation services. There is also a wider housing review looking at the provision of older/disabled persons housing across our borough; assisting those for who it is a preference to stay in their homes for longer, but also ensuring that there is adequate provision and choice for those seeking alternative provision which is already age/disability friendly.
- 2.15 The three most frequent type of adaptations requested are:
- Level Access Showers.
 - Entrance Ramps; and
 - Stair Lifts and Ceiling Hoists.
- 2.16 The proposed budget also covers several significant conversions to the Council's properties where tenants have specific needs that can only be met through these works. The demand for such conversions is managed through the process outlined above and it is anticipated that 5 significant conversions, estimated to cost in the region of £0.120M each will be required during 2022/23, based on the average number of conversions over recent years. This totals an estimated £0.600M for 2022/23.

- 2.17 The remainder of the budget, which totals £1.907M, will address the minor adaptations expected in 2022/23, which equates to approximately 521 adaptations, at an average cost of £3,659 per property. These estimates are indicative at this stage given the reactive nature of the works involved in addition to the varying types of works that may present itself. The works commissioned will be managed within the resources set aside.
- 2.18 Where appropriate, the proposed budget can also be used to build a small number of extensions to properties where tenants cannot be re-housed to more suitable accommodation. Officers from BMBC Housing are working closely with Berneslai Homes to align the new build and acquisition programmes to best meet the needs of our tenants; including where that need might be a purpose built or adapted unit on a council build scheme and/or the acquisition of a unit not currently available amongst our stock. This often enables the tenant and their family to be suitably housed, without compromise, and makes best use of resources in the longer term.

Structural Extensive Works - £0.828M

- 2.19 The proposed Structural Works budget is used to fund extensive, one-off structural works that are deemed urgent, and which cannot reasonably wait for the Barnsley Homes Standard Programme. Typically, structural works will include:
- Re-roofing.
 - Subsidence Underpinning.
 - Major Damp Works; and
 - External Retaining Wall Failure.
- 2.20 The proposed budget provides for structural works at 110 properties at an average cost of £7530 per works. These estimates are indicative at this stage given the varying types of works that may present themselves. The works commissioned will be managed within the resources set aside.

Void Replacements - £1.357M

- 2.21 The proposed Void Replacements budget is to fund replacement items in void properties that are required to bring the properties back to the lettable standard which needs to be carried out quickly to let the property and keep void rent loss to a minimum. Void replacements are typically home standard type works of kitchens, bathrooms, replacement heating replacements and rewires, which take place in empty properties following tenant vacation.
- 2.22 The proposed budget provides for an estimated 99 void replacement works at an estimated cost of £13,707 per property. These estimates are indicative at this stage given the unknown nature of the works required involved that may present themselves. The works commissioned will be managed within the resources set aside.

- 2.23 All these works are delivered through the Property Repairs and Improvement Partnership (PRIP) by Berneslai Homes Construction Services and/or Wates.

Community Centre Rewires - £0.065M

- 2.24 The proposed Community Centre Rewire budget is to be used to fund electrical upgrade works in several of the 14 HRA Community Centres and 18 other HRA buildings with communal facilities. The budget is sufficient to fund two to three upgrades per year, dependant on the scale of the project. This work is planned and is carried out by partners in the Property Repairs and Improvement Partnership (PRIP) by Berneslai Homes Construction Services or Wates.

Community Refurbishment Schemes - £0.386M

- 2.25 Berneslai Homes has run a very successful Community Refurbishment and Training Scheme which has been operational for the last 15 years. The scheme helps young, unemployed and some older, long-term unemployed into work-based learning and employment. It provides level 2 basic skills training in construction, mainly, bricklaying. Work programmes are based on a trainee profile of 20 in total at any one time with a split of 10 on site and 10 undertaking off site assessment and training. Training is delivered in Partnership with Barnsley Community Build.
- 2.26 The types of work undertaken on Council owned properties and estate includes:
- General tidying up and clearance of open space.
 - Brick boundary walls.
 - Installation of metal fencing and gates.
 - Timber fencing.
 - Construction of footpaths and driveways in concrete, tarmac and block paving.
 - Pavement crossings and dropped kerbs; and
 - Minor / incidental hard landscaping works.
- 2.27 Given the continuing success of this scheme, it has been agreed for Berneslai Homes to launch a second Community Refurbishment Scheme which will initially be based also in Athersley South, co-locating with the original CRS staff and trainees whilst the works and training model is established. It is intended that the CRS 2 scheme will then re-locate to another area of the Borough where it has been previously identified that Estate Environmental works are urgently required.
- 2.28 The proposed budget is used to undertake general boundary estate works inclusive of fencing, drives, walls, pavements and minor landscaping. The scheme is currently working in Athersley South and has been very popular with residents. In addition to skills training, it is a cost-effective way of delivering environmental improvements.

