

Key Decision Required:	YES	In the Forward Plan:	YES
Cabinet Informal Formal	No	Council	No

HOUSING PORTFOLIO HOLDER

MARCH 2019

REPORT OF CORPORATE DIRECTOR

A.1 HOUSING INVESTMENT PROGRAMME 2019/20: ALLOCATION PROPOSALS FOR THE IMPROVEMENT, ENHANCEMENT AND ADAPTATION OF THE COUNCIL'S HOUSING STOCK

(Report prepared by Damian Williams)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval of the individual budget allocations and projects within the 2019/20 Housing Investment Programme (HIP) for the major repair, improvement, enhancement and adaptation of the Council's housing stock.

EXECUTIVE SUMMARY

- At its meeting on 18TH January the Cabinet approved a Housing investment programme of £3,176,410 of which £2.696 million was allocated for improvement of the housing stock.
- This report recommends the allocation of individual budgets for each element of the programme together with details of the schemes that are proposed to be carried out as well as seeking Portfolio Holder approval to undertake the work.
- The report explains the rationale used to allocate the HIP budgets and to identify properties to be included in the current programme, the consultation that is carried out with tenants and leaseholders and the significant contribution that the HIP makes to the corporate plan and other local and national objectives by providing high quality housing.
- Appendices to the report provide a summary of the allocation recommended for the stock improvement in the context of the total approved HIP budget together with a detailed schedule of each element of the programme, the recommended budget, scheme details and the contribution that each will make to corporate and national priorities.

RECOMMENDATION(S)

- a) That the individual budget allocations and programme for the major repair, improvement, enhancement and adaptation of the Council's housing stock in the 2019/20 Housing Improvement Programme, as detailed in this report and the attached appendices, be approved.

PART 2 – IMPLICATIONS OF THE DECISION**2.1 DELIVERING PRIORITIES**

Approval and implementation of the annual Housing Revenue Account Capital programme (HIP) will significantly contribute to the Corporate plan by providing high quality housing. It will also contribute to sustaining the decent homes standard as well as preventing future non decency in the housing stock.

Individual elements of the recommended programme will also contribute to the corporate plan objectives of energy conservation and sustainability, working towards achieving a low crime area, addressing structural issues which will help to lower the fear of crime and reducing health inequalities and disadvantages.

2.2 FINANCE, OTHER RESOURCES AND RISK**2.2.1 Finance and other resources**

The recommended budgets and proposed programme allocates the total budget approved by the Council for improvement, enhancement and adaptation of the housing stock in the Housing Investment Programme.

2.2.2 Risk

If the allocation of individual budgets and projects in the HIP programme is not approved, maintaining homes to a decent standard and preventing future non decency in the housing stock will be put at risk. The Council's housing portfolio is a major asset and it is essential that it is maintained to a high standard.

The annual HIP programme also contributes to a significant number of projects that are required to meet legal, health and safety and tenant welfare issues that would be severely compromised if it were not approved.

Continuing to provide well maintained homes to the decent homes standard is also an expectation placed on Council's within the new regulatory framework

for social landlords. Approval of the HIP programme is an essential element in ensuring that the Council continues to be seen as a good landlord and attains high levels of tenant satisfaction.

2.3 LEGAL

The power to incur capital expenditure on the housing stock is covered by Part IV Local Government and Housing Act 1989. All works will be undertaken through the application of the Council's procurement rules which could include the use of framework agreements.

2.4 OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following:-

2.4.1 Crime and disorder

Individual projects within the programme will enhance the security and safety of Council dwellings or estates and contribute towards reducing crime, antisocial behaviour and the fear of crime. In appropriate instances the Police crime reduction officer is consulted on the specification and design of schemes.

2.4.2 Equality and diversity

When preparing the programme special consideration has been given to ensuring adequate budgetary provision for adaptations that assist the disabled and chronically sick; and that where appropriate all projects are undertaken so as to contribute to assisting persons with special needs and in accordance with the principles of equality and diversity.

An equality and diversity impact assessment has been carried out on the service supported by the HIP allocation for stock improvement.

2.4.3 Health inequalities

The provision of high quality well maintained and warm housing is recognised as a fundamental contributor to achieving good health. Elements of the proposed programme such as disability adaptations also make a direct contribution to reducing health inequality.

