

## REPORT OF HOUSING COMMITTEE

(Meeting held 22 March 2000)

### 1. **PLANNED MAINTENANCE PROGRAMME 2000/01 TO 2009/10 (MINUTE NO. 60) (REPORT A)**

The Committee has approved a programme of expenditure on Council homes for the next 10 years. Details of the programme are attached as Appendix 1. The programme is based on the findings of a stock condition survey completed by officers in 1999. It was noted that the revenue and capital expenditure required to complete the programme takes no account of inflation. The programme will be prioritised to ensure the most urgent work is carried out.

Members were advised that the small number of properties with no roofing felt would be targeted for improvement early in the programme. While tenants would generally be given the choice not to have works done to their homes, there would be no such choice where works such as rewiring were required, as failure to carry out such work could have serious safety implications.

Officers were congratulated on producing a very thorough report.

### 2. **PLANNED MAINTENANCE REVENUE PROGRAMME AND CAPITALISED REPAIRS AND IMPROVEMENT PROGRAMME 2000/01 (MINUTE NO. 61) (REPORT B)**

The Committee has approved a planned maintenance revenue programme, and a capitalised repairs and improvement programme, for 2000/01. Details are attached as Appendix 2 (summary), and Appendix 3 (detailed programme). The total budgets for these programmes were agreed at the 19 January 2000 Committee meeting.

Members were informed that the sum of £10,000 had in past years been allocated for internal decorations for elderly people, but had been oversubscribed, while other parts of the budget might well be underspent. The Committee therefore decided to increase the budget for this item to £15,000, and to make a corresponding reduction in the substantial heating replacements budget.

### 3. **SOCIAL HOUSING GRANT PROGRAMME – STARTS 2000/01 (MINUTE NO. 62) (REPORT C)**

The Committee was pleased to note that the funds which had been allocated from the Housing Corporation, together with the money available in Local Authority Social Housing Grant, meant that the proposed 2000/01 Social Housing Grant Programme was the healthiest for many years. The programme which was approved is attached as Appendix 4, and provides for 226 affordable homes, as against a minimum target of 200 for the year. This compares favourably with the 1999/2000 figure of 170 homes built.

Members noted that no schemes were proposed for either Ringwood or Lymington, both areas of high housing need. This was because it had not proved possible to identify sites for development in these areas. If slippage occurs elsewhere in the programme the possibility of using underspend to purchase existing properties in the areas of greatest housing need will be considered, although this is not generally a cost effective use of resources.

Tenants commented that they would like to see more resources targeted to improve Council properties. The Committee is aware that it has to achieve a balance between assigning funds to new homes, improvements to existing Council homes, and private improvement grants. Reduced funding for new development would inevitably lead to an increase in the number of households in temporary accommodation. Taking into account the needs of families currently in temporary accommodation, members did not feel able to delete any development schemes from the programme and divert funds to the improvement programme.

Concern was expressed that the number of homes proposed under the programme had had to be tailored to the level of funding the Housing Corporation and Government would release. It was also pointed out that, of the 226 new homes proposed, 42 would be built under low cost ownership schemes and 29 under temporary rent schemes, so would not be for permanent rent. The Committee was assured that Council documents such as the Housing Strategy make clear the true level of need for new affordable homes, and that homes proposed under the programme other than those for permanent rent would be filled by people in housing need. Housing Associations are encouraged to bid for funds at the maximum available grant rate, as this tends to keep rent levels to the minimum.

#### **4. TENANT PARTICIPATION COMPACTS (MINUTE NO. 63) (REPORT D)**

All Council landlords and their tenants are required to develop a Tenant Participation Compact, in accordance with guidelines issued by the Department of the Environment, Transport and the Regions.

A Tenant Participation Compact working group, comprising three Councillors and members of the Tenants' and Residents' Joint Committee, have been working on drawing up a statement reporting progress on reviewing the existing tenant participation policy, a statement of the expected final outcome of the compact, and a joint action plan.

In view of some amendments requested by tenants, and other suggestions made at the meeting, these three documents are to be revised and considered for the final time by the Tenant Participation Compact working group. Once agreement has been reached they will be signed by the Leader of the Council, the Chairman of Housing Committee, the Chairman of the Tenants' and Residents' Joint Committee, and the Director of Community Services.

