

Who are the Council's officers carrying out improvement projects to your home?

Your guide to the
Capital Programme Delivery Team



Every 7 to 10 years all Islington homes are surveyed to see what repairs need to be carried out.

We carefully examine the roofs, windows, brickwork and external and communal decorations of our buildings and estates to decide what needs to be done. The works are then put together into cyclical or major works programme.

Where work is needed we will decide whether a repair or renewal is required.

- If repair or renewal is required, we will include it in the programme of work.
- If work is not needed the condition of the building is recorded on our database for use in future surveys.

Examples of the types of work we may carry out to your home or estate:

- Roof renewals and large roof repairs
- Window repairs and renewals
- External decorations
- Structural repairs i.e. brickwork
- We aim to replace your kitchen if it is more than 25 years old, and your bathroom if it is more than 35 years old (Tenanted properties only)
- We aim to test, check and where necessary upgrade lifts
- Decoration to communal areas
- We check electrical installations and arrange for repair or renewal as required
- We check boilers and heating systems and arrange for repair or renewal as required



The Capital Programme Delivery team deal with works that are planned in advance. These are on a large scale, for example renewing windows to a whole estate.

These are large, 7 to 10 yearly schemes. They are different to the work our colleagues in **Housing Responsive Repairs** team undertake.

Responsive Repairs will respond to calls that are made to **Housing Direct** for smaller repairs, such a blocked toilet or a leaking pipe to individual flats on an on-going basis, 365 days a year. Some repairs will only apply to tenanted properties only.



This is a guide to help you learn more about the Technical team that carry out improvement work to your home, estate and block through the cyclical works programme.

MEET THE TECHNICAL TEAM

THEY CARRY OUT IMPROVEMENTS TO YOUR
HOME



Technical Project Manager



Technical Project Managers are responsible for delivering housing refurbishment and maintenance works to Islington's housing stock.

They survey Islington buildings and decide what materials will be used. They also provide professional advice on contract procurement and preparation of schemes

They liaise with colleagues, consultants, contractors, residents and leaseholders in order to make informed decisions. They work closely with the local community by attending evening meetings, resident consultation meetings and community events.

Technical Project Managers oversee all works in the programme.

Qualifications

To undertake the role of Technical Project Manager, council staff undertake a practical course of study over a number of years at universities or college (degree/HNC) and then may have also satisfied the criteria of professional membership to the Chartered Institute of Building (CIOB), the Royal Institution of Chartered Surveyors (RICS), the Architects Registration Board (ARB) or the Royal Institute of British Architects (RIBA),

Technical Project Managers are highly experienced individuals, familiar with overseeing the delivery of high value projects often worth between £1m - £3million.

Clerk of Works (Quality Inspector)



The **Clerk of Works** is a quality inspector. They carry out regular site visits while works are being carried out to check the quality of the work meets the specification as agreed by the Project Manager.

They act as the 'eyes and ears' of the Council, checking materials, workmanship and site practices.

When building works are nearly completed the Clerks inspect for minor faults and ensure they are dealt with before the works are signed off.

This means all residents have assurance that works are done to a high standard.

Qualifications

Clerks of Works have generally worked in the construction industry for ten years. They generally join the Capital Programme team much later in their career. To undertake the role of Clerk of Works they have undertaken a course of study over a number of years at universities or college (degree/HNC) gaining qualification from the Institute of Clerk of Works. They may also hold membership of a professional organisation such as the Chartered Institute of Building (CIOB).

Cost Consultant



The **Cost Consultant** plays a key role in the process of carrying out major works.

They are responsible for agreeing the costs of a project from the start.

They act as the council's cost advisors to ensure that value for money is achieved.

The council's Cost Consultants (sometimes called Quantity Surveyors) are responsible for preparing estimates of costs for proposed projects, contractors' payments, valuing work, preparing cost reports and final accounts.

They keep track of any variations to the contract that may affect the budget. They also work closely with the Project Managers, consultants, contractors and Clerks of works.

Qualifications

Islington's Cost Consultants have all undertaken a course of study over a number of years at universities or college gaining professional qualifications in Quantity Surveying (Degree/HNC/HND), along with a minimum of three years' experience of construction projects. Many of our Cost Consultants have further studied for a number of years after graduating to gain chartership and membership with the Royal Institution of Chartered Surveyors (RICS). They may also have membership of the Chartered Institute of Building (CIOB).

