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| DECISION-MAKER: | CABINET | | |
| SUBJECT: | HOUSING REVENUE ACCOUNT (HRA) CAPITAL PROGRAMME PROJECT APPROVAL 2013/14 AND 2014/15 | | |
| DATE OF DECISION: | 17 DECEMBER 2013 | | |
| REPORT OF: | CABINET MEMBER FOR HOUSING AND SUSTAINABILITY | | |
| <u>CONTACT DETAILS</u> | | | |
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STATEMENT OF CONFIDENTIALITY

Not Applicable

BRIEF SUMMARY

This report seeks formal approval in accordance with Financial Procedure Rules for expenditure on various housing projects. These projects will contribute to the Council's strategic housing objectives through improving facilities of our estates, the wellbeing and the satisfaction of our residents in the areas where they live.

The proposals are consistent with the HRA Business Plan and Capital programme approved by Council in February 2013. As part of our approach to self-financing the Council is required to plan for longer term investment in our housing stock and as such Council agreed to a detailed 5 year Capital Programme. In order to deliver this programme and secure suitable procurement efficiencies, we now need to seek Scheme Approval to progress with planning, procurement and delivery of the associated projects, many of which are significant in nature and therefore require suitable lead-in time.

The proposed works cover elements under the headings of:

- Warm and Energy Efficient
- Well Maintained Communal Facilities

RECOMMENDATIONS:

- (i) To approve a virement of £200,000 in 2014/15 from the unapproved provision for 'DN: Future Decent Neighbourhood Schemes', within the HRA Capital Programme, to provide a new budget for the 'DN: Estate Improvement Programme'.
- (ii) To approve a virement of £475,000 in 2014/15 from the unapproved provision for 'Communal Area works – Future Projects', within the HRA Capital Programme, to increase the budget for the 'Weston Court - Communal Area Works' scheme from £1.5M to £1.975M.

- (iii) To approve a series of virements, totalling £1,425,000, from the unapproved provision for Communal Area Works – Future Projects, within the HRA Capital Programme, to provide new budgets for specific schemes, as detailed in Table 1 below.

| | 2013/14 | 2014/15 | TOTAL |
|--|----------------|----------------|--------------|
| | 000s | 000s | 000s |
| Well Maintained Communal Facilities | | | |
| Ventnor Court Electric Scooter Storage | 120 | 40 | 160 |
| James Street Electric Scooter Storage and Canopy | 200 | 155 | 355 |
| Milner Court Electric Scooter Storage | 30 | 130 | 160 |
| Floor Coverings on Communal Corridors | 250 | 250 | 500 |
| Bassett Green Community Facilities Refurbishment | 150 | 100 | 250 |
| Total Well Maintained communal Facilities | 750 | 675 | 1,425 |

- (iv) To approve, in accordance with Financial Procedure Rules, spend on schemes in the HRA Capital Programme as detailed in the table below.

| | 2013/14 | 2014/15 | TOTAL |
|---|----------------|----------------|--------------|
| | 000s | 000s | 000s |
| Warm and Energy Efficient | | | |
| Renewable Energy Sources (including solar PV and ground/air source pumps) | 100 | 0 | 100 |
| Total – Warm and Energy Efficient | 100 | 0 | 100 |
| | | | |
| Well Maintained Communal Facilities | | | |
| Ventnor Court Electric Scooter Storage | 120 | 40 | 160 |
| James Street Electric Scooter Storage and Canopy | 200 | 155 | 355 |
| Milner Court Electric Scooter Storage | 30 | 130 | 160 |
| Floor Coverings to Communal Corridors | 250 | 250 | 500 |
| Bassett Green Community Facilities Refurbishment | 150 | 100 | 250 |
| Communal Area Works | 100 | 50 | 150 |
| Weston Court – Communal Area Works | 125 | 1,850 | 1,975 |
| DN: Estate Improvement Programme | 0 | 200 | 200 |
| Total Well Maintained Communal Facilities | 975 | 2,775 | 3,750 |
| Total | 1,075 | 2,775 | 3,850 |

REASONS FOR REPORT RECOMMENDATIONS

1. Financial Procedure Rules state that all schemes already in the capital programme up to the value of £500,000 require approval by the relevant Chief Officer, following consultation with the relevant Cabinet Member and Chief Financial Officer. Schemes between £200,000 and £500,000 also need to be published on the Officer Forward Plan. Schemes between £500,000 and £2 million will require Cabinet approval. The schemes in this report fall into all of these categories but are presented in one report to Cabinet for completeness.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. There have been various consultation meetings with tenant groups and leaseholder during the last 8 months with regard to the proposed programme of capital expenditure associated with the Housing Revenue Account (HRA) and the Self-Financing regime.
3. These works form part of the approved 5 year Capital Programme (formally approved in February 2013).
4. 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 agreed headings of:
 - Safe Wind and Weather tight
 - Warm and Energy Efficient
 - Modern Facilities
 - Well Maintained Communal Facilities

