



## PORTFOLIO : HOUSING

### HOUSING, HEALTH & SOCIAL INCLUSION PANEL – 17<sup>th</sup> MARCH 2004 CABINET – 7 APRIL 2004

#### PLANNED MAINTENANCE PROGRAMME 2004/2005

##### 1 INTRODUCTION

- 1.1 The Council on 4 February 2004 approved a total of £3,501,000 for the Planned Maintenance Revenue Programme, £250,000 for Capital expenditure and £983,000 for Cyclical Maintenance for the Financial Year 2004/2005.
- 1.2 This report seeks agreement to the programme, which comprises the Planned Maintenance Improvements Programme, and the Environmental Improvements Programme, under general headings of expenditure.
- 1.3 The Major Repairs Allowance (MRA), which was introduced on the 1<sup>st</sup> April 2001, is an allowance representing the annual cost of maintaining and improving the Council's housing stock to a standard equivalent to a modern, newly designed property. This annual allowance is designed to fund major repairs and improvements over the life of a property. The MRA for NFDC for 2004/2005 has been set by the ODPM at £3,140,000. An additional contribution of £361,000 from the HRA has been made to the MRA to ensure that previously identified backlogs of work can also be tackled commencing in 2004/2005.
- 1.4 The Planned Maintenance Revenue Programme also includes the Estate Improvements and the Provision of Hardstandings budget.
- 1.5 All works identified within this report are based upon the full and detailed stock condition survey carried out in 1999. Since 1999 the information gathered from the initial stock condition surveys has been annually updated from 5 yearly resurveys and from completed contract work.
- 1.6 With the introduction of the MRA the government established a new target to ensure the increased spending led to improved standards in housing. This target introduced the term "decent home" and determined that all social housing should meet set standards of decency by 2010. We have established through our stock condition data that 2022 council homes at present fall below this standard. The Business Plan sets out our 10-year plan of work to ensure that all our properties will meet this target. The programme for 2004/2005 has been set out in accordance with this 10-year plan.

##### 2 PROGRESS REPORTING OF THE PROGRAMME

- 2.1 The progress of each scheme during the financial year will be reported to Members in the Information Bulletin, together with tender results and budget information. The Housing Landlord Services, who carry out this work, provides detailed monthly information on the progress of all contracts and expenditure to date.

- 2.2 In line with previous years, where tender results lead to savings being achieved, further priority projects will be identified and carried out to ensure that the maximum expenditure within the overall budget is achieved.

### **3 APPROVED BUDGET PROVISIONS**

- 3.1 The approved budgets are £3,751,000 for the Housing Revenue Account planned maintenance improvement projects, £983,000 for cyclical maintenance.
- 3.2 Following the approval of budgets it has been felt necessary to increase the cyclical maintenance budgets by £77,000 to reflect the higher standards specified and a higher than anticipated internal redecoration programme for sheltered housing. This will have the affect of increasing the cyclical budget to £1,060,000 and reducing the Planned Maintenance Revenue Budget to £3,674,000.
- 3.3 Appendix I is a summary of the various headings of expenditure comprising the total budget provision.

### **4 PROPOSALS**

- 4.1 Within the Planned Maintenance Improvement Programme, Members will note that the work proposed is broadly in line with that of previous years. The prime purpose of this expenditure is to maintain the fabric of Council homes and to ensure that services such as electrical and heating installations are maintained in a safe condition and replaced when necessary.
- 4.2 The final phase of improvements to the “hard to let” sheltered scheme for older people at Barfields Court is included in the programme. A report on this scheme was presented and agreed at Housing Committee on 15 September 1999 to convert the two phases (Barfields Court I and II) into one sheltered housing scheme for frail older people. The link-block connecting the two blocks that make up Barfields was completed in 2003/2004 and it is proposed to continue with the development of further new flats in 2004/2005.
- 4.3 In line with last year, a budget has been included within the programme for the internal redecoration of one room for elderly tenants. It is proposed to continue with the eligibility criteria from last year, which is a qualifying age of 75 or over the age of 65 if they are in receipt of a disability benefit.
- 4.4 The external door replacement programme will continue and has been set at £280,000. This has been in response to tenants’ requests and to deal with the backlog that has accrued over the past 5 years.
- 4.5 The kitchen and bathroom programme continues to be a significant budget within the programme reflecting the importance on achieving the decent homes standard. The budget provision is £1,230,000, in line with the 10-year business plan and the proposed projects identified have been selected based on the age of the property, the date of any previous modernization and recently carried out surveys.
- 4.6 A miscellaneous category is also included within the revenue allocation. This includes a number of projects that do not fall into any of the other major categories of work

proposed such as asbestos removal, garage block refurbishments, energy efficiency work, replacement fencing and communal aerials.

## **5 KEY CORPORATE OBJECTIVES**

- 5.1 One of the four key priorities within the Council's Corporate Plan "Heart of the Forest" is housing and one aim to meet that corporate priority is to improve the condition of our own housing stock and to meet the Decent Homes Standard by 2010.
- 5.2 The proposals contained within this report will ensure that the Council's housing stock is improved and maintained and that the work necessary to ensure we meet the Decent Homes Standard by 2010 continues. It is estimated that the percentage of our current stock, which fails to meet the Decent Homes Standard, is 33% and on completion of the programme of works for 2004/2005 it is expected that this figure will reduce to 28%.

