

ITEM NO: 10

DECISION-MAKER:	CABINET		
SUBJECT:	HOUSING REVENUE ACCOUNT (HRA) CAPITAL PROGRAMME PROJECT APPROVAL PHASE II – 2010/11		
DATE OF DECISION:	7 JUNE 2010		
REPORT OF:	CABINET MEMBER FOR HOUSING AND LOCAL SERVICES		
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STATEMENT OF CONFIDENTIALITY

Not applicable

SUMMARY

This report seeks formal approval in accordance with Financial Procedures Rules for the preparation and execution of the HRA Capital Programme schemes outlined in this report. The objective of this investment is to create decent neighbourhoods where people want to live by improving the appearance of our estates and promoting a sense of pride and local identity through resident involvement.

The proposed projects will also directly contribute to the council's strategic housing objectives including Decent Homes. This is part of an overall Decent Neighbourhoods programme of £5.490m agreed at the February 2010 budget update. The improvements to Challis Court supports Southampton's Housing Strategy for Older People Priorities 2007-11.

RECOMMENDATIONS:

- (i) To approve in accordance with Financial Procedures Rules the spend across the following schemes:

Decent Neighbourhoods	2010/11 £000s	2011/12 £000s	2012/13 £000s
Holyrood Estate	500	0	
Northam Estate	250	0	
Kingsland Estate	275	0	
Millbrook / Maybush	400	0	
Thornhill	100	0	
Estate Improvement Programme	200	200	200
Total Decent Neighbourhoods	<u>1.725</u>	<u>200</u>	<u>200</u>
Decent Homes Plus			
Challis Court (Sheltered Improvements)	291	0	
Total Decent Homes Plus	<u>291</u>	<u>0</u>	<u>0</u>
Total	<u>2.016</u>	<u>200</u>	<u>200</u>

REASONS FOR REPORT RECOMMENDATIONS

1. Financial Procedure Rules require that all schemes with a total value of more than £100,000 be approved by the appropriate Cabinet Member before they can proceed. Schemes over £200,000 need to be approved by Cabinet. Under the revised Financial Procedure Rules Agreed on the 12th May 2010 this report does not need to go to Cabinet and can be dealt with as a Chief Officer decision after appropriate consultation. As this paper was initiated before the 12th of May it has been decided to allow it to follow the original decision route and allow it to go to Cabinet as any change at this stage could cause a delay.”
2. Including sums in a capital programme does not give authority to spend the money. This is done by a separate scheme approval process. Following the capital updates it is necessary in some cases to bring scheme approvals in line with approved budgets

CONSULTATION

3. The most important driver in deciding the priorities for this investment has been the detailed and thorough consultation with residents, staff and stakeholders both at a local and strategic level.
4. Residents have the opportunity to be actively involved in the design and management of these improvements through project team membership.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. During consultation with tenants, their representatives and leaseholders over the Housing Revenue Account (HRA) Capital Programme and in the formation of the HRA Business Plan there was strong support for these schemes during the option appraisal process.
6. To adopt the option of not undertaking these works would consign these neighbourhoods and homes to terminal decline contrary to residents wishes and the Council's stated policy to:
 - Deliver a programme of projects to improve the appearance of our estates
 - Develop, nurture and sustain a sense of pride and local identity through resident involvement.

DETAIL

- 7 This report seeks permission to proceed with the development, procurement and implementation of the capital projects which are included within the Housing Revenue Account Capital Programmes for 2010/11, 2011/12 and 2012/13 approved by the Council on 17 February 2010. This report deals with those new schemes that are currently ready for approval. Further reports will be submitted for other schemes later in the year.
8. The works will contribute to and compliment the aim of meeting the Decent Homes Standard by 31 December 2010.

Decent Neighbourhoods

9. Holyrood Estate
 - Improvement to paving and entrance areas to blocks;
 - Improvements to landscaping;
 - Improvements to lighting and security; and
 - Improvements to the public realm including footpaths, signage, parking and parking restrictions.
10. Northam
 - Improvements to parking areas and increasing parking provision;
 - Improvements to lighting and security;
 - Improvements to play facilities and landscaping; and
 - Provision of new bulk waste management area(s).
11. Kingsland estate
 - Improvements to the public realm including footpaths and signage;
 - Improvements to landscaping;
 - Improvements to security; and
 - Improvements to the internal stairwells.

13. Millbrook / Maybush

This investment is to continue the provision of new off road parking spaces within the estates with the aim of completing a further 400 new car parking spaces over the next 12 – 18 months.

14. Estate Improvement Programme (EIP)

The EIP is a recurring annual programme that provides for each local housing team to have a budget to secure small scale improvements to their local areas in partnership with residents. This budget is split equally between the three City districts and spending is prioritised locally based on the views of residents.

Over the last year this budget has provided for a huge variety of projects including:

- Planting and landscaping schemes;
- Improvements to parking and garage areas;
- Works to shopping parades;
- Lighting, fencing and security; and
- Improvement to signage.

Many of the projects help alleviate issues of crime and antisocial behaviour on our estates and allow residents to see quick results to many low level issues that would otherwise become a more significant housing management issue.

Decent Homes Plus

15. Challis Court (Sheltered Improvements)

The existing communal facilities are “dated” and under-utilised. The new proposals will deliver a staff office, small IT suite for resident use, improved lighting, toilet facilities and communal kitchen refurbishment as well as improved access to the patio area and general redecoration.

FINANCIAL/RESOURCE IMPLICATIONS

Capital

16. **Decent Neighbourhoods**

There is £1.725m in 2010/11, £0.200m in 2011/12 and £0.200m in 2012/13 which remains uncommitted for Decent Neighbourhoods projects.

Approvals for these sums will be sought in this report.

17. **Decent Homes Plus**

There is £2.367m in 2010/11 and £15.021m in 2011/12 which still remains uncommitted for Decent Homes and Decent Homes Plus projects.

Approvals for these sums will be sought in future reports as detailed programmes are developed.

Revenue

Decent Neighbourhoods

18. The capital financing costs of spending £1.725m in 2010/11, £0.200m in 2011/12 and £0.200m in 2012/13 on the schemes approved in this report is already included in the capital programme were allowed for in the revenue estimates that were approved by Council on 17th February 2010.

Decent Homes Plus

19. The capital financing costs of spending £291k in 2010/11 on the scheme approved in this report is already included in the capital programme were allowed for in the revenue estimates that were approved by Council on 17th February 2010.

Property

Decent Neighbourhoods

20. The HRA capital programme is fully reflected in the Corporate Asset Management Plan.

Decent Homes Plus

21. The HRA capital programme is fully reflected in the Corporate Asset Management Plan.

Other

22. None

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

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

Other Legal Implications:

24. None

POLICY FRAMEWORK IMPLICATIONS

25. The proposed schemes set out in this report will contribute positively to the Council's objectives set out in the Housing Strategy and HRA Business Plan to improve the appearance and facilities on the city's estates and the wellbeing and satisfaction of our tenants in the areas where they live.

SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	None
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Documents In Members' Rooms

1.	Business Cases:
	Holyrood Estate
	Northam Estate
	Kingsland Estate
	Millbrook / Maybush
	Thornhill
	Estate Improvement Programme
	Challis Court (Sheltered Improvements)

Background Documents

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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Background documents available for inspection at:

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	All
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