Barnsley Homes Standard Capitalised Salaries - £0.178M

- 2.29 A number of Berneslai Homes support staff work specifically on the Barnsley Homes Standard capital schemes throughout the year, whose cost is charged to the HRA via the Berneslai Homes Management fee.

This proposed budget is to be used to fund the cost of those project managers which are capitalised during 2022/23.

3. IMPLICATIONS OF THE DECISION

3.1 Financial and Risk

Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).

Capital Expenditure

- 3.2 This report details to Cabinet how Berneslai Homes intend to deploy the Council's HRA Capital Investment Programme for 2022/23, totalling £19.108M.
- 3.3 The total proposed capital plans of £19.108M has been allocated between The Barnsley Home Standard (BHS) Investment Programme totalling £13.487M and the Supplementary Investment Programme totalling £5.621M. This is shown in the tables below: -

Barnsley Homes Standard	2022/23			
	Estimated No. of Units	Estimated Unit Costs	Budget £M	Para.
Barnsley Homes Standard	1,259	£8,300	10.450	2.1 – 2.4
Gas Heating Replacement Works	404	£2,500	1.009	2.5
Domestic Heating Replacements	200	£2,405	0.481	2.6
Reactive Replacements	868	£1,782	1.547	2.7 – 2.8
Sub Total Barnsley Homes Standard Programme			13.487	

Supplementary Investment Programme:	Estimated No. Units	Estimated Unit Costs	Budget £M
District Heating Network			0.300
Major Adaptations - Reactive	548	£3,659	1.907
Major Adaptations - Conversions/Extensions	5	£120,000	0.600
Extensive Structural	110	£7,530	0.828
Voids	99	£13,707	1.357
Community Centre Rewires			0.065
Community Refurbishment Scheme			0.386
BHS Capitalised Salaries			0.178
Sub Total Supplementary Investment Programme			5.621
Total HRA Capital Investment Programme 2022/23			19.108

- 3.4 The proposed capital plans detailed above include annual professional fees of £0.8M are to be contained as part of the programme delivery. These fees are the professional contract support provided formerly by NPS Barnsley. The fees are apportioned over the programme identified above on a budgeted pro rata basis.

Capital Resources

- 3.5 The resources in respect of these proposals have been set aside as part of the HRA budget papers for 2022/23 which have been previously approved by Cabinet (Cab.12.1.2022/6 refers).

