

DECISION-MAKER:	CABINET
SUBJECT:	HOUSING REVENUE ACCOUNT (HRA) CAPITAL PROGRAMME PROJECT APPROVALS 2011/12 – PHASE 1
DATE OF DECISION:	11 APRIL 2011
REPORT OF:	CABINET MEMBER FOR HOUSING
STATEMENT OF CONFIDENTIALITY	
Not Applicable	

BRIEF SUMMARY

This report seeks formal approval in accordance with Financial Procedure Rules for expenditure on various housing projects provision for which exists in the Housing Revenue Account capital programme. These projects will contribute to the Council's strategic housing objectives through improving the appearance and facilities of our estates, the wellbeing and the satisfaction of our tenants in areas where they live.

The proposal will ensure that the Council contributes to maintaining the Decent Homes Standard as achieved in December 2010 and also seeks approval to carry out a range of other improvements including Heating upgrades, Energy saving measures, Roof replacement, Structural repairs, re-wiring, new drainage facilities and Disabled Adaptations.

The proposal also includes proposals for Decent Neighbourhoods. The planned works will enhance the areas including new communal garden areas, improved lighting, decoration, door entry systems and provision of new parking areas.

RECOMMENDATIONS:

- (i) To agree to bring forward into 2011/12 £190,000 from the 2012/13 unallocated Decent Homes provision in order to provide a budget to carry out decent homes work to void dwellings :
- (ii) To approve, in accordance with Financial Procedure Rules, spending on the following schemes

	2011/12 £000s
<u>Decent Homes</u>	
Decent Homes works 11/12	5,598
Disabled Adaptations 11/12	675
Structural Works 11/12	400
Roof Replacement 11/12	300
Electrical Rewires 11/12	300
<u>Total Decent Homes</u>	<u>7,273</u>

Decent Homes Plus

Cheriton Avenue Land Drain	100
Heating System Upgrade 11/12	350
Energy Saving Programme 11/12	200
Supported Housing conversions 11/12	100
Supported Communal Improvements – Graylings.	590
Programme Management Fees 11/12	420
<u>Total Decent Homes Plus</u>	<u>1,760</u>

Decent Neighbourhoods

Shirley Improvements	1,000
Footpath Improvements	250
<u>Total Decent Neighbourhoods</u>	<u>1,250</u>

TOTAL **10,283**

REASONS FOR REPORT RECOMMENDATIONS

1. Including sums in a 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 estimated cost of more than £500,000 be approved by Cabinet before they can proceed.
2. Schemes with an estimated cost of up to £500,000 can be approved by an Executive Director following consultation with appropriate officers and Cabinet Members. Within this, schemes over £200,000 will usually require a formal report, decision making meeting and decision notice. It has been decided to include all schemes that currently need spending approval in a single report.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. There have been various consultation meetings with tenants' groups and leaseholders during the last 6 months with regard to the proposed programme of capital expenditure associated with the Housing Revenue Account (HRA). The 2007 HRA Business Plan also supports the types of programmes of work highlighted above as meeting our long term strategy and this has once again been supported by all parties who expressed support for schemes of work at this time.
4. The alternative option of not undertaking this work would leave the council's homes and surrounding areas in their present condition and would not accord with the views expressed during the consultation process or with the Council's policies of providing homes of a Decent Homes Standard to all tenants.

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 Housing Revenue Account Capital Programme for 2011/12 and to bring forward £190,000 of the 2012/13 unallocated decent homes provision into 2011/12. This report deals with those new schemes that are currently ready for approval.
6. The programme outlined in this report has been developed from the HRA Business Plan 2007-2037 following completion of the Stock Options Appraisal in July 2005. At the same time the programme reflects the aspirations of tenants identified during the Option Appraisal process and with tenants who are involved in regular meetings of the HRA Capital Group.
7. A key role in the development of the Capital Programme has been the involvement of Tenant Focus Groups, Block Wardens, Tenant Representatives, Leaseholders and staff. Tenants and Leaseholders have been closely involved in the production of our long term business plans for future investment.