Members are also aware that the probable changes to the Council's Committee structure and the introduction of Cabinet style government is likely to mean that the existing tenant representation on a policy forming Committee will cease. It was considered that the tenants would wish to be involved in discussions on this

issue before a final decision on new structures is made, and Policy and Resources Committee has therefore been requested to co-opt a tenant onto the Modernisation Working Party.

## **5. IMPROVING THE PERFORMANCE ON RE-LETTING VACANT COUNCIL PROPERTIES (MINUTE NO. 64) (REPORT E)**

The Committee has approved measures which aim to improve the performance on re-letting vacant Council properties. The measures were identified as a result of very useful discussions with tenants, and address both the time taken to re-let properties, and the costs involved. Tenants greatly appreciated the consultation process which resulted in the proposals.

No changes are proposed to the existing method of allocating Council properties.

The new measures approved are:

- a) Deferring repair of kitchens and bathrooms in empty homes, and completing them within 12 months of the start of a new tenancy as part of a planned contract.
- b) Deferring certain electrical work in empty homes until the planned rewiring of the home, but only if a safety certificate can be issued before the new tenant moves in.
- c) Only permitting tenants to transfer homes if their home is up to the required standard (the exception being if a tenant is moving from a larger to a smaller home).
- d) Inspection of every Council home by the Housing Management Contractor once every 5 years.
- e) Inspection of every new tenant's home by the Housing Management Contractor within 4 months of the start of the tenancy. If problems are found, inspection will take place every 4 months thereafter until a satisfactory improvement is established.
- f) Taking appropriate action if a tenant fails to fulfil their obligations under the tenancy agreement.
- g) Recharging a tenant who vacates their Council home and does not leave it in a satisfactory condition, and pursuing the recharge either in Court or through a debt collection agency.

These measures will be reviewed over the coming year, and a report on them will be brought to the Housing Policy and Performance Review and Client Sub-Committee (or the appropriate successor scrutiny Committee).

**6. MEALS ON WHEELS (MINUTE NO. 65) (REPORT F)**

The Committee considered how to adjust the Council's subsidy to the meals on wheels service in the light of Hampshire County Council's decision to increase the price of each meal to £2.20. Members noted the effect on the customer, and on the level of the District Council's subsidy, of a number of options. The subsidy to this service is borne by the General Fund.

It was noted that the Council already subsidises the service to the tune of £53,000. The policies of other District Councils in Hampshire were noted.

Some members considered that passing on any price increase to the customer might result in fewer vulnerable people taking meals on wheels, with possible consequent adverse effects on their welfare, and were of the view that the additional cost to the Council of absorbing the whole price increase was not significant when viewed against total budget expenditure. The majority of members however considered that in view of the constraints on the Council's budget, and the existing level of subsidy, it was reasonable for an increase in line with inflation to be passed to the customer, as was the case with other services the Council provided. It was therefore agreed to increase the cost of each meal by 5 pence (3%) from £1.85 to £1.90 in line with inflation. This will increase the District Council's subsidy by £2,075 for the 2000/01 year, and is therefore subject to Policy and Resources Committee approving a supplementary revenue estimate.

The funding and operation of the meals on wheels service, and ancillary meals supply services, will also be reviewed, and a report will be considered by the Committee within the next 6 months.

**7. HOUSING POLICY AND PERFORMANCE REVIEW AND CLIENT SUB-COMMITTEE – REVIEW OF RENT ARREARS RECOVERY PROCEDURES (MINUTE NO. 68) (REPORT I)**

The Committee has agreed to extend the contract of the Temporary Arrears Recovery Officer for a further 6 months, on the recommendation of the Housing Policy and Performance Review and Client Sub-Committee. Early indications are that the increased home visits carried out by this Officer are helping to reduce the overall level of rent arrears. The Committee is grateful to the Business Services Contracts Committee for agreeing to fund the contract extension.