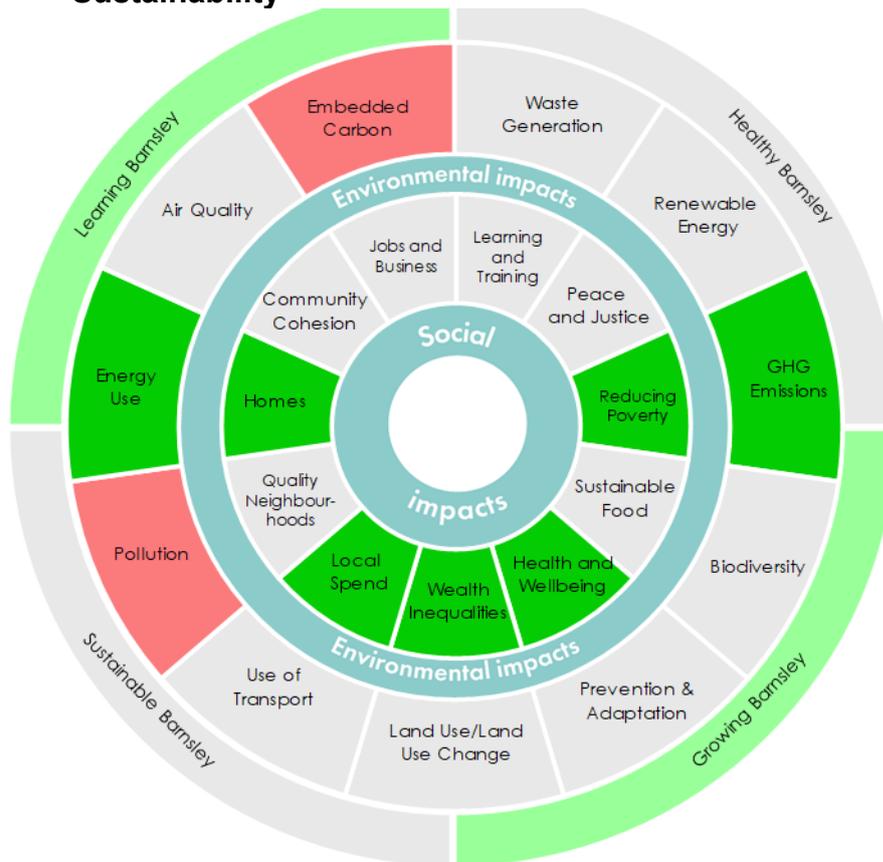
Risk

- 3.6 The HRA capital programme faced significant financial pressures during 2021/22 which materialised as a result of:
- supply chain pressures and availability of materials.
 - inflationary impact on prices.
 - an increase to demand led services; and
 - backlogs of work presenting themselves as the Council emerges from the COVID pandemic.
- 3.7 A review of associated processes, both from an operational and financial perspective will ensure that these pressures are considered and managed appropriately. Officers from both the Council and Berneslai Homes will rigorously monitor these issues throughout the 2022/23 financial year to ensure that the associated risks are managed prudently.
- 3.8 Risks associated in the delivery of any building contract and working in occupied homes can involve additional risks. These risks will be managed and monitored by a contract Core Group consisting of staff from BPS, Berneslai Homes and our Contractors. The Core Group, who will meet regularly throughout the scheme, will monitor progress, costs, cash flow, performance and customer satisfaction. This should result in timely interventions or value engineering to take place should the situation arise.
- 3.9 Financial risks will be monitored throughout the programme and contained with the resources allocated and detailed in this paper.
- 3.10 The financial implications of these proposals are summarised in the attached Appendix A.

4. Equality

A Full Equality Impact Assessment has been completed by Berneslai Homes.

5. Sustainability



- 5.1 The sustainability decision-making wheel has been reviewed for this project and the overall impacts are positive, particularly around reducing carbon emissions, reducing poverty, and improving health and well-being of residents. Pollution from the insulation manufacturing process along with embedded carbon in the supply chain are highlighted as areas of negative impact. However, work is on-going with the procurement team to address how we can build a more sustainable supply chain (within our scope 3 emissions) going forwards.
- 5.2 The programme includes the installation of new gas boilers. Whilst these systems will run more efficiently (saving tenants money on their heating bills) and emit less CO2 than the older systems that they are replacing, it is acknowledged that to achieve carbon zero targets we will need to move away from fossil fuel heating in the medium term. This will need to be a phased approach which considers the needs and views of tenants and considers the 30-year business plan financial implications, future technology options and a full training programme for both staff and tenants.

Berneslai Homes has a good track record of introducing non fossil fuel technology including air source heat pumps (632 domestic installations) and on heat networks, ground source heat pumps and biomass systems. From 2021, the Council's New Build programme no longer builds homes 'on' gas and is piloting a Barnsley Low Carbon Standard specification as part of its 2021-24 delivery programme. This will inform the most efficient and cost-effective ways of delivering new homes which are low carbon and provide the

best energy efficiency for our tenants; whilst being affordable within the capital investment programme and 30-year business plan.

Officers are working closely with Berneslai Homes to explore the options for moving stock to renewable heating sources (air source/ground source/hydrogen) as part of the future homes standard programme; these will be built into the SEAPs to ensure that stock is on track to meet the Zero 45 target.

- 5.4 The Property Repair and Improvement Partnership (PRIP) sets a challenging target for the partners to recycle waste from their operations of 96%. Construction Services achieve this by having waste sorting facilities at its depot at Carlton. Of the remaining mixed waste that leaves site, this is dealt with using a local waste contractor who further sorts the waste; disposing of only a small amount that is currently un-recyclable. Up to quarter 4 of the 2019/20 period, a combined performance by both partners realised a waste recycling level of 97.28%. The partnership will continue to contribute to waste recycling initiatives and strive towards 100% waste recycling.

6. Employee

There are no direct employee implications arising from the recommendations within this report.

7. Communications

- 7.1 All tenants and leaseholders involved will be fully consulted before works take place. Customers have choice for kitchen and bathroom ranges, and all customers have a right of refusal if they do not wish the works to be carried out.
- 7.2 Where leaseholders are affected by works, they will be consulted within the prescribed leaseholder timescales. Where leaseholders are required to pay for jobs, several established easy payment options have been devised, including interest-free and monthly term payments.
- 7.3 As part of the BHS works, customers receiving new boiler installations will benefit from digital programmable timers and multiple location heat controls. They will receive both face to face and written instructions on the use of the heating systems. We will encourage our customers as part of the programme to take up smart meters from their energy supplier. We also provide advice on keeping the home warm and can help with specialist advice for those struggling with energy and other bills.
- 7.4 Before and during the programme of works, tenants will receive dedicated tenant support from our Project Liaison Officers. The officers prepare tenants for the work, explain what will be taking place, support them during the process and provide aftercare. Tenants are also eligible for a redecoration grant following major works.

8. CONSULTATION

Consultations about the programme have been undertaken within BMBC and Berneslai Homes. Tenants are consulted about the works as described in the paragraph above.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The Barnsley Home Standard programme is required to meet the Council's decency target of 96% and the Council is contractually committed to Construction Services and Wates for the delivery of the work within the PRIP 2020 Contract.

10. LIST OF APPENDICES

Appendix A: Financial Implications

11. REPORT SIGN OFF

Financial consultation & sign off	See Appendix A
Legal consultation & sign off	Legal Services officer consulted and date <i>29/04/22 Jason Field</i>

Report Author: BMBC/Berneslai Homes

Date: 30/03/2022