

## **Agenda Item 11:**

### **Responses to questions about external decorations received by Islington Council November 2013**

B1. How does PFI Partners ensure the external availability standard compliance of PFI Street Properties (PFI 1 and PFI 2)?

1. Partners provides a responsive repairs service to all residents, through which Partners logs and responds to all reported repairs.
  2. Partners delivers a rolling cyclical maintenance programme which encompasses a detailed survey of properties by qualified building surveyors.
  3. Partners runs a programme of Communal Area Risk Assessments.
- a) Are dwellings inspected for compliance with the Availability Standards, and if so, what format and criteria do the inspectors apply?

Partners delivers a rolling cyclical maintenance programme which encompasses a detailed survey of all properties by qualified building surveyors.

To inform the cyclical programme Partners are currently working through a programme of inspections of every property from the street. Where necessary the inspection will be followed by a detailed survey which might influence when the cyclical maintenance work is carried out.

Partners will ensure that the cyclical maintenance programme is programmed to prioritise properties most in need of repair whilst trying to maintain a rational approach based on geographical areas, in order to minimise disruption to residents.

- b) How frequently does the PFI contractor carry out such inspections?

All PFI1 Partners properties are to receive three full cycles of decorations to external parts and internal communal parts of the properties prior to contract end in 2033. Each cycle includes a detailed survey by qualified building surveyors.

All PFI2 Partners properties are to receive one full cycle of decorations to external pre-painted surfaces and internal communal parts of the properties prior to contract end in 2022. The cycle includes a detailed survey by qualified building surveyors.

Communal Area Risk Assessments ("CARAs") are carried out at least once every two years for all Partners properties.

- c) Are all properties inspected or just a sample?

All properties are surveyed as part of the cyclical maintenance programme. All properties are inspected as part of the Communal Area Risk Assessment programme.

- d) If a sample, what is the size of the sample, what criteria are used to select the sample?

Not a sample.

- e) Is the same sample used again or is a new sample selected for follow up inspections?

Not a sample.

B2. What is start month and end month for a cyclical works programme year, and has this always been the same start-end month since cyclical works began?

Partners operates a continual rolling programme. There is no contractually defined start date and end date for a cyclical works programme year.

B3. Concerning contractual obligations on Partners 1 and 2 for cyclical works and maintenance and what exact works should be done as part of cyclical maintenance and repair:

Please provide the precise and full sections of the contract for both PFI schemes, the specifications for all materials, as well as the guidelines for their application and the standards of workmanship.

The PFI1 and PFI2 contracts are based on output specifications. There is an output specification for each contract. See appendix 1 for the availability standards which apply to each contract.

B4. Upon completion of second round cyclical maintenance, are dwellings inspected by an independent verifier?

The work of subcontractors will be inspected by an appropriately qualified officer of the cyclical maintenance team (Rydon Maintenance Limited) before final sign off. Partners will also carry out an additional 10% sample post-inspection. This post-inspection regime would be widened if concerns were identified.

These inspections are in addition to other quality control mechanisms including suitable vetting of contractors, pre-work inspections, periodic stage inspections during the works, random quality sampling by paint manufacturers Dulux, and the use of the Considerate Constructors Scheme to independently audit performance.

B5. In respect of the products used in round 1 repair and maintenance, what is the maximum length of time, according to the manufacturers, that a dwelling can be left before wood-rot infestation, loss of historic fabric, will potentially occur?

We are not aware of published information from manufacturers about "the maximum length of time [...] that a dwelling can be left before wood-rot infestation, loss of historic fabric, will potentially occur".

B6. Can penalty deductions be made when external condition of PFI managed dwellings do not meet the "Availability Standards", and if so, how and on what basis?

Partners' contractual obligations regarding the condition of the properties are set out in Appendix 1. If Partners fails to complete work required to meet the availability standards within the required rectification times having been made aware of the requirement for a repair, a penalty can be applied.

- a) Can penalty deductions be made if exterior cyclical works are not carried out within the 7 year cycle?

No. Penalty deductions cannot be made if exterior cyclical works are not carried out within the 7 year cycle.

All PF11 Partners properties are to receive three full cycles of decorations to external parts and internal communal parts of the properties prior to contract end in 2033.

All PF12 Partners properties are to receive one full cycle of decorations to external pre-painted surfaces and internal communal parts of the properties prior to contract end in 2022.

b) Can penalty deductions be made if the exterior cyclical works prove defective?

Partners' contractual obligations regarding the condition of the properties are set out in Appendix 1. If Partners fails to complete work required to meet the availability standards within the required rectification times having been made aware of the requirement for a repair, a penalty can be applied.

B7. Given that 1,167 numbers of PFI dwellings for Street Properties 1 had been signed off as available by the 23 /Dec/2006, how does Partners explain the low numbers of properties in the annual cyclical programmes since 2010?

All PF11 Partners properties are to receive three full cycles of decorations to external parts and internal communal parts of the properties prior to contract end in 2033.

All PF12 Partners properties are to receive one full cycle of decorations to external pre-painted surfaces and internal communal parts of the properties prior to contract end in 2022.

The current provisional programme achieves these requirements.

Partners will ensure that the cyclical maintenance programme is programmed to prioritise properties most in need of repair whilst trying to maintain a rational approach based on geographical areas, in order to minimise disruption to residents.

B8. Could you give details of estimated downtime due to adverse weather conditions and temperatures incompatible with the specified products or "approved equivalents".

The rolling programme has not been affected by downtime due to adverse weather conditions, to date. If external conditions prevent external decorations, resources are focused on internal communal areas.