

<b>DECISION-MAKER:</b>	CABINET		
<b>SUBJECT:</b>	NEPTUNE COURT AND ROZEL COURT LIFT REPLACEMENT		
<b>DATE OF DECISION:</b>	6 SEPTEMBER 2010		
<b>REPORT OF:</b>	CABINET MEMBER FOR HOUSING		
<b>AUTHOR:</b>	Name:	GEOFF MILLER	Tel: 023 8083 4987
	E-mail:	Geoffrey.miller@southampton.gov.uk	

**STATEMENT OF CONFIDENTIALITY**

Not applicable

**SUMMARY**

This report seeks formal approval in accordance with Financial Procedures Rules for the preparation and execution of the replacement of Neptune Court and Rozel Court lifts.

**RECOMMENDATIONS:**

- (i) To approve, in accordance with Financial Procedure Rules, spending of £1,010,000 on replacing the lifts at Neptune Court and Rozel Court, provision for which exists in the Housing Revenue Account Capital programme for 2011/12.

**REASONS FOR REPORT RECOMMENDATIONS**

1. The lifts at Neptune Court and Rozel Court are over 40 years old and due to wear and tear they are now in need of replacement.
2. 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 value of more than £500,000 be approved by Cabinet before they can proceed.

**CONSULTATION**

3. A key role in the development of the capital programme has been the involvement of "groups" such as the Tenants Focus Groups, Block Wardens, tenant representatives, leaseholders and staff. Tenants and leaseholders have been closely involved in the production of our long term business plan for future investment.
4. Consultation with residents of Neptune Court has taken place (two meetings the last one being on 15<sup>th</sup> June 2010), this consultation will continue throughout the duration of the contract. Consultation with residents of Rozel Court will commence at the end of the Summer/beginning of Autumn. Upon completion of individual lifts, customer satisfaction questionnaires will be submitted to every resident of both Courts.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

5. During consultation with tenants' groups and leaseholders over the Housing Revenue Account (HRA) Capital Programme and in the formation of the HRA Business Plan during the option appraisal process, all parties expressed support for schemes of work at this time.
6. The alternative option of not undertaking this work would leave the properties and surrounding areas in their present condition and would not accord with the views expressed during the consultation process.

## **DETAIL**

7. This report seeks permission to proceed with the development, procurement and implementation of the replacement of Neptune Court and Rozel Court lifts as included within the Housing Revenue Account Capital Programme for 2011/12 approved by Council on 14 July 2010.
8. After close investigation of maintenance and call out records the 2 lifts at Neptune Court (1 in each block) and 1 lift at Rozel Court have been identified as being past their serviceable life and the most unreliable lifts across the remaining 8 supported housing blocks which require replacement.
9. In order to meet the latest requirements for DDA compliant lifts, we will be constructing new structures to house these lifts which will be next to the front entrances of each of the 3 blocks, these will be accessed once residents have entered the security of the building.
10. In line with requests from the emergency services these lifts will not only benefit the tenants, residents and visitors but will enable paramedics to use their stretcher facilities and not have to negotiate awkward stairwells.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

11. The estimated capital expenditure arising from the approval of this project is £1.010M in 2011/12. Provision for this exists in the capital programme that was approved by council in July 2010.

### **Revenue**

12. The capital financing costs of spending £1.010M in 2011/12 on the schemes recommended for approval in this report were allowed for in the revenue estimates that were approved by Council on 17<sup>th</sup> February 2010.

### **Property**

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

### **Other**

14. None.

## LEGAL IMPLICATIONS

### Statutory power to undertake proposals in the report:

15. 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:

16. None

## POLICY FRAMEWORK IMPLICATIONS

17. 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 maintain and improve the condition of the city's housing stock.

## SUPPORTING DOCUMENTATION

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

**Appendices** None

### **Documents In Members' Rooms**

1.	Business case: 2 x Lift Refurbishments at Neptune Court and 1 x lift at Rozel Court
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### **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**

<b>WARDS/COMMUNITIES AFFECTED:</b>	All wards in the city
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