**Councillor Mrs D Wilson  
CHAIRMAN**

(HC220300/Report)

**PLANNED MAINTENANCE PROGRAMME 2000/01 – 2009/10**

Type of Work (Revenue and capital work)	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
<b>Pitched roof replacement</b>	£345,000	£345,000	£345,000	£345,000	£345,000	£345,000	£345,000	£345,000	£345,000	£345,000
<b>Window replacement</b>	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
<b>Kitchen modernisation</b>	£444,400	£444,400	£444,400	£444,400	£444,400	£444,400	£444,400	£444,400	£444,400	£444,400
<b>Bathroom modernisation</b>	£267,850	£267,850	£267,850	£267,850	£267,850	£267,850	£267,850	£267,850	£267,850	£267,850
<b>New central heating</b>	£61,250	£61,250	£61,250	£61,250	£61,250	£61,250	£61,250	£61,250	£61,250	£61,250
<b>Electrical wiring upgrades</b>	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000
<b>Low maintenance eaves</b>	£92,800	£92,800	£92,800	£0	£0	£0	£0	£0	£0	£0
<b>Repointing/rerendering</b>	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000
<b>Door replacement</b>	£348,000	£348,000	£348,000	£348,000	£348,000	£348,000	£348,000	£348,000	£348,000	£348,000
<b>Replacement heating</b>	£347,200	£347,200	£347,200	£347,200	£347,200	£347,200	£347,200	£347,200	£347,200	£347,200
<b>Major sheltered works</b>	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000
<b>Conversion of bedsits(sheltered)</b>	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£125,000	£125,000	£125,000
<b>Car parking improvements</b>	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
<b>Environmental Imps</b>	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000
<b>Fencing</b>	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000
<b>Garage block refurbishment</b>	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000
<b>Asbestos Removal</b>	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000
<b>Miscellaneous</b>	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
<b>Total carried forward</b>	£3,321,500	£3,321,500	£3,321,500	£3,228,700	£3,228,700	£3,228,700	£3,228,700	£3,203,700	£3,203,700	£3,203,700

<b>Total brought forward</b>	£3,321,500	£3,321,500	£3,321,500	£3,228,700	£3,228,700	£3,228,700	£3,228,700	£3,203,700	£3,203,700	£3,203,700
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**Cyclical**

<b>PVCu window servicing</b>	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000
<b>Smoke detector servicing</b>	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000
<b>External decoration</b>	£245,000	£240,000	£235,000	£230,000	£225,000	£220,000	£215,000	£210,000	£205,000	£200,000
<b>Lift Servicing</b>	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000
<b>Fire alarm servicing</b>	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000
<b>Internal decoration</b>	£70,000	£70,000	£70,000	£70,000	£70,000	£70,000	£70,000	£70,000	£70,000	£70,000
<b>Gas central heating servicing</b>	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000

<b>Grand Total</b>	<b>£4,031,500</b>	<b>£4,026,500</b>	<b>£4,021,500</b>	<b>£3,923,700</b>	<b>£3,918,700</b>	<b>£3,913,700</b>	<b>£3,908,700</b>	<b>£3,878,700</b>	<b>£3,873,700</b>	<b>£3,868,700</b>
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<b>Total Planned &amp; Cyclical Costs</b>	<b>£39,365,400</b>
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## 2000/2001 PLANNED MAINTENANCE BUDGET SUMMARY

**1 REVENUE BUDGET****a) Planned Maintenance Programme**

Heating Replacements	220,500
Electrical rewiring	188,000
Repointing/rendering	150,000
Low maintenance eaves	106,000
Roof renewal	282,000
Replacement Doors	288,000
Security Works	20,000
Sheltered Housing Works	359,000
Miscellaneous	235,000

1,848,500

**b) Cyclical Maintenance**

Servicing contracts	
Gas appliance servicing	250,000
Fire alarm servicing	30,000
Lift servicing	35,000
Solid fuel servicing	3,500
Smoke detectors	60,000

378,500

External decoration

250,000

Internal decoration

Sheltered housing	42,000
Flats, communal areas	11,500
Elderly persons decorations	15,000
Hostels	11,500

80,000

**TOTAL REVENUE BUDGET****2,557,000**

**2 CAPITAL BUDGET**

Capitalised repairs

New central heating	70,000
Replacement windows	260,000
Environmental works	120,000
Hardstandings	50,000

