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Date: *16 March 2015*

NOTIFICATION OF PORTFOLIO HOLDER DECISIONS

On 16 March 2015, 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 any 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 MONDAY, 23 MARCH 2015.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: To approve the housing planned maintenance and improvement programme 2015/16.

REASONS: See report

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: See report

CONFLICTS OF INTEREST DECLARED: None

For Further Information Please Contact:

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HOUSING PORTFOLIO HOLDER DECISION – 16 MARCH 2015

HOUSING PLANNED MAINTENANCE AND IMPROVEMENT PROGRAMME 2015/2016

1. INTRODUCTION

- 1.1 The Cabinet on 4th February 2015 approved the Housing Revenue Account estimates for 2015/16. This included a total sum of £5,083,350 for the planned maintenance and improvement programme, £400,000 for environmental improvements, £1,472,000 for cyclical maintenance.
- 1.2 This report seeks approval to the programmes of work under general headings of expenditure.
- 1.3 The programme for 2015/16 has been devised in accordance with the Business Plan, and to continue to meet the requirements of the “Decent Homes Standard”.
- 1.4 This year’s programme has been compiled taking into account the 10 year Housing Planned Maintenance & Improvements programme.
- 1.5 All work identified in this report is based upon stock condition surveys, and feedback from the Reactive Maintenance service, followed by an inspection regime prior to work being specified to ensure only expenditure required is actually committed.

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. Quarterly meetings are also held with tenant representatives at the Performance Monitoring Group to review performance. Overall budgetary and programme control is exercised by regular and detailed monthly information being provided to Senior Managers and the Housing Accountant.
- 2.2 As in previous years, expenditure on the Planned Maintenance Programme will be controlled through the year in response to tenders received by adjusting workloads, specifications and work programmes. Priority budgets will be identified and carried out to ensure that the maximum expenditure within the overall budget is achieved.
- 2.3 The Head of Housing and Customer Services has delegated power to agree the works to be carried out at individual specific addresses within the budget heads allocated by the Council.

3. APPROVED BUDGET PROVISIONS

- 3.1 The approved budgets are £5,083,350 for planned maintenance projects, £400,000 for environmental improvements, and £1,472,000 for cyclical maintenance. These budgets will substantially contribute to maintaining the Decent Homes Standard.
- 3.2 Appendix 1 is a summary of the various headings of expenditure comprising the total budget provision.

4. PROPOSALS

- 4.1 Within the Planned Maintenance programme, the work proposed is broadly in line with that of previous years except for an increase in the bathroom budget and an allowance for external rendering to improve the thermal insulation of our properties. The prime purpose of this expenditure is to maintain the fabric of Council homes, to ensure services such as electrical and heating systems are in a safe condition and importantly to ensure that all our homes continue to meet the Decent Homes Standard. Current predictions indicate that the Council will continue to achieve this target.
- 4.2 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.
- 4.3 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.

4.4 As mentioned in 4.1 the programme for 2015/2016 includes a level of expenditure on improvements and repairs in common with previous years and an explanation of some of the items included is given below:-

- An allowance of £1,030,000 has been made for replacing kitchen. This will allow for the renewal of all the kitchens over 30 years old (excluding 105 where the tenant has previously refused the works).
- An allowance of £1,100,000 has been made for renewing bathrooms and this will allow for the replacement of approximately 300 of the 448 bathrooms over 40 years old (excluding 137 where the tenant has previously refused the works). This will form part of a two year contract across the 2015/16 and 2016/17 financial years.
- An allowance of £550,000 has been made for upgrading heating installations with modern energy efficient boilers and controls, and this will allow for the renewal of all the boilers over 15 years old (excluding 34 where the tenant has previously refused the works).
- An allowance of £350,000 has been made to apply external render to properties to prevent water ingress.
- An allowance of £100,000 for insulation works will allow for the upgrading of loft insulation in some of the 12% of properties which are below the current Building Regulations (this is above the requirements for Decent Homes in terms of thermal comfort).
- An allowance of £75,000 has been made for providing new bin stores at Efford Way, Pennington.
- An allowance of £950,000 has been made for re-roofing 120 of the 300 properties with roofs over 60 years old. This will form part of a two year contract across the 2015/16 and 2016/17 financial years.
- Works to communal areas of flats and works/alterations to older persons accommodation include renewing fire doors, upgrading lighting, heating and kitchen improvements.
- Included within miscellaneous works will be items identified from fire risk assessments, legionella risk assessments and larger works identified from Reactive Maintenance repairs.

