

DECISION-MAKER:	CABINET		
SUBJECT:	ESTATE PARKING IMPROVEMENTS		
DATE OF DECISION:	21 MAY 2013		
REPORT OF:	CABINET MEMBER FOR RESOURCES		
<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 Revenue Account (HRA) estate parking projects and General Fund housing estate parking projects. The inclusion of a General Fund scheme within this report reflects growing concern of all residents about the escalating damage to public amenity space. These proposals continue the approach adopted and approved by Cabinet 16 March 2009 (ref CAB 169-03/2009) which has produced 239 well received parking spaces across Millbrook in the last three years. The General Fund scheme provides an opportunity for owner occupiers at up to seven locations to participate in a subsidised scheme with the option of deferring payment until the property is sold. Where a rented property directly benefits from a General Fund scheme the HRA will make the same contribution as an owner occupier. These projects will contribute to the Council's strategic housing objectives through improving the facilities of our estates, the wellbeing and the satisfaction of our residents in areas where they live.

The proposals are consistent with the Housing Revenue Account (HRA) Business Plan and Capital Programme as agreed at Council in February 2013.

The proposed works cover elements under the heading of Well Maintained Communal Facilities.

RECOMMENDATIONS:

- (i) To approve, in accordance with Financial Procedure Rules, the transfer of £429,000 from the unapproved Future Decent Neighbourhoods scheme to a new Estate Parking Improvements scheme within the Well Maintained Communal Facilities section of the Housing Revenue Account (HRA) capital programme.
- (ii) To approve, in accordance with Financial Procedure Rules, capital expenditure of £429,000 on the HRA Estate Parking Improvement scheme, phased £100,000 in 2013/14 and £329,000 in 2014/15, as detailed in Table 1.

- (iii) To approve, in accordance with Financial Procedure Rules, the addition of an Estate Parking Improvement scheme to the Housing General Fund Capital Programme to be funded by £300,000 of Council resources and to note that a provision will be made in the HRA to provide additional contributions to this scheme, as detailed in the report.
- (iv) To approve, in accordance with Financial Procedure Rules, capital expenditure of £300,000 on the Housing General Fund Estate Parking Improvements scheme, phased £100,000 in 2013/14, £100,000 in 2014/15 and £100,000 in 2015/16, as detailed in Table 2.

REASONS FOR REPORT RECOMMENDATIONS

1. Financial Procedure Rules state that all schemes in the capital programme between £250,000 and £2 million will require Cabinet approval.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. There have been various consultation meetings with tenant groups and leaseholders during the last nine months with regard to the proposed programme of capital expenditure associated with the Housing Revenue Account (HRA).
3. 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 new headings:
 - Safe, Wind and Weather Tight
 - Warm and Energy Efficient
 - Modern Facilities
 - Well Maintained Communal Facilities

DETAIL (Including consultation carried out)

4. This report seeks permission to proceed with the development, procurement and implementation of capital projects which are to be added to the HRA Capital Programme and the Housing General Fund Capital Programme approved by Council in February 2013.
5. The programme outlined in this report is consistent with the Housing Strategy and HRA Business Plan 2013-2043 approved by Cabinet and Council in February 2013.
6. A key role in the development of the Capital Programme has been the involvement of the Tenant Resource Group, 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.

Well Maintained Communal Facilities- Decent Neighbourhoods

7. The proposed HRA projects are shown in Table 1 below and described in more detail in the following paragraphs.

Table 1

Well Maintained Communal Facilities	£000
Porlock Road (6 spaces)	37
Hawkley Green (7 spaces)	53
Brendon Green (11 spaces)	61
Oakley Road (5 spaces)	49
Lower Brownhill Road (10 spaces)	34
Atherfield Road (many spaces)	45
Cheriton Ave (no spaces created - better access)	60
Chiltern Green (9 spaces)	51
Blendworth Lane (no spaces created – better access)	39
Total Well Maintained Communal Facilities	<u>429</u>

