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## **REVISED HOUSING CAPITAL PROGRAMME 2000/01**

### **1 SUMMARY**

- 1.1 Members to consider additional housing capital schemes for 2000/1 in view of funds being released as a result of reduced tenders.

### **2 INTRODUCTION**

- 2.1 The Council is required to submit annually to the DETR a bid for capital resources as part of its Housing Investment Programme. A substantial part of this years bid represented repairs and improvements to the Council's housing stock.
- 2.2 The Corporate Director (Finance and External Services) advises that tenders for the installation of gas central heating systems and window replacements have been received for lower than anticipated which has had the effect of releasing further funds for schemes to be considered as part of this years Capital Programme. £220,000 has been identified as being available for spending.

### **3 ADDITIONAL WORKS**

- 3.1 The Head of Service has consulted the Property Maintenance and Highways Manager and together they have identified the following three schemes as high priority.

	£
(a) Remaining fire prevention works	120,000
(b) Window replacement – Lavers	40,000
(c) Window replacement – Britton Court	60,000
	<u>220,000</u>

- 3.2 Members will recall a comprehensive report to the Housing Management Sub-Committee in 1999 following an inspection of all Sheltered Housing Schemes by the Essex Fire and Rescue Service. The report identified a number of fire prevention works needed in order to secure the Council's 'stay put' policy for Scheme tenants. The £120,000 shown above would enable this important fire safety work to be completed.

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- 3.3 The window replacement proposals for the Lavers and Britton Court stem from representations made by tenants and their relatives for the replacement of original aluminium 'sash' type windows with plastic double glazed units.
- 3.4 Members will recall that at the meeting of the Community Services Committee on 10 October 2000, it was agreed that officers should investigate methods of achieving modernisation of these premises. These investigations will take several months. We now have an immediate issue in that tenants have been experiencing problems with opening the existing style windows which have become corroded and difficult to manage due to age. The original intention was to include the scheme in the 2001/2 programme but with funds becoming available this year the Head of Service feels that it ought to be advanced.

#### **4 FINANCE AND RESOURCE IMPLICATIONS**

- 4.1 Financing is within the overall approved Capital Budget for 2000/01 and, as stated above, has occurred as a result of reduced costs on other approved schemes.
- 4.2 If Members are minded not to approve these schemes it is suggested that they be included in the 2001/2 Housing Capital Programme.

#### **5 RECOMMENDATION**

- 5.1 It is proposed that the Committee **RESOLVES**
- to include the above three schemes in the 2000/1 Housing Capital Programme. (HRHM)

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