

DECISION-MAKER:	CABINET
SUBJECT:	HOUSING REVENUE ACCOUNT (HRA) CAPITAL PROGRAMME PROJECT APPROVALS 2011/12 AND 2012/13 PHASE 4
DATE OF DECISION:	19 DECEMBER 2011
REPORT OF:	CABINET MEMBER OF 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. 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 proposals are consistent with the HRA business plan approved by Council in July 2011 and will help deliver the objectives set out in that plan. The proposed works cover kitchen and bathroom upgrades, improvements to supported housing walkways / balconies and works to communal areas in supported housing blocks. The planned works will enhance the areas by means of improved lighting, resurfaced walkways, decoration, floor covering and replacement of individual front doors.

RECOMMENDATIONS:

- (i) To bring forward to 2011/12 £1,634K of expenditure that was originally scheduled for 2012/13 in the HRA 5 year Capital Plan that was approved by Council on the 16th November 2011 as part of the "Reform of Council Housing Finance" paper.
- (ii) To approve in accordance with Financial Procedure Rules spend against schemes in the HRA 5 year Capital Plan as detailed in the table below.

	2011/12	2012/13
Modern Facilities	000s	000s
Kitchens	861	3,924
Bathrooms	261	2,196
Total Modern Facilities	1, 122	6,120
Safe Wind & Weather Tight		
Supported Housing walkway repairs	312	722
Well Maintained Communal Facilities		
Communal Works	200	200
TOTAL	1,634	7,042

REASONS FOR REPORT RECOMMENDATIONS

1. Financial Procedure Rules require that all schemes with a total value of more than £200,000 be approved by the appropriate Cabinet Member before they can proceed. Schemes over £500,000 need to be approved by Cabinet.
2. Including sums in the 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 of more than £500,000 be approved by Cabinet before they can proceed.

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).
4. These works form part of the recently approved 5 year plan (formally approved in November 2011).
5. The alternative option of not undertaking the works listed 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 that comply with the 4 new headings which are; Modern Facilities, Well Maintained Communal Facilities, Warm and Energy Efficient and Safe, Wind and Weather Tight.

DETAIL (Including consultation carried out)

6. This report seeks permission to proceed with the development, procurement and implementation of Capital projects which form part of the HRA Capital programme for 2011/12 and 2012/13. This report deals with those new schemes that are currently ready for approval.
7. The programme outlined in this report is consistent with the Housing strategy and HRA business plan 2011 – 2041 approved by Cabinet and Council in July 2011. The table below shows the Plan before the recommended changes to the expenditure profile compared with what it will look like after the changes

<u>Capital Plan Before Recommended Changes</u>	2011/12	2012/13
Modern Facilities	000s	000s
Kitchens	0	4,785
Bathrooms	0	2,457
Total Modern Facilities	0	7,242
Safe Wind & Weather Tight		
Supported Housing walkway repairs	0	1,034
Well Maintained Communal Facilities		
Communal Works	0	400
Total	0	8,676

<u>Capital Plan After Recommended Changes</u>	2011/12	2012/13
Modern Facilities	000s	000s
Kitchens	861	3,924
Bathrooms	261	2,196
Total Modern Facilities	1,122	6,120
Safe Wind & Weather Tight		
Supported Housing walkway repairs	312	722
Well Maintained Communal Facilities		
Communal Works	200	200
Total	1,634	7,042

8. A key role in the development of the Capital Programme has been the involvement of the Tenant Focus Groups, Block Wardens, Tenant representatives, leaseholders and staff. Tenants and Leaseholders have also been closely involved in the production of our long term business plans for future investment.

Modern Facilities Programme

9. **Kitchens:**
Works in the Swaythling Ward have been brought forward from 2012/13 into this current financial year with a budget of £861,000 including fees. It is anticipated that the sum requested will enable 127 kitchens to be refurbished in the Swaythling area between January – March 2012.
10. In 2012/13 the total budget of £3,950,000 including fees will enable a further 575 kitchens to be refurbished across the city.

11. **Bathrooms:**
Works in the Swaythling ward have been brought forward from 2012/13 into this current financial year with a budget of £261,000 including fees. It is anticipated that the sum requested will enable 71 bathrooms to be refurbished in the Swaythling area between January – March 2012.
12. In 2012/13 the total budget of £2,209,000 including fees will enable a further 575 bathrooms to be refurbished across the city.

Safe Wind and Weather Tight

13. **Supported Housing Walkway Repairs:**
Following recent structural inspections there are a number of Supported Housing blocks which have had the communal walkways “propped”. This is a temporary measure and, in a bid to reduce hire costs, works have been brought forward into 2011/12.
14. The works included will see the walkways resurfaced/redecorated, have improved lighting together with enhanced hand rails/balconies. This was trialled at Bassett Green Court and considered by all to be a major improvement both in practicality and appearance.
15. It is anticipated that the sums requested of £312,000 in 2011/12 and £727,000 including fees will see refurbishment works carried out at Curzon Court, Nutfield Court and Seagarth Close with other works taking place at Weston Court, Oldbury Court, Stanford Court, Farley Court and Holyoak Court once the structural inspection reports have been finalised.

Well Maintained Communal Facilities

16. **Communal Works:**
The previous phases of Supported Housing Communal works have now been completed and the customer satisfaction levels recorded are extremely high. Another advantage of these works is that potential new tenants visiting the blocks no longer consider them to be old, institutionalised or drab but feel they are vibrant, welcoming and secure and therefore take the property as their home.
17. It is anticipated that the sums requested of £200,000 in 2011/12 and £200,000 in 2012/13 including fees will allow all communal corridors in the 2 blocks at Ventnor Court to be refurbished. Works will include energy saving measures/improved lighting, new ceilings, new carpets, decoration and individual front doors.

RESOURCE IMPLICATIONS

Capital/Revenue

18. The proposed HRA Capital Programme that was presented as part of the item on the Reform of Council Housing Finance has provision for the works under the headings listed. There are sufficient funds available in the HRA to meet the expenditure being brought forward into 2011/12.
19. Provision already exists in the HRA Revenue Budget to meet the requirement of the proposed schemes.

Property/Other

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

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

21. 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:

22. None

POLICY FRAMEWORK IMPLICATIONS

23. 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.

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KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	All wards
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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.	Outline Project Proposals for each category Project Category Evaluations for each category Business Case for each category
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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)
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1.	N/A	
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