DETAIL (Including consultation carried out)

5. This report seeks permission to proceed with the development, procurement and implementation of capital projects which form part of the HRA Capital Programme for 2013/14 and 2014/15. This report deals with those schemes that are currently ready for approval.
6. The programme outlined in this report is consistent with the HRA Business Plan approved by Cabinet and Council in February 2013.
7. A key role in the development of the Capital Programme has been the involvement of the Tenant Focus Groups, Block Wardens, Tenant Representatives, Leaseholders and staff. Tenants and Leaseholders have also been closely involved in the production of our long term business plan for future investment.
8. Under Self-Financing our Stock Condition Database is crucial to planning the works needed to our stock. As part of our approach to developing a business plan we have identified through the Stock Database the properties where work is required over the next 5 years and we are now in a position to strategically plan the investment needed to complete the work identified.

9. Therefore the budgets identified and seeking approval are determined by the detail from our Stock Database to which we have then applied an accepted industry calculation for estimated value which is based on known costs and Building Research Establishment (BRE) national average at this time.
10. The detail in the tables above is therefore provided based on the detailed property assessments undertaken and is presented in unit quantities with a more detailed description of the work to be undertaken in the paragraphs below.

Warm and Energy Efficient

11. **Renewable Energy Sources** – in both 2012/13 and 2013/14 a number of Photo Voltaic (PV) systems were carried out across the city. The energy provided by these devices was channelled into the communal services providing electrical supplies to lighting, lifts and door entry systems reducing the Council's utility invoices and provide long term savings to the Council. The intention is to provide more PV installations but also look at alternative energy sources i.e. ground/air source pumps where appropriate. These devices will be installed on medium rise blocks across the city following completion of roofing projects and be subject to structural engineers' reports.

Well Maintained Communal Facilities

12. **Ventnor Court Electric Scooter Storage** – following the successful lift refurbishment programme at this Court, the central core refurbishment works are due to commence. During consultation events with tenants and Supported Housing staff, the question of scooter storage/charging facilities was raised in line with the recent introduction of the Council's Scooter Policy. Housing Investment has reviewed the plans for central core works and identified locations on each landing for storage/charging which will remove the need for tenants to park their scooters in corridors causing an obstruction and also being of concern to the Hampshire Fire and Rescue Services (HFRS). The funds requested will see provision made on 3 floors to each of the 2 blocks.
13. **James Street Scooter Storage and Canopy provision** – there is currently a project being undertaken to provide an external lift fully compliant with the Equalities Act. This project was developed before the recent introduction of the Council's Scooter Policy. Housing Investment has identified that the adjacent shed/storage building is currently under-utilised and therefore the proposal is to adapt an area of this building to provide secure scooter storage/charging facilities. There will also be a requirement to provide a canopy linking the two buildings and enhance the existing CCTV coverage.
14. **Milner Court Scooter Storage** – following the successful external lift and central core refurbishment works, the need for a dedicated scooter storage/charging facility has been identified for each block. Housing Investment has investigated and can find no sensible solution for an internal system, therefore the proposal is to build two specialist scooter facilities adjacent to each block, removing the need for scooters to be parked on the landings causing obstruction to other tenants, visitors and will address HFRS concerns.

15. **Floor coverings to communal corridors** – Housing Investment, together with colleagues in Housing Operations and Housing Services have identified a number of locations where the existing floor coverings in communal areas are past the end of their serviceable life and require wholesale replacement. It is intended that these works will be carried out across the city with 10 tower blocks, 6 Supported Housing blocks and a number of medium rise blocks receiving new coverings.
16. **Bassett Green Community Facilities Refurbishment** – Following the completion of the walkway programme to individual blocks, residents requested decoration be carried out to the community room. Housing Investment has a budget to carry out these works but upon investigation there are a number of other works required prior to the decoration taking place. These include replacement windows throughout as these are currently wooden framed single glazed, new fire alarm as existing system is manual operation only with no automatic smoke detection, new floor coverings as the existing are passed their serviceable life, toilet upgrades and lighting improvements. These improvements will then enable this facility to continue to be utilised by numerous groups for the foreseeable future.
17. **Communal Area Works** – Following the successful introduction of LED low energy lights within communal areas of the tower blocks and some supported housing blocks, the intention is to continue this project, including new lighting control systems, across the city, thus providing additional savings for the Council via utility invoices and repairs. In addition to these works, there are a number of other improvements including replacement stair treads, replacement ceiling tiles, improved CCTV coverage with additional cameras as required and updating of the fire alarms.
18. **Weston Court Communal Area Works** – As part of the ongoing development of the Supported Housing Asset Plan and following the successful completion of works in recent years at Kinloss Court, Manston Court and most recently Graylings it has been identified with colleagues in Health and Social Care for the need of additional facilities on the East of the City. A particular need has been identified for transitional accommodation to support older people moving out of hospital settings before returning home to support their ongoing re-ablement.