**TOTAL CAPITAL BUDGET** **500,000**

**TOTAL EXPENDITURE ON REVENUE, CAPITAL  
& CYCLICAL WORK** **3,057,000**



## 2000/2001 PLANNED MAINTENANCE PROGRAMME - REVENUE BUDGET

CATEGORY	PROPOSED SCHEMES	ESTIMATED VALUE
<b>HEATING REPLACEMENT (£220,500 BUDGET)</b>	Fishers Road, Totton (3) Shakespeare Drive (23) Shelley Road (17) Stanley Road (5) Tennyson Road (18)	£82,500
	Albion Road (20) Manor Road (8)	£35,000
	Bays Road (37) Bays Court ((17)	£103,000
<b>SMOKE DETECTORS (£60,000 BUDGET)</b>	Servicing (3 <sup>rd</sup> year)	£60,000
<b>ELECTRICAL REWIRE (£188,000 BUDGET)</b>	Inspect and test: Sheltered schemes	£33,000
	Phase I – housing stock	£125,000
	Hanover House – installation of smoke detectors	£15,000
	Clarkes Close, Ringwood	£15,000
<b>REPOINTING (£150,000 BUDGET)</b>	Pound Road, Lymington	£132,000
	Jubilee Close, Fordingbridge (6)	£18,000

**LOW MAINTENANCE  
EAVES  
(£106,000 BUDGET)**

Alexander Close, Totton (6) £20,000  
Auckland Ave, Brockenhurst (4)  
Brick Lane, Bransgore (5)  
Burnt House Lane, Sopley (14)

Carlton House, Lymington  
Avon Close, Lymington (7) £12,000

Whitecroft, Hythe £5,000

Pennys Lane, Fordingbridge (10)  
Pennys Cres, Fordingbridge (14) £33,000  
Pennys Close, Fordingbridge (4)

Spittlefields, Ringwood (44)  
Danecrest Road, Dudley Ave, Hordle (23) £16,000

£20,000

**ROOF RENEWAL  
(£282,000 BUDGET)**

Setthorns, Sway (21) £63,000

Jubilee Close, Fordingbridge (6) £18,000

Pound Road, Lymington (15) £45,000

Remainder of Langdown  
Hobart Drive (52) £156,000

**REPLACEMENT DOORS  
(£288,000 BUDGET)**

Waverley Road, Fordingbridge (16) £16,000

Remainder of Langdown Road Estate  
Hobart Drive (52) Langdown RD (60) Ashford Cres. (10)  
Hirst Rd (2) Tates Rd (3) £127,000

Blackwater Drive Estate  
Bearslane Close (17) £145,000  
Shraveshill Close (27)  
Honeywood Close (13)  
Mortimer Close (16)  
Allerton Close (14)  
Rothbury Close (17)  
Charnwood Close (11) Kilnyard

	Close (5)	
	Haltons Close (25)	
<b>SECURITY WORKS (£20,000 BUDGET)</b>	Continuing to improve security to bungalows	£20,000
<b>EXTERNAL DECORATING (£250,000 BUDGET)</b>	Approx 1,300 properties	£250,000
<b>OAP INTERNAL DECORATING (£15,000 BUDGET)</b>		£15,000
<b>SHELTERED (£359,000 BUDGET)</b>	Bannister Court Howard Oliver House – Fire doors	£4,000
	Lawrence House – replacement windows	£45,000
	Installation of fire alarms	£50,000
	Installation of warden call	£25,000
	Barfields Court – refurbishment	£150,000
	Clarkes Close – replacement doors	£10,000
	Gore Grange & Winfrid House – CCTV	£20,000
	Lift replacement – Winfrid House	£40,000
	Evergreens – porch to front entrance	£5,000
	Whitecroft – replacement balcony panels	£10,000
<b>MISCELLANEOUS (£235,000 BUDGET)</b>	Major Garage Refurbishment	£85,000
	Garage Improvements	£15,000
	Estate road improvements	£29,000
	Replacement fencing – Lawrence House	£30,000
	Energy Efficiency Schemes (£20,000)	

