

Clare County Council

Planned Maintenance Programme



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

Housing Practitioners Conference
5th July 2019

Introduction

Clare County Council - Housing Authority

- Housing Stock
 - 2,630 units owned by CCC

Increase in future owned & managed units within the Social Directorate
- Diversity in Housing Stock
 - Age
 - Type
 - Condition



Policy Driver

Pillar 5 – Utilise Existing Housing


**Rebuilding
Ireland**

**Action Plan
For Housing and
Homelessness**

5.3	<p>We will work with LAs to speed up the refurbishment and, where possible, the re-letting of vacant social housing units, through:</p> <ul style="list-style-type: none">• adopting a common national re-letting performance standard across all local authorities;• a preventative maintenance approach to housing stock management;• a greater focus on tenants' role and responsibilities; and• funding mechanisms to incentivise swift turn-around, consistent standards and pro-active approaches.	<p>housing market.</p> <p>To minimise any delays, or indeed perception of delays, in refurbishing and re-letting social houses at a time of considerable need.</p>	Q4 2016	LAs, DHPCLG
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Minimum Rental Standards

SI 137/2019 obligations

Fire safety

Multi occupancy building



Why planned maintenance?













Planned Maintenance

Why a Planned Maintenance approach?

- Ageing profile of the Council's housing stock.
- Protect the value of social housing 'assets'.
- Best practice – similar standard for AHBs.
- Optimise accommodation use and reduce turnaround times.
- Avoid costly, unplanned repairs through proactive intervention.
- Provide and maintain safe housing, to minimum rental standards.



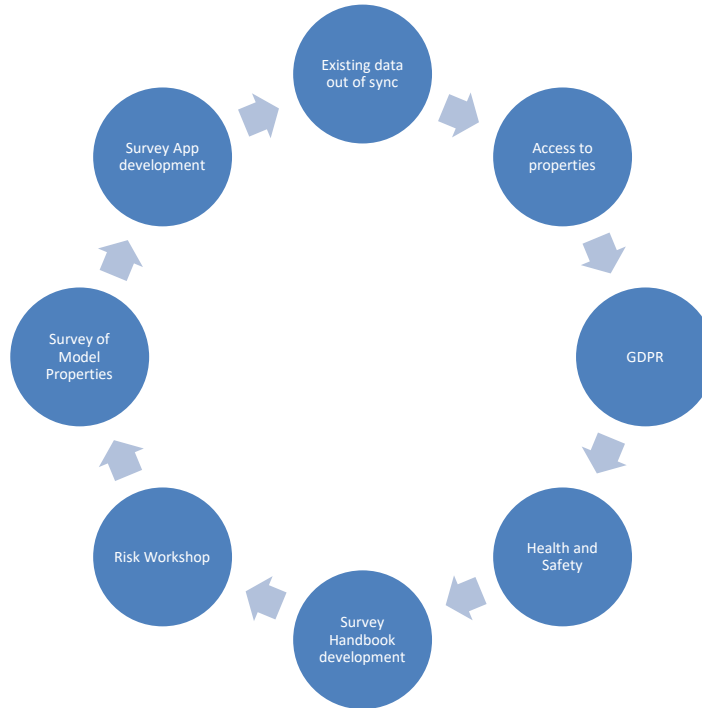
CCC Planned Maintenance

Elements of our Planned Maintenance Approach

1. Condition survey of the Council's housing stock
Minimum rental standards, building control regulations, fire safety, statutory obligations, element life-cycles, etc.
2. Detailed cost plan and schedule of works
Remedial, routine maintenance, planned upgrades
3. Multi-annual investment programme
Prioritised on basis of need and available resources
Over a minimum of 5 years
Projected maintenance needs over 30 years



Considerations



Funding

- Own resources.
- Planned Maintenance loan facility of up to €10 million.
- DoHPLG Funding
 - Voids
 - Energy Efficiency
 - Grants for adaptations
 - Possible future block grant
- Other – SEAI, EU funded schemes



Advantages & Challenges

Advantages

- Proactive v reactive - less 'fire fighting'.
- Encompasses all of housing stock.
- Integration with other systems (e.g. CRM).
- Better position to attract funding.