Due to its location within the east of the City, the existing design and use of the building and the connection to Integrated Person Centred Care demonstrator project within Integrated Commissioning Unit / CCG Weston Court is the ideal location for the development of a new and innovative project which supports the principals of the Integrated Transformation Fund of helping move older residents out of acute medical settings such as the Hospital. It also provides the opportunity for a new ‘hub’ of care provision in this area of the city to better meet the growing care and support needs of older people in Weston / Sholing.

The works at Weston Court will comprise of the following:

The provision of a purpose-built 3 bedroom extension that can be used for older people returning from hospital as part of a rehabilitation programme. This facility will include a kitchen/lounge area, wet room and additional WC. There will be an office for staff and full Telecare and Telehealth provision.

The existing community room at Weston Court will also receive a major refurbishment and redesign to support the wide variety of activities that currently take place within the local older persons community, including:

- re-roofing;
- ensuring that all facilities are compliant with the Equalities Act;
- new CCTV;
- fire and security alarm;
- upgraded and more energy efficient lighting;
- New patio/French doors that can be opened in the summer to go out onto a new external seating/patio area; and
- There will be external covered scooter bays with charging points.

Externally, we will be providing increased parking spaces with clearly marked disabled bays near to the new entrance and an ambulance drop-off and pick-up point. The existing entrance/exit road will be made wider and vehicular gates installed to manage access, as well as the provision of an open canopy to link the community facilities with existing residents' properties.

Following completion of the detailed designs for the project and following a review of the works undertaken at Graylings a further allocation to the existing budget is considered prudent to ensure that the project can be delivered to meet the widest possible benefit to this area of the city.

Ongoing discussions are taking place with colleagues in Adult Social Care and Health regarding a contribution of funding to this project to reflect the potential longer term savings to Health budgets which may, if received, provide a saving to the HRA. However at this time full funding for the project is being provided as part of the HRA capital programme.

19. **Estate Improvement Programme** - This scheme is a continuation of previous successful projects which provide "quick wins" in response to complaints and concerns relating to a wide range of issues on our estates that have been raised by our residents. The work is also derived from "patch" plans that are developed by local housing staff, residents and Councillors. These works include:

- Replacement of shed doors / frames;
- CCTV to manage anti social behaviour;
- improvements to play area equipment ;
- new gates/fencing works;
- new footpaths;
- planters to encourage community growing projects; and
- re-lining of car parks to improve capacity.

These measures help increase local pride by making our neighbourhoods safer and more welcoming for both residents and visitors.

RESOURCE IMPLICATIONS

Capital/Revenue

20. There are sufficient funds available within the HRA Capital budget to meet the requirements of the proposed schemes. In addition a number of the items will represent an investment that will support an ongoing reduction in

revenue expenditure within the HRA. Obtaining Scheme Approval in this way minimises administration plus Officer and Member time, plus maximises the potential for wider procurement efficiencies from longer term planning.

Property/Other

21. The HRA Capital Programme is fully reflected in the Corporate Property Strategy.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

22. There are no specific legal implications in connection with this report. The power to carry out the proposals is contained within Part 2 of the Housing Act 1985.

Other Legal Implications:

23. None.

POLICY FRAMEWORK IMPLICATIONS

24. The proposed schemes in this report contribute positively to the Council's objectives set out in the Housing Strategy and HRA Business Plan to maintain and improve the condition of the City's housing stock.

KEY DECISION? Yes

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| WARDS/COMMUNITIES AFFECTED: | All |
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SUPPORTING DOCUMENTATION

Appendices

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| 1. | None |
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Documents In Members' Rooms

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| 1. | None |
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Equality Impact Assessment

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| Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out. | Yes |
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Other Background Documents None

Equality Impact Assessment and Other Background documents available for inspection at:

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|------------------------------|--|
| Title of Background Paper(s) | Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable) |
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| 1. | None | |
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