

Resident Questions for Housing Area Panel

Department	Housing
Date question raised	28-03-2022
Date of Area Panel	17-03-2022
Area in city	Central
Star rating applied by residents	2
Deadline for officer response	22-04-2022, 12pm
Name of officer responding	Geof Gage
Department / team	Head of Housing Investment and Asset Management
Title of question: Ruined Paintwork on Somerset Point	
Issue raised by residents:	
Rust from bird netting put up on Somerset Point has smeared down the building, ruining the effect of the recent re-painting.	
Background:	
Poor quality, unmatched materials were used for the netting. These have immediately rusted and caused the problem. Residents waited 30 years to have the block repainted, and it is disappointing that this smart new paint job has been ruined so quickly.	
Action requested by residents:	
Central residents asked for information on:	
<ul style="list-style-type: none"> a) Who authorised and passed this poor-quality work? b) What can be done now to replace the netting and restore the paint work? 	
Officer Response: Assigned, fill in response and press	
Who authorised and passed this poor-quality work?	
The supply and installation of the bird netting was instructed to the Principal Contractor in August 2019 as part of the works being undertaken.	
•What can be done now to replace the netting and restore the paint work?	

The Council will investigate and engage with an appropriate specialist to determine the options available to replace components of the netting and what we are able to do to remove or improve the rust stains observed to the balcony areas. As soon as we are in a position to appoint and appraise the option(s), we will communicate to all residents and keep them informed of progress as soon as practically possible.

•This is the standard of our work

Please be assured that the work undertaken is not of poor quality and is of a good standard that is typical of the standard of work Contractors undertake on our behalf.

At the time of installation, BHCC will have checked the works prior to raising Practical Completion and can assure you that this issue had not been identified at that time or during the 12 months defects liability period which is a period of time we have to recall the Contractor on any concerns raised.

A recent site visit to the block confirmed that the bird netting itself is sound and of high quality and no damage or discolouring was observed and is fulfilling its primary function to prevent birds resting, nesting or leaving excrement in or around the balconies that have netting installed.

However, we can advise that some of the small metal eye rings that the netting is clipped appear to have rusted and overtime have stained areas around some of the balconies to that block.

Due to the location of the block and typical strong winds, the rings have to be strong enough to ensure the netting remains in place and metal rings are the most suitable material.

Officer contact details: *(Designated officer completes)*

Trevor Howson, Major Projects Manager, Housing Programme Team

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Specific Action:

To investigate with specialists to determine what options are available to replace components of the netting and what we are able to do to remove or improve the rust stains to the balcony areas.

Timeline:

Start date: 19th April 2022

End date: *To be advised*