Challenges

- Additional work in earlier stages.
- Access to properties.
- Adopting different methods and technologies.
- Maintaining live data

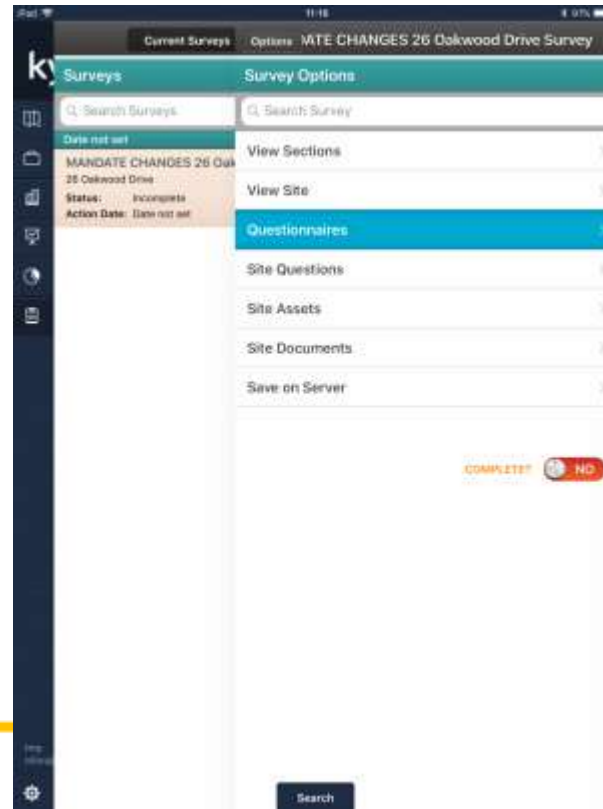
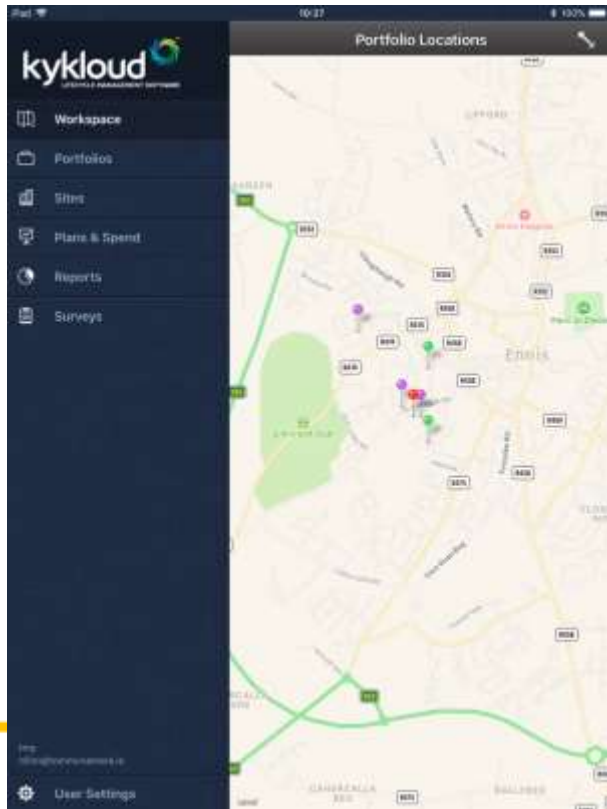


Project Programme

- October 2017 - Advertise tender
- December 2017 – Tender review
- January 2018 – Award contract
- June 2018 – Commence Condition Surveys
- December 2018 – Condition surveys completed
- February 2019 – Cost plans and investment programme finalised
- March 2019 – Commence works programme plus deal with ongoing challenges.



What does the system look like?



What does the system look like?