8. Porlock Road, Redbridge (£37,000)
The construction of 6 car parking spaces adjacent to 126-134 Porlock Road. Planning permission required.
9. Hawkley Green, Woolston (£53,000)
The construction of 7 car parking spaces adjacent to 13-21 odds Hawkley Green. Planning permission required.
10. Brendon Green, Millbrook (£61,000)
The construction of 11 car parking spaces adjacent to 35-41, 66-71 Brendon Green. Planning permission required.
11. Oakley Road, Millbrook (£49,000)
The construction of 5 car parking spaces adjacent to 251-281 Oakley Road. Planning permission required.
12. Lower Brownhill Road, Redbridge (£34,000)
The construction of 10 car parking spaces adjacent to Block 269-299 Lower Brownhill Road. Planning permission not required.
13. Atherfield Road, Redbridge (£45,000)
The construction of an access road adjacent to 48-56 which would allow access to a large area of land capable of meeting all the parking needs in this location. Planning permission required.
14. Cheriton Avenue, Harefield (£60,000)
This proposal would not create any more car parking spaces but would improve the access and safety along a stretch of 185 metres between 23-97 Cheriton Avenue. Planning permission not required.
15. Chiltern Green, Millbrook (£51,000)
The construction of 9 car parking spaces adjacent to 73-78, 97-107 Chiltern Green. Planning permission required.

16. Blendworth Lane, Harefield (£39,000)
This proposal will not create any addition car parking spaces but would improve access and safety along a 185m stretch of the verge opposite 13-31 odds to allow other larger vehicles to pass without leaving the carriageway. Planning permission not required

Housing General Fund

17. The potential Housing General Fund projects are shown in Table 2 below and described in more detail in the following paragraphs. There are not currently sufficient resources to undertake all of the projects listed and a selection process will be required following consultation with residents.

Table 2

General Fund	£000
Hinkler Road (new access road)	88
Bramshott Road (11 spaces)	68
Seafield / Winbury (14 spaces)	83
Heywood Green (14 spaces)	60
Holcroft Road (access road)	49
Marston Road (8 spaces)	88
Byron Road (access road)	71
Total Housing General Fund	<u>507</u>

18. Hinkler Road, Bitterne (£88,000)
The construction of an access road serving 13 properties 341-365 odds allowing vehicles to be parked off the road within the boundary of each property. Planning permission required.
19. Bramshott Road, Woolston (£68,000)
The construction of 11 car parking schemes adjacent to 26-42 Bramshott Road. Planning permission required.
20. Seafield and Windbury, Redbridge (£83,000)
The construction of 14 car parking spaces adjacent to 34-54, 19, 21 Windbury. Planning permission required.
21. Heywood Green, Bitterne (£60,000)
The construction of 14 car parking spaces adjacent to 1-22 Heywood Green. Planning permission required.
22. Holcroft Road, Bitterne (£49,000)
The construction of access road to allow each resident 48-64 to park within the boundary of their property. Planning permission required.
23. Marston Road, Bitterne (£88,000)
The construction of 8 car parking spaces adjacent to 1-23 Marston Road. Planning permission required.

24. Byron Road, Bitterne (£71,000)

The construction of an access road to allow each resident 26-32 to park within the boundary of their property. Planning permission required

RESOURCE IMPLICATIONS

Capital/Revenue

25. The most recent version of the 30 Year HRA Business Plan, as used to inform the HRA budget approved by Council on 13th February 2013, indicates that there is provision for the HRA funded works seeking scheme approval. This report recommends a transfer that creates a new scheme and seeks approval, in accordance with Financial Procedure Rules, for this scheme.
26. Council resources of £300,000 have been identified to fund similar works in estates where the majority of households are owner occupiers. The owner occupiers will each need to make a 50% contribution to their share of the cost of the works, with the other 50% being met from the capital budget. All owner occupiers need to agree to this contribution or the work will not proceed. Where the owner occupiers choose to defer payment until their property is sold, the capital budget will cover the cost and will be reimbursed at a later date. In these circumstances the Council will require a charge over the property in order to safeguard its position.
27. A provision of £30,000 will be made within the HRA revenue budget to contribute to the Housing General Fund Estate Parking Improvement scheme. The contribution will be proportional to the number of Council dwellings in each component of the scheme.

Property/Other

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

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

29. 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:

30. None.

POLICY FRAMEWORK IMPLICATIONS

31. 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

WARDS/COMMUNITIES AFFECTED:	MILLBROOK, REDBRIDGE, WOOLSTON, BITTERNE, HAREFIELD.
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SUPPORTING DOCUMENTATION

Appendices

	None.
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Documents In Members' Rooms

1.	Indicative plans of the Well Maintained Communal Facilities scheme and the General Fund scheme at Hinkler Road.
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Equality Impact Assessment

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

Equality 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)
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	None.	
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