4.5 The allowance of £400,000 for environmental improvements is for the normal provision of hardstandings within the curtilage of properties and estate improvements at Netley View which will hopefully contribute to easing car parking problems on the estate and improve the outlook. The money for hardstandings will be targeted at tenants who have asked for this improvement and have been on a waiting list. Those who have been on the waiting list longest will be tackled first (currently the wait is approximately 2 years).

5. TENANT INVOLVEMENT

- 5.1 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 any inconvenience and disruption is kept to a minimum.
- 5.2 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 will be given where works, such as re-roofing, involve essential maintenance work.

6. FINANCIAL IMPLICATIONS

- 6.1 Total planned expenditure for 2015/2016 is £6,955,350, comprising £5,083,350 for planned maintenance and improvements, £1,472,000 for cyclical maintenance, and £400,000 for environmental improvements. This is within the approved budgets.

7. ENVIRONMENTAL IMPLICATIONS

- 7.1 All products used in the repair, maintenance and improvement of Council homes are selected to ensure the minimum impact upon the environment and at the same time balance the need to improve the energy efficiency of tenants' homes in order to meet the requirement for thermal efficiency under the Decent Homes Standard.

8. CRIME AND DISORDER IMPLICATIONS

- 8.1 Many aspects of work identified in this report will improve the security of tenants' homes.

9. EQUALITY AND DIVERSITY IMPLICATIONS

- 9.1 All equality and diversity implications will be considered at every stage of the process of commissioning and carrying out planned maintenance, improvement and cyclical maintenance works. In addition any contractor used for works will have been assessed, as part of the process in becoming an approved NFDC contractor, in respect of their adherence to equality and diversity principles.

10. TENANTS' COMMENTS

- 10.1 New Forest District Council have been careful and proactive over a long period of time, so we are now in a good position. The rent increase is modest and we are still able to maintain our Housing Stock to a good standard. This is a preventative measure which will assist in the future.

11. PORTFOLIO HOLDER COMMENTS

- 11.1 I am again, very pleased, that we are able to continue to fund a full programme of repairs and improvements to our Council Housing Stock. This continued investment has ensured we maintain our homes in good repair and meet the required Decent Home Standard. I am also impressed with the investment in new technologies which will help improve the living conditions and reduce heating costs for our tenants.

12. RECOMMENDATIONS

- 12.1 That the proposals for planned maintenance, cyclical maintenance and improvement work listed in Appendix 1 be approved.

13. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Signed: *J L Cleary*

Date: 16 March 2015

For Further Information Contact

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Background Papers

- * 10 Year Planned Maintenance & Improvement Programme
- * HRA Business Plan
- * Report to Cabinet * February 2015 on HRA Budget and Capital Expenditure Programme 2015/16
- *

Date notice of this Decision given – 16 March 2015
Last date for call-in – 23 March 2015

2015/2016 PLANNED MAINTENANCE BUDGET SUMMARY

1	PLANNED MAINTENANCE AND IMPROVEMENTS BUDGET	£	£
	Kitchen Modernisations	1,030,000	
	Bathroom Modernisations	1,100,000	
	Heating – boiler replacements	550,000	
	Rendering/re-pointing	350,000	
	Electrical Works	185,000	
	Insulation Works	100,000	
	Roofing	950,000	
	Structural Repairs	50,000	
	External doors and windows	85,000	
	Asbestos Removal and Low Maintenance Eaves	120,000	
	Paving improvements	30,000	
	Porches	30,000	
	External Lighting	70,000	
	Bin Stores	75,000	
	Minor works to older persons accommodation	290,000	
	Miscellaneous works, including fire audit work, fencing etc	68,350	
	TOTAL PLANNED MAINTENANCE & IMPROVEMENT BUDGET		5,083,350
2	CYCLICAL MAINTENANCE		
	Appliance servicing (including gas, solid fuel, oil, smoke detectors, and CO Servicing)	850,000	
	Fire alarm servicing/upgrading	55,000	
	Lift servicing/upgrading	54,000	
	Portable appliance testing	4,000	
	Legionella checks	10,000	
	External redecoration, include internal communal areas of flats	410,000	
	Internal decorations to sheltered schemes	40,000	
	Elderly persons internal redecoration	25,000	
	Servicing automatic doors	3,000	
	Window Cleaning	16,000	
	Miscellaneous	5,000	
	TOTAL CYCLICAL MAINTENANCE		1,472,000
3	ENVIRONMENTAL IMPROVEMENTS		
	Provision of Hardstandings	200,000	
	Netley View Estate works	200,000	
	TOTAL ENVIRONMENTAL IMPROVEMENTS		400,000
	TOTAL EXPENDITURE		6,955,350