Decent Homes Programme

8. Central

Decent Homes contracts in the Central area will continue from April 2011 with a total budget of £2,559,000 including fees. It is anticipated that the sum requested for 2011/12 will enable 295 kitchens and 335 bathrooms to be refurbished.

Harefield

Decent Homes' contracts in the Harefield area will commence in 2011 with a total budget of £107,000 including fees. It is anticipated that the sum requested for 2011/12 will enable 11 Kitchens and 17 bathrooms to be refurbished.

Lordshill

Decent Homes' contracts in the Lordshill area will continue in 2011 with a total budget of £1,801,000 including fees. It is anticipated that the sum requested for 2011/12 will enable 236 Kitchens and 174 bathrooms to be refurbished.

Supported Housing.

Decent Homes' contracts to Supported Housing across the City will continue in 2011 with a total budget of £941,000 including fees. It is anticipated that the sum requested for 2011/12 will enable 165 Kitchens to be refurbished

Voids

When a property becomes void it may require Decent Homes works to be carried out before it can be re-let, this is usually as a result of the previous tenant refusing the works at the time of the original programme. The actual quantity of properties becoming void is not known in advance but reviewing the requirement on the previous years it is anticipated that £190,000 will be required. The sum requested will enable 30 kitchens and 10 bathrooms to be

refurbished.

There is no budget provision in 2011/12 for this work so it is proposed to bring forward into 2011/12 £190,000 of the unallocated 2012/13 decent homes budget provision.

Disabled Adaptations 11/12:

9. Approval is being sought for investment of £675,000 including fees for adaptation works in 2011/12. This project is intended to provide both minor and major adaptations to Council properties where residents have a specific medical need to enable them to live independently.
10. Referrals from Social Services' Occupational Therapists can be either Critical or Substantial under both major and minor headings. Critical and minor referrals have a target period for delivery within eight weeks, while Decent Homes have a target period of nine months to deliver the major works.

Structural Works 11/12

11. Approval is being sought for investment of £400,000 including fees, to enable essential works identified in the previous years' survey reports to be carried out and to permit new surveys to other residential blocks.
Buildings/blocks which will be receiving structural remedial works are Canberra Towers, Castle House, Redbridge and Millbrook Towers. There are also 102 medium rise blocks in the Maybush, Shirley, and Lordshill areas of the city.
Buildings/blocks to be surveyed/inspected in this year are Albion Towers, Shirley Towers, Sturminster House and Millbank House. There are also surveys to 91 medium rise blocks in the Millbrook, Harefield and Swaythling areas of the city.

Roof Replacement Programme 11/12:

12. The roof replacement budget will be used to carry out essential replacements of flat roofs where the maintenance teams have identified that there are substantial problems with the existing roofs.
13. A schedule of inspections is continuing which will assist in the development of a longer term strategy in conjunction with the stock condition survey database.
14. It is anticipated that the sum requested for the year 2011/12 of £300,000 including fees, will enable the re-roofing of 2 blocks at Milner Court and 2 blocks at Irving Rd incorporating 160 Homes.

Electrical Rewires 11/12

15. Following the Electrical Property Test & Inspections carried out in 2010/11, there is a requirement to modernise the electrical systems to a number of properties across the city.
16. The new electrical system, will not only ensure that individual properties comply to the current Institute of Electrical Engineers (IEE) wiring regulations, but shall also address the lack of electrical/socket outlets within a property.

17. The proposed level of investment of £300,000 including fees will see an expected 80 Homes across the city benefiting from the new installations.

