
HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2004/5

1 SUMMARY

- 1.1 Members to consider the report of the Head of Revenue and Housing Management which asks Members to consider the proposed Housing Capital Programme for 2004/5 and to determine priorities.

2 INTRODUCTION

- 2.1 The Council is required to submit on an annual basis to the Office of the Deputy Prime Minister (ODPM) a bid for capital resources as part of its Housing Investment Programme and Strategy. A substantial proportion of this bid will be for the repairs and improvements to the Council's housing stock to bring them into line with the Government's Decent Homes Initiative.
- 2.2 It falls to this Committee to put forward its suggestions to incorporate into a final bid as Council feels appropriate. This year's bid assumes that the Government will maintain its promised level of support through the Major Repairs Allowance (MRA) subject to the conditions outlined in paragraph 4.1 below.
- 2.3 Preliminary discussions have taken place with the Tenant Representatives who fully support this proposal and welcome the Government initiative to make substantial further investments in social housing in the Rochford District.

3 CATEGORISATION

- 3.1 The division into "essential", "necessary" and "desirable" gives a reasonable priority to the Programme.
- 3.2
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| "Essential" | The works comprise of replacement elements to comply with the Decent Homes Standard. This will form the core of next year's stock improvement. The tenant survey that identified the need to provide UPVC replacement external doors commenced last year and is to continue. |
| "Necessary" | These works are likely to become "essential" within the next 2-5 years or represent a "fill-in" programme if Sheltered Housing upgrades do not proceed as planned. |
| "Desirable" | These works represent longer term aspirations or works needed to be undertaken after the 5-year |

timeframe.

4 RESOURCE IMPLICATIONS

- 4.1 Continued funding under the Decent Homes Initiative will permit broader schemes to be introduced to the 2004/05 programme. The Government's aim is that all homes should meet the decency standards by 2010. The schedule lists works to the value of £1,550,000, but it is unlikely that funding at this level will be received. There may be slippage in the 2003/4 programme or reduced rates achieved which create a surplus to be carried forward to the programme under consideration. The Head of Service feels it is important that Members should aim for an ambitious programme to demonstrate commitment to the Decent Homes Initiative.
- 4.2 Expenditure will be programmed over the whole of 2004/5 in view of the scope of work involved. This will be reported in Quarterly Monitoring Reports where Members can track the progress of spending. Any indications of programme slippage or release of funds will mean that the "fill-in" programme can be commenced.
- 4.3 If Members are minded to approve the programme shown on the appendix, it should be noted that where leaseholders are affected, the figures shown are net of leaseholder contributions. As usual, information will be imparted to leaseholders at the earliest opportunity and easy payment facilities will be afforded to those affected.
- 4.4 The draft programme agreed by this Committee will be submitted to Council in the Budget Cycle. Council will then be required to agree the total Capital Programme in the light of Corporate Priorities.

5 RISK IMPLICATIONS

5.1 Strategic Risk

The Council is required to be a major force of influence in the local housing market and should demonstrate its commitment to delivering the Government's Decent Homes Initiative.

5.2 Resources Risk

The Council is a major landlord of social housing in the District and as such maintaining the viability of the Housing Revenue Account is essential to safeguard the quality of the stock to command the rents charged.

5.3 Operational Risk

Failure to provide adequate resources may result in the Council being unable to fulfil its housing obligation.

5.4 Regulatory Risk

The Council is required to ensure that the decency standards are met by 2010.

5.5 Reputation Risk

The Council needs to avoid a reputation as a "bad landlord".

Most of the housing services delivered are monitored through a series of published statutory or local Performance Indicators. Gaining a reputation as a "poor performer" would be detrimental to the area, demoralising for existing staff and have a negative effect on staff recruitment.

5.6 Third Party Risk

Maintaining property in good condition minimises risk to third parties

6 RECOMMENDATION

6.1 It is proposed that the Committee RESOLVES

That the appended draft Capital Programme be agreed for submission to Council.

Steve Clarkson

Head of Revenue and Housing Management

Background Papers:

None

For further information please contact Steve Clarkson on:-

Tel:- 01702 318005

E-Mail:- steve.Clarkson@rochford.gov.uk

COMMUNITY SERVICES COMMITTEE – 4 November 2003

CAPITAL PROGRAMME (HRA) 2004/05

Appendix

Project	Units	Essential £	Necessary £	Desirable £
<u>Sheltered Housing Upgrades</u>				
Spa Court	23	550,000	-	-
Britton Court (The provision for 2004/05 provides for Spa Court to be completed and design work on Britton Court)	13			
Communal parts	501	75,000	-	-
Baths to showers	6	21,000	-	-
Sub total		646,000	-	-

Project	Units	Essential	Necessary	Desirable
<u>Decent Homes Initiatives</u>				
Kitchen replacements (reserve)	30 (45)	75,000 -	- 113,000	- -
Bathroom replacements (reserve)	50 (80)	50,000 -	- 80,000	- -
Re-roofing (Station Road)	11	44,000	-	-
(Pearsons Ave)	7	-	28,000	-
(Southend Road)	2	-	-	8,000
(Rochford Garden Way)	30	-	-	120,000
Electrical upgrades (reserve)	50 (70)	30,000 -	- 42,000	- -
Walls (repoint/render)	38	38,000	-	-
Front/back uPVC doors (reserve)	40 (80)	40,000 -	- 80,000	- -
Loft insulation (reserve)	110 (300)	55,000 -	- 150,000	- -
Sub total		332,000	493,000	128,000

Project	Units	Essential £	Necessary £	Desirable £
<u>Other Work</u>				
Boiler replacement	60	66,000	-	-
Window replacement	4	10,000	-	-
Electrical (rewiring)	100	60,000	-	-
Disabled adaptations	60	60,000	-	-
4-bedroom conversions	2	90,000	-	-
Door entry systems (Rayleigh flats)	64	40,000	-	-
Car parking areas				
- Ormond Avenue	10	-	-	40,000
- Hambro Close	8	-	-	60,000
Digital aerials	Var	-	50,000	-
Hatfield House (flat conversion)	6	51,000	-	-
Cash incentive scheme		70,000	-	-
Internal fees/support		125,000	-	-
Sub total		572,000	50,000	100,000
TOTAL		1,550,000	543,000	228,000