2.4.4 Area or Ward Affected

Affects most Wards

2.4.5 Consultation and Engagement

Consultation on the proposed budget allocation and programme has been carried out with the Council's Tenant Panel. At their meeting on 26th February

2019, the Panel approved a recommendation that the proposed programme and budget allocation for 2019/20 be put forward for consideration by the Housing Portfolio Holder without amendment. The Tenants' Panel has also appointed three panellists to monitor progress and performance on achieving the programme together with a sub-group to agree and monitor target setting and performance management in furtherance of regulatory requirements for ensuring tenant involvement and participation.

Prior to any scheme commencing on site, individual tenants whose property will be affected by the works are fully consulted, and wherever feasible, tenants are given a choice in the scheme design.

Where projects are undertaken that affect leasehold properties, consultation is carried out that enables lessees to comment in accordance with the Commonhold and Leasehold Reform Act 2002 on scheme proposals for which service charges will subsequently be levied.

In accordance with Cabinet requirements details of the proposals contained in this report will be provided to the PCT to enable further discussion by the Local Strategic Partnership Health Theme Group.

PART 3 – SUPPORTING INFORMATION

3.1 BACKGROUND

At the Cabinet meeting held on 18th January 2019, an Housing Revenue Account Capital Programme - HIP - of £3.17 million was approved for 2019/20 of which £2.696 million was allocated for major repair, improvement and enhancement of the Council's housing stock, a further £400,000 for disability adaptations including disability access works to sheltered housing units, £80,000 for IT investment and Cash incentive Scheme.

A programme of work has now been prepared for which it is proposed that funding be allocated.

3.2 FURTHER INFORMATION

3.2.1 Objectives sought

For many years it has been part of the Housing Strategy to undertake a balanced programme of improvements to the Council's housing stock. This enables improvements, repairs and adaptations to be carried out to a range of building elements and installations each year and is essential in providing a safe, well-maintained stock and high quality housing.

During the 2014/15 HIP programme the Council achieved its long-term target, set by the previous Government, of ensuring that all its properties that were previously failing met the *Decent Homes* standard. However, building

components and installations within the housing stock continue to suffer wear and tear, age or become obsolete and come to the end of their economic lifespan. Therefore, the improvement programme for which approval is currently sought, and subsequent years' programmes, will seek to sustain the decent homes standard and prevent properties from falling into future non decency.

As in previous years the programme of major repairs, improvements and enhancement has been put together taking into account the total budget allocated for stock improvement in the HIP and in order to achieve a number of objectives as follows:

- To maintain a programme of works that will sustain the *Decent Homes* standard and prevent the housing stock from falling into future non decency
- To improve the energy efficiency of Council dwellings
- To improve and maintain the value of the Council's assets
- To comply with legal , technical or health and safety requirements
- To contribute to the Council's Corporate Plan and other corporate strategies and objectives
- To obtain best value by undertaking planned work and thereby reducing the need for expenditure on emergency or responsive repairs

In the proposed budget allocation for 2019/20 although a balanced programme of works has been retained which meets these objectives; emphasis has again been placed on undertaking improvements that will directly contribute to sustaining the *Decent Homes* standard and preventing future non decency.

3.2.2 Factors taken into account to decide which properties are included within the improvement programme

The properties to be included in the improvement programme or location of works are identified after taking into account the following:

- Information contained in the stock condition survey
- Information obtained from other technical sources; for example boiler maintenance schedules, electrical installation testing etc
- The results of tenant consultation and other surveys
- Feedback from maintenance surveyors, or other technical staff
- To avoid the need to undertake uneconomic repairs
- As a continuation of ongoing, phased or cyclical schemes
- Information originating from other sources; for example Members, tenants, Police crime reduction officer

3.2.3 Recommended budget allocation and programme for 2019/20

The following categories of work represent the project types in which it is proposed to make capital investment in 2019/20.

Energy and Water Conservation (£3,000)

A small allocation that enables a programme of works to improve energy efficiency and fuel economy to a specification equal to the thermal comfort criterion of the *Decent Homes* standard.

Re-roofing (£70,000)

This allocation continues the work from the previous years to allow refurbishment to a number of roofs and roof coverings. This will prevent future non decency in these properties.

First Time Heating (£5,000)

A small allocation has been made to enable the installation of heating to the few remaining properties that have no heating or solid fuel when these dwellings become empty prior to re-let and where the previous tenant had exercised their right to refuse the work under the decent homes programme.

Major Refurbishment of Heating (£520,000)

Substantial provision has again been made to continue the programme to refurbish existing electric storage heating in order to prevent future non decency and improve energy efficiency. Where appropriate this work will include sustainable energy installations.