Decent Homes Plus Programme

Cheriton Avenue Land Drain

18. The land to the rear of Cheriton Avenue in Harefield has been identified by residents as causing concern to them. The existing drainage system in the woods behind the properties has now reached the end of its expected life span. The woodland itself has over the years become overgrown and the watercourse which naturally runs down the hill should collate in the existing land drain. However this is now failing and needs to be replaced..
19. It is proposed that an area of the woods directly behind the back gardens of houses in Cheriton Avenue be cleared with a new larger sized drain system installed to collect and dispose of the rain water. SCC is currently working with Southern Water to arrange for connection into the local main drain allowing the water to be disposed of without any further problems occurring and protecting our homes from this natural hazard. The estimated cost of the work is £100,000.

Heating System Upgrade 11/12

20. This is a continuing citywide programme to install heating systems in council owned homes where no current form of heating exists usually where the previous tenants have refused heating. Installation of the heating systems shall enable these homes to both meet and maintain the Decent Homes Standard.
21. In addition a number of existing solid fuel and gas heating systems across the city are reaching the end of their life span, with elements of the systems needing to be replaced or upgraded. Where the home is supplied with a partially heated (downstairs only) gas or solid fuel system, if the tenant wishes to do so, then it is intended the system be upgraded to provide full heating throughout the property.
22. It is also intended to continue with the existing programme for fuel switch/conversion in houses across the city that have a Credanet type electric heating systems. These works are to be carried out in conjunction with the Government's CESP/CERT funding initiative, thus enabling more properties to benefit from this project. British Gas is currently undertaking this work but further homes will have their heating systems changed following a procurement route being established. Work is ongoing to improve the reliability and effectiveness of Credanet heating systems within flats.
23. It is estimated that £350,000 including fees in 2011/12 will enable approximately 100 properties to benefit from heating improvements.

Energy Saving Programme 11/12

24. We are providing £75,000 to carry out insulation projects across the city where homes have either no cavity wall/loft insulation or where the existing level is insufficient.
25. The level of capital investment requested will enable approximately 150 homes to benefit from this programme of works (depending on the type of

dwelling and scaffold requirements).

26. In addition to the insulation works, there is a request for funding of £100,000 to replace inefficient boilers with new condensing type boilers. The level of Capital investment requested will enable approximately 40 homes to benefit from this programme of works.
27. We are continuing to try and reduce the Council's carbon footprint, electrical usage cost and the cost of repairs. £25,000 is requested for a trial of Light Emitting Diode (LED) light fittings. It is proposed that the existing lights in the communal corridors within a tower block are changed to LED and the cost will be monitored over the following 6 -9 months.

Supported Housing conversions 11/12

28. A programme of works commenced in 2009/10 and continued in 2010/11 converting studios that are hard to let into self contained one bedroom flats. This has been proven to be successful with new tenants being found soon after works were completed.
29. There are 2 types of studio conversions required:
 - The installation of a shower cubicle within a home where only communal bathing presently exist, The removal of the shared bathrooms also reduces the possible risk of Legionella.
 - The introduction of a dividing wall in the lounge and the creation of a new doorway to both the bedroom and the lounge will transform the property and provide a sense of privacy. The budget of £100,000 will enable a further 8 properties across the city to benefit from the programme of works.

Supported Communal Improvements – Graylings.

30. We are planning to continue the Supported Housing Communal Improvement programme of works commenced at Manston Court. Improvements at Graylings will incorporate design features developed on the initial project and will include:

Internal Areas:

Refurbish the community room and kitchen to provide a comfortable multi-use café/seating area, refurbish the existing laundry room, refuse areas, disabled WCs and hair salon. Convert an existing store room into a bedroom for the use of overnight staff/visitors and refurbish the wardens flat. All corridors are to be refurbished including floor coverings, ceilings, lighting and new internal doors throughout as well as creating a new Scooter store with charging facilities.

External:

Provide a new entrance canopy, replace entrance paving, new signage, improved lighting and provide DDA compliant handrails. Provide an additional 5 parking spaces, improve drainage and resurface the walkway to the refuse area. The rear garden will benefit from a new patio area complete with lighting and power.

