

REPORT OF CABINET

(Meetings held on 6 May 2009)

1. DISPOSAL OF LAND AT HOUNSDOWN (REPORT A) (MINUTE NO. 120)

The Cabinet has agreed that, subject to planning consent being granted to Swaythling Housing Society to develop the sites for affordable housing, land at The Drive, Powell Crescent and Hounslow Avenue, Hounslow as shown in Annexes 1, 2 and 3 to Report A to the Cabinet will be transferred to Swaythling Housing Society, from whom the most favourable proposal was received, for £60,000. As is the usual practice a covenant will be written into the land transfer that will restrict the use of the homes to "Affordable Housing", this will protect the land for the future.

The new development will consist of 4 two bedroom bungalows at The Drive, 1 two bedroom house at 33 Hounslow Avenue and 1 two bedroom house at Powell Crescent.

The Council currently owns the three plots of land. The Drive has a block of 11 garages on it. Powell Crescent has a block of 5 garages on it and 33 Hounslow Avenue is a vacant plot of land.

A survey of the garage tenants has been carried out and it has been established that only 9 of the 16 garages are let to people living within 100 metres of the sites. After discussion with the Highway Authority it has been established that 3 replacement parking spaces are required for general use, plus two hardstandings on private driveways, and these have been incorporated into the planning application. The remaining 4 garage tenants will be given priority to rent another NFDC garage in Hounslow. The proposed development will not affect the footpath linking The Drive to Hounslow Avenue.

The proposed scheme will make a valuable contribution towards meeting local housing needs and provide housing for households on the Homesearch register.

2. NORTH MILTON ESTATE REFURBISHMENT (REPORT B) (MINUTE NO. 121)

The Cabinet are recommending that the Council agree to a proposal for refurbishment works on the North Milton Estate at a cost of £3m to be funded from current reserves in the Housing Revenue Account (HRA) phased over a period from January 2010 to March 2012.

North Milton Estate comprises 382 properties which were built between 1965 and 1977. In line with all social landlords the Council has been working towards upgrading all its properties to meet the Decent Homes Standard by the end of 2010 to meet the government's target.

Stock condition surveys carried out on the North Milton Estate indicate that the "non-traditional" properties will not meet the thermal comfort provisions of the Decent Homes Standard due to the type of construction.

To achieve the required standard and to provide modern adequate accommodation the following is proposed:-

- Flats -: External insulated cladding, new windows and glazed screens, new doors, improved bin store areas, new kitchens and bathrooms.
- Houses -: External insulated cladding (and associated works internally), new windows and doors, re-roofing, new kitchens and bathrooms.
- Generally -: Improvements to the parking on the estate.

Whilst the cost of kitchens and bathrooms have been allowed for in the Housing Planned Maintenance 10 year programme, the other refurbishment works are in addition to any works already budgeted for. However, as a result of prudence in anticipation of this work, the HRA currently has a reserve of over £6.5m and it is therefore proposed to fund this project from this reserve. This would still mean that the HRA would continue to have a prudent level of reserves to deal with any unforeseen issues that may arise in the future.

Funding is also available from the Government's Carbon Emissions Reduction Target fund for the external wall insulation and this will be accessed to offset the costs as far as possible. It is anticipated that this could amount to up to £400 per property.

It is proposed to carry out the construction works in two phases between January 2010 and March 2012. Although this will mean that a small number of properties will fail to meet the Decent Homes deadline by the end of 2010, the fact that they will be in a targeted improvement programme will mitigate that failure and no adverse penalty is expected to be levied against NFDC by the Department for Communities and Local Government.

North Milton Estate has a resident involvement group who have been fully consulted on the scheme and they will continue to be fully involved in all aspects of the scheme and its impact on their community.

Many aspects of work identified will improve the security of tenants' homes. In addition the external insulation will create more aesthetically pleasing accommodation and together with improved car parking the external environment will be enhanced.

RECOMMENDED:

That refurbishment works, as detailed in Report B to the Cabinet, on the North Milton Estate at a cost of £3m to be funded from current reserves in the Housing Revenue Account (HRA) phased over a period from January 2010 to March 2012 be agreed.

3. STRATEGIC RISK REGISTER (REPORT C) (MINUTE NO. 122)

In February 2009 the Cabinet adopted a new risk management framework to record more consciously and manage the significant risks to the organisation achieving its objectives. The new framework, together with the new Corporate Plan, has necessitated a review of the corporate business risks to the Council.

The Strategic Risk Register reflects the threats and opportunities to the achievement of the medium to long term objectives of 'Leading our Forest Communities'. Due to the nature of this longer timeframe and the recognition that these risks need to be owned at a corporate level, it has been structured around the corporate key themes. The more service based aims are captured in the Service Risk Registers.

The gross risks to the achievement of the key themes have been identified and assessed for their likelihood and impact and assigned a risk score. An assessment is then made of the current control processes and mitigations that are in place which leads to an assessment of the residual risk which remains. The only residual high risk identified is the inability of the Council to control external factors impacting upon the carbon footprint of the District.

Ownership for managing each risk lies with the Portfolio Holder and Executive Management Team member with responsibility for the achievement of the particular key theme.

The Register is one of a suite of registers that contain the significant business risks to the Council achieving its objectives at a Corporate and Service level. It is a living document and will be regularly reviewed and updated to reflect the changing status of the risks contained within it. High strategic risks will be reported annually to Cabinet and Corporate Overview Panel as part of the annual Performance Report.

The Cabinet supports the adoption of the Strategic Risk Register as a proportionate response to a review of the Council's strategic risks as reflected within the Council's Corporate Plan. The register highlights the Council's ongoing achievement in managing the risks identified.

RECOMMENDED:

That the Strategic Risk Register as attached at Appendix 1 to Report C to the Cabinet be adopted.

**Cllr B Rickman
CHAIRMAN**