

RECORD OF EXECUTIVE DECISION

Tuesday, 19 July 2016

Decision No: (CAB 16/17 17278)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	HOUSING AND ADULT CARE
SUBJECT:	HRA CAPITAL PROGRAMME PROJECT APPROVALS 2016-17 AND 2017-18
AUTHOR:	Geoff Miller

THE DECISION

- (i) To re-phase the capital budget for Renewing Communal Alarm Systems by bringing forward £1,071,000 in 2018/19 to 2016-17 (£250,000) and 2017-18 (£821,000).
- (ii) To note the reduction in required budget for the Copse Road Improvement work from £463,000 to £250,000 and the associated reduction of £213,000 in the level of Direct Revenue Financing required to fund the HRA Capital Programme.
- (iii) To approve, in accordance with Financial Procedure Rules, capital expenditure of £12,471,000, phased as follows:
£3,509,000 in 2016/17 and
£8,962,000 in 2017/18, on schemes not exceeding £2,000,000.
Provision for these schemes exists within the HRA Capital Programme as detailed in the table below.

Safe Wind and Weathertight	2016/17 000s	2017/18 000s	Total 000s
Chimneys	2	42	44
Refurbish Balconies	105	134	239
Renew Porch/Canopies	0	231	231
Copse Road Improvement (Block 17-47)	250	0	250
Shop Walkway Roofing	477	0	477
Roofline Items	280	161	441
Downpipes at Redbridge Towers	350	0	350
Golden Grove/Ridding Close Balconies	171	0	171
Window Replacement	0	980	980
External Doors – Houses and Flats	0	577	577

Structural Works	0	900	900
Total for Safe, Wind and Weathertight	1,635	3,025	4,660
Warm and Energy Efficient			
Communal Building Services	76	158	234
Communal Doors	229	0	229
Communal Heating Systems	35	35	70
Total for Warm and Energy Efficient	340	193	533
Modern Facilities			
Programme Fees	0	665	665
Tenant Alterations	0	100	100
Electrical Systems	0	2,000	2,000
Housing Refurbishment Programme	0	1,351	1,351
Total for Modern Facilities	0	4,116	4,116
Well Maintained Communal Facilities	2016/17	2017/18	Total
	000s	000s	000s
Windows – Communal	28	67	95
Communal Kitchens	56	20	76
Dry Riser Replacement Programme	54	54	108
Communal Central Fan Replacement Programme	33	33	66
Communal Central Water Pump Replacement Programme	40	40	80
Communal Area Works	266	130	396
SHAP (Supported Housing Asset Programme)	580	463	1,043
Replace Roller Shutter Doors	45	0	45
Renew Communal Systems (Alarms)	250	821	1,071
Communal Shed and Storage	182	0	182
Total for Well Maintained Communal Facilities	1,534	1,628	3,162
Total for all areas:	3,509	8,962	12,471

REASONS FOR THE DECISION

Financial Procedure Rules state that all schemes already in the Capital Programme up to £500,000 will require Chief Officer approval, in 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 schemes in this report fall into all of these categories but are presented in one report for completeness.

DETAILS OF ANY ALTERNATIVE OPTIONS

There have been various consultation meetings with Tenant Groups and Leaseholder Groups during the last 12-18 months with regard to the proposed programme of Capital expenditure associated with the Housing Revenue Account (HRA) and the Council's Self-Financing regime. We are grateful to the groups for their input and would like to express our thanks for the feedback, which has been taken into account.

These works form part of the approved 5-Year Capital Programme (formally approved on 10 February 2016).

Parts of the works identified will contribute to the proposed ECO works and are critical in enabling the Council to obtain the maximum grant funded contribution for this project.

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 policy of providing homes that comply with the four agreed headings of:

- Safe, Wind and Weathertight
- 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: 19th July 2016

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

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

Call-In Period

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 (*if applicable*)