

Committee:	Executive	Agenda Item No.:	8.
Date:	26 th April 2010	Status	Open
Category	Part of the Budget and Policy Framework		
Subject:	Housing Stock – Capital Programme		
Report by:	Head of Housing		
Other Officers Involved	Asset Management Officer Members of Housing Stock Group		
Director	Director of Neighbourhoods		
Relevant Portfolio Holder	Councillor K. Bowman, Portfolio Holder for Housing Management		

RELEVANT CORPORATE AIMS

REGENERATION – Developing healthy, prosperous and sustainable communities
By improving the Housing Stock.

TARGETS

There is a specific corporate target to reach the Decent Homes Standard by December 2010.

VALUE FOR MONEY

Work that is carried out by external contractors is only awarded after a competitive procurement process.

THE REPORT

This report considers the draft proposal for capital investment in Housing stock for the 2010/11 Financial Report.

During the period of this report the Council is on target to ensure that all properties meet the Decent Homes Standard by December 2010. The only exceptions to this are properties where the current tenant has refused works and a number of Tarran Bungalows where there is a separate regeneration scheme.

The priority for this year is focussed on ensuring the Decent Homes Standard is achieved. This includes significant investments in kitchen upgrades and alterations, and installing new heating systems.

It is planned to reduce expenditure on electrical work and this follows the Council's decision to strengthen the electrical team which allows more work to be completed 'in-house'. This is an efficiency savings for the Council.

Although a reduction in the value of the Major Repairs Allowance (MRA) has meant there is very little spare capacity within the capital programme there is an opportunity to carry out some work that is outside the Decent Homes Standard.

It is proposed to target the majority of this funding on areas where major structural work is needed. This includes a replacement roofing programme (Creswell, Pinxton and Clowne) repairing gable end walls where needed (New Bolsover, and installing fire walls where these are missing.

It is also proposed to increase expenditure on replacement doors to £200,000 as this is the area which tenants have identified as needing more investment.

Most of this work will either be offered on a competitive tender, or will be continuations of longer term contracts that were won through a tender process.

The budget is monitored on a monthly basis by the Housing Stock Group; this is a working group consisting of officers together with the Portfolio Holder for Housing and the Portfolio Member for Regeneration. This group does, from time to time, make adjustments to the individual budgets within the wider capital programme.

It is assumed that there is no external funding for the period, and no capital receipt. There is, however, a schedule of other required works that can be considered if additional funding becomes available.

The proposed budget is shown on the following page:

Budget Requirements for Element	Budget
DHS Contracts	1,098,160
Doors	200,000
Electrical Upgrades	360,000
Heating Upgrades	250,000
Kitchen Replacements	450,000
Relet Electrical Budget	200,000
Windows	1,000
Welfare Adaptations	312,422
Repairs Heating Budget	86,784
Major Relet Repairs	468,634
External contractors (split across the above three budgets)	150,000
Repair Inspector Salary (note this is an existing post)	40,000
Fees MRA	200,000
Totals	3,817,000
MRA	3,167,000
Capital Contribution from Revenue	650,000
External Funding 2010/11	0
HRA capital receipt	0
Available to Spend	3,817,000

IMPLICATIONS

Financial: As covered in this report
 Legal: None directly
 Human Resources: None directly

RECOMMENDATION(S)

1. That the Executive accept the recommended capital programme.
2. That the Head of Housing is permitted to make adjustments to the individual budgets within the programme but these changes should be made in consultation with the Portfolio Holder for Housing Management and the Portfolio Holder for Regeneration.

**REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE
CONSTITUTION**

To ensure housing capital expenditure is directed at the most important housing requirements.

ATTACHMENTS: No
FILE REFERENCE: L:\housing\PC\reports\CapProg2010\Exec
SOURCE DOCUMENT: Documents held by Asset Management Officer