

RECORD OF EXECUTIVE DECISION

Monday, 12 March 2012

Decision No: (CAB 11/12 7694)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	CABINET MEMBER FOR HOUSING
SUBJECT:	HOUSING REVENUE ACCOUNT (HRA) - VARIOUS SCHEME APPROVAL CAPITAL PROGRAMME 2012/13 PHASE 1
AUTHOR:	Geoffrey Miller

THE DECISION

On consideration of the report of the Cabinet Member for Housing, Cabinet agreed the following modified recommendation:

- (i) To approve in accordance with Financial Procedure Rules capital expenditure of £74,777,000 phased £10,024,000 in 2012/13, £21,884,000 in 2013/14, £23,235,000 in 2014/15 and £19,634,000 in 2015/16 provision for which exists within the unapproved section of the HRA Capital Programme, as detailed in the following modified table:

	2012/13	2013/14	2014/15	2015/16
	000's	000's	000's	000's
<u>Safe, wind and Weather tight.</u>				
Door Entry Systems	0	214	222	229
External Doors - Flats	0	4	123	117
External Doors - Houses	0	327	202	8
Supported Housing 2 Storey Walkway Repairs	N/A *	1,071	1,109	1,146
Pitched roofs	161	1,310	610	163
Flat Roofs (2012/13 includes International Way)	934	1,146	1,188	1,226
Chimney associated works	50	568	231	20
Wall structure and finish	155	940	1,562	289
Windows	978	380	424	211
Electrical Risers	459	964	998	0
Structural Works – various	414	428	444	458
Total Safe, Wind and Weather Tight	3,151	7,352	7,113	3,867
<u>Warm and Energy Efficient</u>				
Landlord Meter conversions	175	182	189	195
Loft insulation & pipe lagging	59	61	64	66
External Cladding (flats)	1,022	0	0	0

* The 2012/13 expenditure for these items have already received scheme approval in December 2011

Electrical systems (communal areas)	1,033	701	491	259
Total Warm and Energy Efficient	2,289	944	744	520
Modern Facilities				
Bathroom Refurbishment	N/A*	2,956	3,063	3,163
Kitchen Refurbishment	N/A*	5,986	6,201	6,404
Central heating, Gas boiler replacement	1,351	1,782	1,846	1,906
Central heating (wet and electrical), pipework/circuits	133	238	1,570	1,570
Disabled Adaptations	927	964	998	1,031
Supported Housing Bathroom programme	412	428	444	458
Programme Management fees	535	N/A	N/A	N/A
Total Modern Facilities	3,358	12,354	14,122	14,532
Well Maintained Communal Facilities				
Communal Area Works	355	680	692	715
Lift refurbishment	621	554	564	0
Decent Neighbourhoods Schemes	250	0	0	0
Total Well Maintained Communal Facilities	1,226	1,234	1,256	715
Total	10,024	21,884	23,235	19,634

REASONS FOR THE DECISION

1. Financial Procedure Rules require that all schemes already in the capital programme costing more than £200,000 but less than £500,000 require approval by the relevant Chief Officer and Policy Co-ordinator following consultation with the relevant Cabinet Member and Chief Finance Officer. Schemes over £500,000 need to be approved by Cabinet.
2. Including sums in the Capital Programme does not give authority to spend the money. This is done by a separate scheme approval process. Financial Procedure Rules require that all schemes with a total of more than £500K be approved by Cabinet before they can proceed.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. There have been various consultation meetings with tenant groups and leaseholders during the last six months with regard to the proposed programme of capital expenditure associated with the Housing Revenue Account (HRA) and the new self-financing regime.
2. These works form part of the recently approved 4 year plan (formally approved in November 2011).

The alternative option of not undertaking the works identified would leave the Council's homes and surrounding areas in their present condition and would not accord with the view expressed during the consultation process or with the Council's policies of providing homes that comply with the four new headings:

- Safe, Wind and Weather Tight
- Warm and Energy Efficient
- Modern Facilities
- Well Maintained Communal Facilities

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 12 March 2012

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in (<i>if applicable</i>)