

DECISION-MAKER:	CABINET		
SUBJECT:	HRA CAPITAL PROGRAMME APPROVAL – SUPPORTED HOUSING 2-STOREY WALKWAY REPAIRS		
DATE OF DECISION:	20 SEPTEMBER 2016		
REPORT OF:	CABINET MEMBER FOR HOUSING AND ADULT CARE		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY
N/A

BRIEF SUMMARY

This report seeks formal approval, in accordance with Financial Procedure Rules, for capital variations within the Capital Programme to enable structural support works to the Council's Supported Housing 2-storey walk-up blocks across the city to be expanded and completed. The additional budget required can be transferred from other housing projects which have underspent, leading to no net impact on the Housing Revenue Account (HRA) business plan.

This proposal is consistent with the HRA Business Plan and Capital Programme approved by the Council on 10 February 2016 as all budgeted works will still be delivered. 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 five year Capital programme of which this project forms part.

The proposed variations in budget within the Capital programme falls under the headings of:

- Safe, Wind and Weathertight
- Well Maintained Communal Facilities
- Modern Facilities

RECOMMENDATIONS:

- (i) To approve the increase of the budget for Supported Housing 2 storey walk-up blocks by £656,000 to enable walkway repairs across the city to be fully completed, funded from a reduction in the budgets for Communal Area Works (£340,000), Damp Proof Membrane Renewals (£118,000), Structural Works (£98,000) and Studio Conversions (£100,000) within the HRA Capital Programme.
- (ii) To approve additional capital expenditure of £656,000 in 2016-17, in accordance with Finance Procedure Rules, on Supported Housing 2 storey walk-up blocks.

REASONS FOR REPORT RECOMMENDATIONS

1. Financial Procedure Rules state that all schemes already in the Capital Programme up to £500,000 will require Chief Officer approval following consultation with the Cabinet Member, those between £500,000 and £2M will require Cabinet approval and those with a total value above £2M will require the approval of Full Council. The scheme in this report falls within the Cabinet approval category.
2. Following the collapse of a walkway balcony in the North East of the country, as a precaution, Capita was instructed to undertake a structural investigation of any similar blocks in Southampton. As a result, all such buildings were temporarily propped, pending any required works to ensure the blocks remained structurally sound. Additionally, our professional structural engineers continued their surveys across the city to identify any other blocks of similar age that would require similar works in the near future. Where this proved to be the case, this has been incorporated into the project, expanding the volume of work originally envisaged, but delivering economies of scale and minimising disruption to tenants across the city.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. The alternative option of not undertaking the identified works would leave the Council's Supported Housing 2-storey walk-up blocks in their present condition and would mean that the temporary propping would be left in place for potentially an undetermined period of time.
4. It would also be expected that the Council's residents will raise concerns if the work is not progressed, as they are expecting these improvements to be made following the initial propping.

DETAIL (Including consultation carried out)

5. These additional costs are due to surveys identifying that walkway staircases, which had been outside the scope of the original project, should be rebuilt to ensure the long-term structural integrity of the blocks involved. If the work is not done now, it would still be required soon, possibly at greater cost and causing more disruption to residents.
6. Capita's Structural Team has identified additional blocks with the same balcony structural issues as those included in the original tender, which require the same support/repair. The amount required to include all these blocks in this project is £656,000 which will bring the budget to the projected need of £3.5M.
7. The funds required are to cover works as follows:
 - 6 additional blocks which had not been identified at the time of the original contract i.e. Teme Road, Firgrove Road, Maybush Court, Bassett Green Road (flats over shops), Hinkler Road (flats over shops) and Richie Court, totalling 66 flats.
 - Rebuilding of the retaining wall at Buckley Court
 - Replacement of 9 staircases plus provision for a further 6 staircases that have yet to be tested
 - Extra cost for piling, over the cost of normal foundations at Willow Court.

8. Residents in the affected blocks have been advised of the reasons for the propping of the walkways and are being kept up to date with progress and timescales throughout the project.
9. Where blocks are identified for potential future redevelopment works will be kept to the minimum required to ensure continued health and safety legal compliance.

RESOURCE IMPLICATIONS

Capital/Revenue

10. Provision for the increase of £656,000 in the Supported Housing 2 storey walk up blocks scheme is from a corresponding saving within four schemes across the HRA Capital Programme following a review of the requirements and works required for each. These are Communal Area Works (£340,000), Damp Proof Membrane Renewals (£118,000), Structural Works (£98,000) and Studio Conversions (£100,000). All these budget lines can offer a saving as some areas of work identified within each project are now being completed within other budget lines in the overall HRA Capital Programme. In none of these projects has work been cancelled and in all cases a contingency has been left within the budget line to cover any unforeseen work that may occur.

Property/Other

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

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

12. The power to carry out the proposals is contained within Part 2 of the Housing Act 1985. All works are procured in accordance with the Council's Contract procedure Rules.

Other Legal Implications:

13. Failure to properly maintain residential areas and buildings to required legal standards could have potential insurance and liability implications if the fabric of the building eventually deteriorates to an unsafe condition.

POLICY FRAMEWORK IMPLICATIONS

14. The proposed virement of budgets within the Housing Revenue Account to fully complete this scheme contributes 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	
WARDS/COMMUNITIES AFFECTED:	All wards	
<u>SUPPORTING DOCUMENTATION</u>		
Appendices		
1.	None	
Documents In Members' Rooms		
1.	None	
Equality Impact Assessment		
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.		No
Privacy Impact Assessment		
Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.		No
Other Background Documents		
Other Background documents available for inspection at:		
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	