CONDITION SURVEY OF CLARE COUNTY COUNCIL HOUSING STOCK 2018	
RESIDENTIAL UNIT CONDITION SURVEY REPORT (version 3.07.06.18.01)	
1. PROPERTY DETAILS:	
Address Line 1	15 Iris Eagle
Address Line 2	Shannon
Address Line 3	
Address County	Clare
Eircode	V14 R876
Block Type	2 Bed SDU
Apartment / Flat Type	
Occupancy Type	Occupied-Tenant
Approx. age of house	1965
Extension Type	None
Loft / Attic Conversion	N/A
Inspection details first visit date and time	09/10/2018 11:34:06
Surveyor	Robert Cleary

SUMMARY OF FURTHER INVESTIGATIONS IDENTIFIED IN THE SURVEY		
Further investigations are required from other specialists on the below areas to determine the condition and proposed remedial measures, if any, to address the specific areas identified during the stock condition survey.		
6.1 A "Safe Electric" registered electrical contractor should be appointed to carry out a "Periodic Inspection Report for an Electrical Installation" in accordance with EICR 201, National Rules of Electrical Installations.		
6.2 Other specific items found requiring further investigation		
1. ACCOMMODATION / 1.1. GROUND FLOOR LEVEL /	1.1.12.	Stairs
2. BUILDING SERVICES / 2.2. SPACE & WATER HEATING SYSTEMS /	2.2.1.	Main Heating System

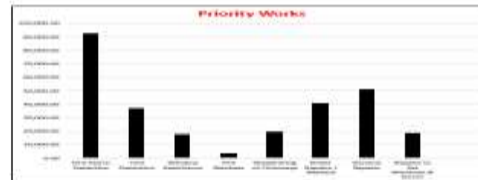
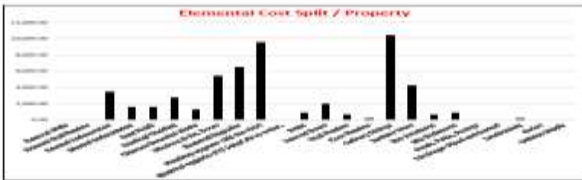
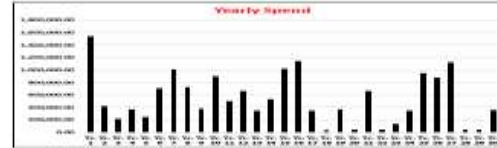


What does the system look like?

1. Metrics Dashboard - Rolled Up Summary Report Clare Condition Surveys - Ennis Phase 1 Date: 23.11.2018



SURVEY & COST PLANNING	
Clare Phase 1 Complete	328 PP
8 Best Properties	113 PP (34%)
8 Good Properties	218 PP (66%)
8 Bad Properties	10 PP (3%)
Average Annual Spend Over 30 Years	€1,566
Average 30 Year Spend (Life Cycle) / Property	€47,980
Average 5 Year Interest Spend (over 30 Yrs)	€7,880
Monthly Maintenance Spend (over 30 Yrs)	€1,265,000
Average Annual Priority Maintenance Spend per Property	€170
Average Priority Works Spend per Property	€3,000
€6,000,000 / Yr @ 18.9%	



What does it tell us?

- Clare County Council has to spend ~€13,000,000 to address statutory requirements and immediate priority works.
- The standard of social housing in Clare is generally in reasonable condition the exception being long tenanted older housing stock.
- Confirms the underinvestment in local authority social housing versus AHB/NIHE model.
- Investment required to reach and maintain minimum rented standard over the life cycle (30 years).
- Annual investment required to maintain LA asset.



What are the next steps?

- Clare County Council are running mini-competitions from a framework on an area basis to satisfy statutory requirements i.e. smoke alarms, carbon monoxide alarms, fire blankets and window restrictors and including immediate priority works identified in the survey.
- Aiming to run 6 parallel contracts with the objective of ensuring all statutory items are address by year end.
- Secure funding stream to address future funding requirements.





Go raibh míle maith agaibh
Thank You