Principal Lift Engineer



The Triangle Estate Refurbished Passenger Lift

Lift Engineers are responsible for carrying out routine inspections and dealing with repairs and the renewal of lifts serving Islington Council's residents.

They identify lifts in need of repair and oversee the works, including dealing with specialist contractors on-site.

Our Lift Engineers are committed to providing value for money and making sure residents get the best use from their lifts.

Qualification

Our lift engineers are specialists and will generally have gained several years of practical experience in mechanical or electrical engineering before specialising as a Lift Engineer.

They have all studied to degree or HNC level and have an in-depth knowledge of engineering design and health and safety. They may have also achieved chartered engineering status.

Fire Safety Surveyors

Fire Safety Surveyors inspect all aspects of fire protection in our residential buildings, including heat and smoke detectors, emergency lights, fire doors, and escape routes.

Fire protection is important to ensure safety in the event of a fire.

Our Fire Safety Surveyors also work with leaseholders and landlords to ensure they are aware of fire safety issues affecting particular buildings.



Our Fire Safety Surveyors will liaise with residents, colleagues, consultants, contractors and residents to ensure the projects and programmes are delivered on time, on budget and to high standard.

Qualification

Fire Safety Surveyors have a good working knowledge of building construction, design and maintenance. They are educated to degree or HNC level and may also have studied to gain membership of the Chartered Institute of Building (CIOB) or the Royal Institution of Chartered Surveyors (RICS).

Electrical Engineers & Inspectors



The council maintains the electrical installations within our flats, blocks and estates

Our electrical engineers and inspectors cover the following type of work:

- Door entry phone systems
- Estate lighting
- Emergency lighting
- CCTV systems
- Lighting in your home (tenanted properties only)
- Electrical sockets in your home (tenanted properties only)
- Lighting to the communal areas in your block

Electrical engineers arrange for contractors to undertake repair or replacement of electrical installations. They monitor the works on site and are responsible for quality checking the contractors work.

This highly specialised work is vital to ensure all electrical systems on our housing estates are safe and compliant with the Institute of Electrical Engineers Regulations.



Before



After

Qualifications

Islington Council's Electrical Engineers and inspectors have all studied at college and obtained degrees or HNC's and have several years of practical experience. As well as technical qualification they may also have achieved membership of a professional body such as Chartered Institution of Building Services Engineers (CIBSE).

Mechanical Engineers & Inspectors



Before



After

These before and after images were taken from two of our communal boiler house.



Before



After

Islington Council employs a team of specialist mechanical engineers and inspectors to look after boilers, heating, ventilation and water systems

The mechanical team are responsible for

- Repairing and renewing communal boilers, for the supply of heating and hot water
- Repairing and renewing communal ventilation systems
- Inspecting and repairing water tanks to ensure there is a safe supply of clean drinking water



Refurbished flues for the boilers on the Delhi Outram estate, Copenhagen Street

- Inspecting and renewing domestic boilers in tenanted properties
- Advising and supporting colleagues in the Council's 'new build' team
- Procuring specialist contractors that carry out this work

It is the responsibility of the mechanical inspectors to ensure all work carried out complies with all relevant codes of practice and regulations.

Mechanical engineers work closely with residents, attending evening meetings, resident consultation meetings and resolving complaints and queries from local residents.

Did you know?

If you live on an estate with communal heating.

The Council can bulk-buy gas so your costs are cheaper than if you had your own boiler.

Did you know?

The council manages and maintains communal heating systems for over 4,000 residents?

Qualifications

Our Mechanical staff are all qualified to degree/HNC level and gained several years' practical experience. As well as a technical qualification they may have also gained membership of a professional body such as Chartered Institution of Building Services Engineers (CIBSE).

We also have a team of Project Liaison Officers who are always happy to provide more information on project related queries. Areas of responsibility and contact details are as follows:

West of the borough

Brenda Rodney

Tel: 020 7527 7468

Email: Brenda.Rodney@islington.gov.uk

East of the borough

Richard Berwick

Tel: 020 7527 5343

Email: Richard.Berwick@islington.gov.uk

Mechanical & Electrical works across the whole borough

Stan Goulding

Tel: 020 7527 8213

Email: Stanley.Goulding@islington.gov.uk

Fire Safety works across the whole borough

Kim Farrelly

Tel: 020 7527 7430

Email: Kim.Farrelly@islington.gov.uk

If you would like to search an online guide to major improvement works to your home, please click the link below

<https://www.islington.gov.uk/housing/repairs-and-estate-management/major-works>