	Sheltered minor works (£6,000)	£20,000
	Asbestos removal (£50,000)	£6,000
		£50,000
<b>2000/2001 CAPITALISED REPAIRS</b>		
<b>NEW CENTRAL HEATING (£70,000 BUDGET)</b>	11 properties already identified	£70,000
<b>WINDOWS (£260,000 BUDGET)</b>	Water Lane, Totton (16) Bishops Close, Totton (15) Calmore Road, Totton (4)	£65,000
	Bays Road, Lymington (38) Bays Court, Lymington (17)	£100,000
	Tristan Close, Calshot (50)	£95,000
<b>ENVIRONMENTAL IMPROVEMENTS (£120,000 BUDGET)</b>	The Crescent, Marchwood and other areas to be identified.	£120,000
<b>HARDSTANDINGS (£50,000 BUDGET)</b>		£50,000

PROPOSED SOCIAL HOUSING GRANT PROGRAMME 2000/2001

Scheme	Housing Association	Type of Scheme	Number of Homes					Total Scheme Cost £	Local Authority Social Housing Grant £	Housing Corporation Social Housing Grant £
			1BR	2BR	3BR	4BR	TOT			
New Milton	Hampshire Voluntary Housing Society	Rent	4	5	3	1	13	1,050,500	218,500	218,500
Hordle	Hampshire Voluntary Housing Society	Rural Rent	3	3	2	0	8	470,000	111,000	111,000
Hythe	Hyde Housing Association	Rent	0	4	4	0	8	697,000	153,500	153,500
Hythe	Hyde Housing Association	Rent	0	3	0	0	3	241,000	50,000	50,000
Temporary Social Housing Grant	Hyde Housing Association	Temporary Rent	0	0	2	0	2	50,460	25,175	25,175
Temporary Social Housing Grant	Hyde Housing Association	Temporary Rent	2	0	0	0	2	66,512	33,098	33,098
Fawley	Hyde Housing Association	Supported Housing	5	0	0	0	5	309,000	105,500	105,500
Hythe	James Butcher Housing Association	Rent	0	11	13	0	24	2,238,651	890,867	0
Hythe	James Butcher Housing Association	Sale	0	6	0	0	6	508,440	108,000	0
Totton	Raglan Housing Association	Supported Housing	4	4	0	0	8	470,393	118,714	118,714
Fordingbridge	Swaythling Housing Society	Rent	6	2	0	0	8	534,432	111,162	111,162
Totton	Swaythling Housing Society	Rent	3	3	3	1	10	717,488	149,237	149,237
Totton	Swaythling Housing Society	Rent	8	7	7	2	24	1,898,510	303,762	303,762
Totton	Swaythling Housing Society	Sale	0	5	1	0	6	479,167	41,593	41,593
Homebuy	Swaythling Housing Society	Sale	0	0	10	0	10	840,152	0	210,533
DIYSO	Swaythling Housing Society	Sale	0	0	20	0	20	1,680,303	421,066	0
Temporary Social Housing Grant	Twynham Housing Association	Temporary Rent	5	5	0	0	10	225,000	24,586	24,586
Temporary Social Housing Grant	Twynham Housing Association	Temporary Rent	5	10	0	0	15	365,000	121,027	121,027
Hordle	Western Challenge Housing Association	Rent	0	6	6	0	12	1,009,128	209,898	209,898
New Milton	Western Challenge Housing Association	Rent	8	5	1	2	16	1,039,680	216,253	216,253
Totton	Western Challenge Housing Association	Rent	6	4	0	0	10	597,360	262,540	0
Bransgore	Western Challenge Housing Association	Rural Rent	2	2	2	0	6	395,500	87,801	87,801
<b>Totals</b>			<b>61</b>	<b>85</b>	<b>74</b>	<b>6</b>	<b>226</b>	<b>15,883,676</b>	<b>3,763,279</b>	<b>2,291,339</b>

Summary of Programme

	Programme SHG £	Number of Homes	Target Number of Homes	Average SHG Per Home
Rent	3,978,031	128	164	31,078
Rural	397,602	14	10	28,400
Supported Housing	448,428	13	6	34,494
DIYSO/Homebuy	631,599	30	10	21,053
Sale	191,186	12	0	15,932
Temporary Rent	407,772	29	10	14,061
<b>Total</b>	<b>6,054,618</b>	<b>226</b>	<b>200</b>	<b>26,790</b>

L.A SHG	£ 3,763,279	Number of homes	226
H.C SHG	2,291,339	Average SHG per home	£26,790
<b>Total SHG</b>	<b>6,054,618</b>		