
ADDENDUM

**TOILETS IN COUNCIL HOUSING – UPDATE
(Min.377/02)**

1 SUMMARY

- 1.1 Following a Motion at Council on 30 July 2002 the issue of high-level cisterns in Council housing has been referred to this committee.

2 INTRODUCTION

- 2.1 In July 2002 a full appraisal of Council housing stock was undertaken in relation to the Government's Decent Homes Criteria. This information was required to inform the Housing Investment Programme Bid for 2003/2004.
- 2.2 Following this appraisal, none of the Council housing stock within Rochford District Council fell below the Government's Decent Homes criteria.
- 2.3 The appraisal did identify that kitchens and bathrooms are the main issues to stop Council houses becoming potentially non-decent in the foreseeable future. This potential non-decent standard relates primarily to the age of the installation not the state of repair.

3 THE WAY FORWARD

- 3.1 As indicated in the introduction, the priorities for maintaining Decent Homes within the District are kitchens and bathrooms. No resources have been allocated to this programme for 2002/03. At this stage no actual plan of action has been prepared in terms of programming the works in the future.
- 3.2 Funding for all major repairs and improvements to Council Housing is provided from the Major Repairs Allowance. The actual programme of work is determined each year as part of the approval to the capital programme. The proposed programme is submitted following the determination of the resources available and the priorities from the technical officers of the Council and the Tenants' representatives. A programme for the refurbishment of bathrooms and kitchens will be included in the proposals for 2003/04. Officers will ensure that the issues raised in this motion will be incorporated into the proposed programme.

4 RESOURCE IMPLICATIONS

- 4.1 Works to maintain Council housing to the Government's Decent Homes standard is funded through the Major Repairs Allowance.

5 LEGAL IMPLICATIONS

- 5.1 The Council has an obligation to ensure that its housing is both adequate and safe.

6 RECOMMENDATION

That Members note a programme of works to maintain Council housing stock will be prepared to include the issues raised in this motion.

Roger Crofts

Corporate Director (Finance & External Services)

Background Papers:

RDC Decent Homes Database

For further information please contact David Timson on:-

Tel:- 01702 318110
E-Mail:- david.timson@rochford.gov.uk