The estimated cost of the work is £590,000.

Programme Management Fees 11/12

31. There are certain fees involved with managing the schemes of works included within the HRA Capital Programme that are not charged to the individual schemes. The cost of these fees in 2011/12 is £420,000.

Decent Neighbourhoods

32 Shirley Improvements

The design brief has been informed through extensive consultation with residents and stakeholders and the scope of works are likely to include external painting, improvements to pathways, a focal pathway through estate, focal points at key entrances to the estate, upgrade to door entry systems, communal gardens for supported housing scheme, improvements to car parks including removal of enclosing walls, resolution to parking problems at Ridding Close, signage for estate and blocks, possibly including an estate logo community artwork, improvements to lighting, introduction of recycling facilities and play facilities/ youth provision.

The estimated cost of the works is £1,000,000.

33 Footpath Improvements

There is a budget of £250,000 and the following priority areas are being considered and subject to cost will form the basis of the programme

Central:

- Northam path between York / Avon House
- Parts of Leaside Way
- Kingsland finish off remaining areas.
- Castle House – the little area used for car parking.
- Albion Towers around the play area, also other parts of Golden Grove

West:

- The path that runs from Sturminster House down to the shops in Irving Road
- Around the blocks in Paignton Road and Redbridge Hill.
- Paved area at the end of Kendal Avenue shops .
- Cuckmere lane – certain parts of it, from the pavement to the entrance of the blocks.
- Shopping parades – front of Windermere Avenue shops.

East:

- Linacre Rd – there is a car park o/s block 98-120 Tatwin Crescent which leads down to the pavement in question. Apparently there is a big dip which obviously fills up with water when rains.
- Paving around the sheltered blocks in Coxs Drive – 15-25, 27-33, 35-45 Coxs Drive

RESOURCE IMPLICATIONS

Capital/Revenue

34. The estimated capital expenditure in 2011/12 arising from the approvals recommended in this report is £10.283M. Of this, £10.093M is already in the 2011/12 HRA capital programme approved by Council on 16th February 2011. In addition it is necessary to bring forward £190,000 from the unallocated 2012/13 decent homes budget provision to fund the proposed works to void properties. This will reduce the unallocated provision for 2012/13 to £9.991M.
35. The capital financing cost of spending £10.093M in 2011/12 on these schemes was allowed for in the revenue estimates that were approved by Council on 16th February 2011. The additional capital financing costs associated with bringing forward £190,000 will be minimal and contained within existing revenue budgets.

Property/Other

36. The HRA capital programme is fully reflected in the Corporate Property Strategy.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

37. 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:

38. None

POLICY FRAMEWORK IMPLICATIONS

39. The proposed schemes in this report will 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. They will also help in ensuring that all Council owned houses continue to meet the Decent Homes Standard.

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KEY DECISION? YES

WARDS/COMMUNITIES AFFECTED:	All Wards in the city
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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 for Decent Homes programmes listed: A Decent Homes, Central 2011/12 B Decent Homes, Harefield 2011/12 C Decent Homes, Lordshill 2011/12 D Decent Homes, Supported Housing 2011/12 E Adaptations for Disabled People 2011/12 F Structural works 2011/12 G Roof replacement programme 2011/12 H Electrical Rewire programme 2011/12
2	Business cases for Decent Homes Plus programmes listed A Cheriton Avenue land drain 2011/12 B Heating system upgrades 2011/12 C Energy saving 2011/12 D Supported housing conversions 2011/12 E Supported communal improvement – Graylings 2011/12
3.	Business Case Decent Neighbourhoods Shirley Improvements A Outline project proposal B Project evaluation C Integrated Impact Assessment
4	Business Case Decent Neighbourhoods Footpath Improvements A Outline project proposal B Project evaluation C Integrated Impact Assessment

Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	Yes
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Other Background Documents

Integrated Impact Assessment and 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
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