

HOUSING CAPITAL PROGRAMME – LIFTS IN SHELTERED HOUSING SCHEMES

1 SUMMARY

- 1.1 This report advises Members of proposed changes to the Housing Capital Programme agreed in January 2006 following receipt of a consultant's report on the condition of lifts in a number of sheltered housing schemes.

2 INTRODUCTION

- 2.1 All of the Council's sheltered housing schemes have lifts. These are inspected annually by external contractors, who check on the state and safety of the lift equipment and identify proposals for repair / replacement. However, following an incident at one of the sheltered schemes whereby the lift stopped at slightly the wrong level, thereby causing a misalignment between the lift and the floor level, a further evaluation has been carried out by the contractors around the potential risk of such an incident happening again, given the age and condition of the lifts involved.
- 2.2 This has resulted in the contractors advising that two lifts should be replaced sooner rather than later. These lifts are at Chignal House and Britton Court. Both lifts are in excess of 25 years old, with components that are becoming increasingly scarce.

3 CAPITAL PROGRAMME

The Housing Revenue Account (HRA) Capital Programme was agreed in January 2006 as part of the Budget Strategy and amounts to £1,232,000, illustrated below in summary form:-

Item	£
Cash Incentive Scheme	75,000
Window replacements	10,000
Sheltered Schemes – Boilers	65,000
Door improvements	100,000
Electrical upgrades	80,400
Bathroom replacements	60,000
Kitchen replacements	280,000
Loft insulation	50,000
Hatfield House conversion	50,000
Smoke Alarms	22,400
Ventilation	7,200
Disabled aids and adaptations	65,000
Property conversions (large families)	67,000

Item	£
Fees for projects	100,000
Total	£1,232,000

- 3.1 The Programme has earmarked no funds for lift replacement, yet given the consultant's report and the potential risks around further incidents of misalignment, it is considered advisable to replace the lifts at Chignal House and Britton Court. Replacement costs are likely to be around £31,000 for each installation. This includes upgrading the lifts to full Disability Discrimination Act standards.
- 3.2 The Head of Service proposes that consideration be given to reducing the sum allocated for kitchen replacement from £280,000 to £218,000 and that lift replacement works commence as soon as practicably possible. Kitchens programmed for replacement this year can be accommodated later in the Decent Homes Delivery Programme.
- 3.3 This will reduce the programme and will mean that Kitchen and Bathroom replacements will stop in December 2006.

4 RECOMMENDATION

- 4.1 It is proposed that the Committee **RESOLVES**

To reduce the HRA Capital Programme item for kitchen replacements by £62,000 to accommodate lift replacements at Britton Court and Chignal House

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Background Papers:-

Consultants Report

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