## **6 TENANT INVOLVEMENT**

- 6.1 Members of the TCG have been involved in the development of this years programme and will be continually updated on its progress throughout the year.
- 6.2 With planned maintenance and improvement works it is intended to continue with the current practice of involving tenants and residents in aspects of the work that affects their homes. Consultation will ensure that tenants are aware of the proposed works and ensure that any inconvenience and disruption is kept to a minimum.
- 6.3 Where choice can be given without compromising the effectiveness or the necessity of the work, this will be given. Choice could mean the tenant electing not to have the work done, or in selecting finishes and colour schemes if and when improvements are carried out. Generally no choice would be given where works, such as re-roofing, involve essential maintenance work.
- 6.4 In the programme for 2004/2005 there are three areas where tenants will be asked for their views as to priorities and as to the work that will be carried out. These are the areas of security works, fencing and environmental improvements. It is suggested that Officers consult with tenants' representatives on these issues.
- 6.5 The new leaseholders Forum will also ensure that leaseholders are kept fully involved in the new programme.

## **7 FINANCIAL IMPLICATIONS**

- 7.1 Total planned expenditure in 2004/2005 is £4,734,000, comprising £3,674,000 for planned maintenance and improvements, £1,060,000 for cyclical maintenance. This is within the approved budgets.

## **8 ENVIRONMENTAL IMPLICATIONS**

- 8.1 All products used in the repair, maintenance and improvement of Council homes are selected to ensure the minimum impact on the environment and, wherever possible, to raise the energy efficiency of tenants' homes.

- 8.2 In particular we are proposing to carry out major refurbishment work to the Airey Type houses. This will include structural repairs to the external walls and the installation of external wall insulation. This type of property is well known for its poor thermal qualities but the proposed work will improve the thermal efficiency of the building up to the current Building Regulation standards.

## **9 CRIME AND DISORDER IMPLICATIONS**

- 9.1 Many of the aspects of work identified in this report will improve the security of tenant's homes. In addition, there is a specific allocation of £20,000 for security works which will lead to improvements to identified areas.

## **10 TENANT'S COMMENTS**

- 10.1 This report was discussed at the Tenants Consultative Group on 2nd March 2004 with tenant representatives and their comments and recommendations have been incorporated in the report.

## **11 PORTFOLIO HOLDER'S COMMENTS**

- 11.1 The Portfolio Holder has seen this report and has expressed his pleasure that we are continuing to carry out planned maintenance and improvement works to help us meet the Governments' Decent Homes Standards and to achieve the targets set out in our ten year planned maintenance programme.

## **12 RECOMMENDATION FOR CABINET**

- 12.1 That the cyclical maintenance budget be increased by £77,000 to £1,060,000 with a corresponding decrease in the Planned Maintenance Programme to £3,674,000
- 12.2 That the schemes listed in Appendix I be approved as the planned maintenance and improvements programme and cyclical maintenance programme for 2004/2005.
- 12.3 That the Assistant Director (Housing Landlord Services) be delegated power to agree the works to be carried out at specific addresses, within the budget heads allocated by the Council.

### **For Further Information Contact:**

Graham Prentice  
Housing Technical Manager  
(Housing Landlord Services)  
Tel: (023) 80285176  
E-mail: [graham.prentice@nfdc.gov.uk](mailto:graham.prentice@nfdc.gov.uk)

## APPENDIX I

### 2004/2005 PLANNED MAINTENANCE BUDGET SUMMARY

#### **1 PLANNED MAINTENANCE AND IMPROVEMENTS BUDGET**

Heating Replacements	410,000	
Electrical rewiring	140,000	
Roof renewal	44,000	
Replacement Doors	280,000	
Repointing	50,000	
Security Works	20,000	
Sheltered Housing Works	399,000	
To include refurbishment at Barfields		
Replacement windows	140,000	
Kitchen and bathroom modernisations	1,230,000	
Refurbishments	375,000	
Provision of individual hardstandings	125,000	
Estate improvements	125,000	
Miscellaneous	336,000	
<b>TOTAL PLANNED MAINTENANCE BUDGET</b>		<b>3,674,000</b>

#### **2 CYCLICAL MAINTENANCE**

a)	Gas appliance servicing	360,000	
b)	Fire alarm servicing	35,000	
c)	Lift servicing	37,000	
d)	Solid fuel servicing	10,000	
e)	Portable Appliance Testing	4,000	
f)	Smoke detector servicing	55,000	
g)	PVCu window servicing	80,000	
			581,000
ii)	External decoration		380,000
iii)	Internal decoration		
a)	Sheltered housing	50,000	
b)	Flats, communal areas	10,000	
c)	Elderly persons decorations	30,000	
d)	Hostels	9,000	
			99,000
<b>TOTAL CYCLICAL MAINTENANCE BUDGET</b>			<b>1,060,000</b>
<b>TOTAL EXPENDITURE</b>			<b>4,734,000</b>

Total budget £4,734,000  
MRA £3,140,000  
Add cont £361,000  
Capital £250,000