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Date: *4 October 2012*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 2 October 2012, Cllr Mrs J L Cleary, the Housing and Communities Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that the decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 5.15 P.M. ON THURSDAY, 11 OCTOBER 2012.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: To procure a three-year kitchen refurbishment contract, to start on site in April 2013, for works to Council-owned housing throughout the District.

REASONS: As detailed in the report.

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: See report

CONFLICTS OF INTEREST DECLARED: None

For Further Information Please Contact:

Dave Brown

Head of Housing

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PORTFOLIO HOLDER DECISION
PORTFOLIO – HOUSING AND COMMUNITIES
September 2012

KITCHEN REFURBISHMENT CONTRACT

1. INTRODUCTION

- 1.1 This report seeks approval to procure a three year kitchen refurbishment contract with provision for a two-year extension, for works to Council-owned housing throughout the district.

2. BACKGROUND

- 2.1 In line with all social landlords Housing Services have been working towards upgrading all our properties to meet the Decent Homes Standard.

The Decent Homes Standard requires properties to meet several criteria ranging from general fitness to having modern facilities. Guidance issued advises that for a home to be decent it must meet the following four criteria:-

- It contains no serious hazards under this Housing Health and Safety Rating System
- It is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort

A property will fail the requirement for reasonably modern facilities and services if it lacks three or more of the following aspects:-

- A reasonably modern kitchen (20 years old or less)
- A kitchen with adequate space and layout
- A reasonably modern bathroom (30 years old or less)
- An appropriately located bathroom and WC
- Adequate insulation against external noise (where external noise is a problem)
- Adequate size and layout of common areas for blocks of flats

- 2.2 Two kitchen modernisation contracts were let in 2008, for a duration of three years with the possibility of a two year extension, one contract was extended and is due to complete on 31 March 2013.
- 2.3 At the end of August 2012 of the 5000 kitchens in Council-owned properties, 1027 were over 20 years old and of these 471 were over 25 years old (although approximately 100 of these will be renewed by the completion of the current contract).
- 2.4 The Housing Maintenance 10-year budget forecast, shows a predicted spend on kitchens of £1,000,000 per annum for the next 3 years.

3. PROPOSALS

- 3.1 To maintain Decent Homes and to provide modern accommodation it is proposed to continue to refurbish kitchens within Council-owned accommodation.
- 3.2 These modernisations would be achieved by using an in-house team at Building Works (subject to separate reports), and letting a new three-year contract to an external contractor, with the ability to extend this for a further two years subject to performance, future budgets and need.
- 3.3 The expenditure of £1,000,000 per annum would allow for the renewal of approximately 220 kitchens per year.

4. TENANT INVOLVEMENT

- 4.1 Where choice can be given without compromising the effectiveness or the necessity of the work, this will be given.

5. FINANCIAL IMPLICATIONS

- 5.1 The letting of a three-year contract would commit New Forest District Council to expenditure of £1,000,000 per annum from the HRA for financial years 2013/14, 2014/15 and 2015/16, which will form part of the annual Housing Planned Maintenance programme, which is already accounted for in the 10-year Planned Maintenance programme.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 All products used in the repair, maintenance and improvement of Council homes are selected to ensure the minimum impact upon the environment.

7. CRIME AND DISORDER IMPLICATIONS

- 7.1 None.

8. RECOMMENDATIONS

- 8.1 That a kitchen refurbishment contract is procured for three years, to start on site in April 2013.

I agree the recommendation CLLR J CLEARY
~~Councillor J. Cleary~~
Housing and Communities Portfolio Holder

Date: 2/10/2012

Date Notice of Decision Given: 4 October 2012

Last Date for Call-in: 11 October 2012

For Further Information Contact

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Background Papers

10 Year Planned Maintenance Programme
HRA Business Plan