Electric Rewiring (£140,000)

This allocation reflects the extent of upgrading identified by ongoing cyclical electrical testing but is sufficient to enable a significant programme of rewiring to communal areas to be carried out including provision of emergency lighting and upgrading the electrical installations to the latest regulations. Modern lighting and controls will contribute to energy efficiency and where appropriate will include installations that utilise sustainable energy technology.

Kitchen and Bathroom Replacement (£520,000)

A substantial allocation is proposed to continue the ongoing programme of kitchen and bathroom replacement, which will also make a major contribution to providing high quality facilities for tenants. It is proposed to concentrate on improving kitchens that did not previously fail the decency standard so as to reduce the lifespan of these installations within the stock and prevent future non decency.

Structural Repairs (£200,000)

A significant budget is proposed to meet the ongoing problem of newly arising structural related defects which is partly considered to be a consequence of climatic conditions and the prevailing soil conditions within the District.

Upgrade Communal TV Aerials (£15,000)

A modest budget to enable the upgrade of existing television aerials in communal areas to enable the use of modern devices such as HD televisions, satellite boxes etc.

Window and Door Replacement (£150,000)

Significant allocation is proposed to continue the long-term commitment to replacing defective windows and doors to individual dwellings and communal entrance doors with high performance and secure installations. The programme will make a significant contribution to improving tenant comfort, combating fuel poverty and improving energy efficiency in the housing stock. Replacing these components will also prevent future non decency.

Environmental Improvements (£210,000)

This allocation is proposed to continue the programme of providing environmental improvements to areas that are identified as suffering crime or other antisocial problems. This element of the programme also represents a "local offer" to those tenants whose property will benefit from the work which is in accordance with the new regulatory framework for social landlords.

Replace Door Entry Systems (£140,000)

An increased budget compared to previous years is included to accelerate the long-term phased programme to refurbish and replace communal door entry systems to flats and sheltered units which was not previously able to be fully funded due to commitment on work necessary to achieve the decent homes standard.

Selected Improvements (£260,000)

Provision has been made to continue the ongoing programme of improvements to the communal areas and entrances of sheltered units and general needs flats. This element of the programme also represents a "local offer" to those tenants whose property will benefit from the work which is in accordance with the new regulatory framework for social landlords.

Asbestos Management (£230,000)

This allocation is proposed to enable the Council to meet its obligations in respect of the housing stock under Asbestos Management Regulations. In addition an enhanced budget is recommended in the current programme to enable some planned replacement of asbestos bearing materials to commence.

Measures to Combat Condensation (£63,410)

An increased budget is proposed to continue the long-term phased programme to install measures in selected dwellings to combat and prevent condensation.

Refurbish Lifts (£70,000)

To continue a phased programme to replace a number of lifts that have become obsolete.

Garage Refurbishment (100,000)

A new allocation to ensure that essential maintenance is carried out to the existing stock.

BACKGROUND PAPERS FOR THE DECISION

A HIP Project File is maintained by the Head of Building and Engineering Services.

APPENDICES

A summary of the proposed budget allocation is provided at **Appendix A**.

Appendix B of this report provides details of the specific projects currently identified for completion in 2019/20 together with those schemes on which it is proposed to commence feasibility designs and / or tenant consultation to enable inclusion in next year's and future programmes. Comments are also included to explain how each scheme will contribute to the Corporate Plan or other national or Council strategies.

A1 APPENDIX A

HOUSING INVESTMENT PROGRAMME 2019/20

	Approved Allocation £	Proposed Allocation £
Housing Revenue Account Capital Programme:		
IT Upgrade and Replacement	20,000	20,000
Disabled Adaptations (including disability access works)	400,000	400,000
Cash Incentive Scheme	60,000	60,000
	<hr/> 480,000	<hr/> 480,000
Stock Improvement, enhancement and adaptation:	2,696,410	
Energy/Water Conservation		3,000
Re-roofing		70,000
First Time Heating		5,000
Major Refurbishment of Heating		520,000
Electric Rewires		140,000
Kitchen / Bathroom Replacement		520,000
Structural Repairs		200,000
Upgrade Communal TV Aerials		15,000
Window/Door Replacement		150,000
Environmental Improvements		210,000
Refurbish Door Entry Systems		140,000
Selected Improvements		260,000
Asbestos Management		230,000
Measures to Combat Condensation		63,410
Refurbish Lifts		70,000
Garage Refurbishment		100,000
Total Housing Revenue Account Capital Programme	<hr/> 3,176,410 <hr/>	<hr/> 3,176,410 <hr/>

