

EXECUTIVE SUMMARY – PLANNED MAINTENANCE PROGRAMME 2005/2006

Summary of Purpose and Recommendations:

The purpose of this report is to seek agreement to the Planned Maintenance Improvement Programme 2005/2006 as set out in Appendix I which incorporates an increase to the cyclical maintenance budget and a equivalent decrease in the planned maintenance budget.

Cost to Council: £Nil

Within existing budget? Yes

Contribution to Corporate Plan (Minor/Moderate/Major/Neutral):

	+		-		+		-
		Neutral		Priorities			
	Minor			Clean Streets & Public Places		Neutral	
		Neutral		Crime & Disorder		Neutral	
	Major			Housing	Major		
	Minor			Managing our Finances		Neutral	

Comments on Impacts on Corporate Objectives and Priorities:

The Planned Maintenance Programme has a major affect on Housing one of the key priorities in the Corporate Plan. The Planned Maintenance Programme has been developed not only to ensure that the fabric of our homes remains in good condition but also to ensure that the Decent Homes target of all properties reaching the standard by 2010 is met.



**HOUSING, HEALTH & SOCIAL INCLUSION PANEL – 16 MARCH 2005
CABINET – 7 APRIL 2005**

PLANNED MAINTENANCE PROGRAMME 2005/2006

1 INTRODUCTION

- 1.1 The Council on 2nd February 2005 approved a total of £4,750,000 for the Planned Maintenance Revenue Programme and £1,009,000 for Cyclical Maintenance for the Financial Year 2005/2006.
- 1.2 This report seeks agreement to the Planned Maintenance Improvements Programme under general headings of expenditure.
- 1.3 The Major Repairs Allowance (MRA), which was introduced on the 1st 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 2005/2006 has been set by the ODPM at £3,297,000. An additional contribution of £1,453,000 from the HRA has been made to the MRA to assist with the funding of the programme identified by the recent stock condition survey in order to achieve the Decent Homes Standard for all homes by 2010.
- 1.4 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 new stock condition data that 767 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 2005/2006 has been set out in accordance with this 10-year plan.
- 1.5 All work identified within this report is based upon detailed stock condition surveys carried out since 1999 combined with a sample survey carried out by a firm of external consultants, King Sturge, in 2004.

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.
- 2.3 The Assistant Director (Housing Services) has delegated power to agree the works to be carried out at specific addresses, within the budget heads allocated by the Council.

3 APPROVED BUDGET PROVISIONS

- 3.1 The approved budgets are £4,750,000 for the Housing Revenue Account planned maintenance improvement projects, £1,009,000 for cyclical maintenance.
- 3.2 Following the approval of budgets it has been felt necessary to increase the cyclical maintenance budgets by £188,000 to reflect the higher standards specified in the new gas servicing contract recently awarded to New Forest Commercial Services. This will have the affect of increasing the cyclical budget to £1,197,000 and reducing the Planned Maintenance Revenue Budget to £4,562,000.
- 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, to ensure that services such as electrical and heating installations are maintained in a safe condition and to ensure that the target of all homes reaching the Decent Homes Standard by 2010 is achieved.
- 4.2 Due to delays in carrying out preliminary works the final phase of improvements to the "hard to let" sheltered scheme for older people at Barfields Court did not start in 2004/2005. Therefore it has been included in the 2005/2006 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. The proposal for 2005/2006 is to continue with the development of further new flats.
- 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 and window replacement programmes will continue but have been set at lower values this year to reflect the large programmes of work that have been carried out in previous years. These are £90,000 for door replacements and £60,000 for window replacements.
- 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 £2,000,000, 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 modernisation 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 15% and on completion of the programme of works for 2005/2006 it is expected that this figure will reduce to 12%.

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 The Leaseholders Forum has also been kept update with the development of the programme to ensure that leaseholders are kept fully involved.

7 FINANCIAL IMPLICATIONS

- 7.1 Total planned expenditure in 2005/2006 is £5,759,000, comprising £4,562,000 for planned maintenance and improvements, £1,197,000 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 continue with 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.

- 8.3 As with previous years the replacement heating programme will continue to ensure that all boilers requiring renewal are replaced with highly efficient condensing boilers with associated controls on the radiators.

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 1st February 2005 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, in particular increasing the spend on kitchen and bathroom refurbishments, 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 £188,000 to £1,197,000 with a corresponding decrease in the Planned Maintenance Programme to £4,562,000
- 12.2 That the schemes listed in Appendix I be approved as the planned maintenance and improvements programme and cyclical maintenance programme for 2005/2006.

For Further Information Contact:

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Background Papers:

APPENDIX I (DRAFT)

2005/2006 PLANNED MAINTENANCE BUDGET SUMMARY

1 PLANNED MAINTENANCE AND IMPROVEMENTS BUDGET

Heating Replacements	750,000	
Electrical rewiring	300,000	
Roof renewal	0	
Replacement Doors	90,000	
Repointing	150,000	
Security Works	20,000	
Sheltered Housing Works	350,000	
To include refurbishment at Barfields		
Replacement windows	60,000	
Kitchen and bathroom modernisations	2,000,000	
Refurbishments	100,000	
Provision of individual hardstandings	0	
Estate improvements	0	
Miscellaneous	742,000	
TOTAL PLANNED MAINTENANCE BUDGET		4,562,000

2 CYCLICAL MAINTENANCE

a)	Gas appliance servicing	608,000	
b)	Fire alarm servicing	35,000	
c)	Lift servicing	37,000	
d)	Solid fuel servicing	10,000	
e)	Portable Appliance Testing	3,000	
f)	Smoke detector servicing	35,000	
g)	PVCu window servicing	50,000	
			778,000
ii)	External decoration		330,000
iii)	Internal decoration		
a)	Sheltered housing	40,000	
b)	Flats, communal areas	10,000	
c)	Elderly persons decorations	30,000	
d)	Hostels	9,000	
			89,000
TOTAL CYCLICAL MAINTENANCE BUDGET			1,197,000
TOTAL EXPENDITURE			5,759,000