

Meeting:	Tenants' and Leaseholders' Consultative Forum.
Date:	21 <sup>st</sup> July 2009
Subject:	Three year Housing Capital Programme 2009/10 to 2011/12
Responsible Officer:	Gwyneth Allen Divisional Director Housing Services
Portfolio Holder:	Councillor Barry Macleod-Cullinane, Portfolio Holder for Adults & Housing
Exempt:	No
Enclosures:	Outline 3 Year Housing Capital Programme

## Section 1 – Summary and Recommendations

1.1 This report outlines the main areas of spending proposed under the Housing Capital Programme over a 3 year period.

### **Recommendations:**

1.2 The Forum is asked to note the report and to put forward any suggestions or considerations for adjustment to the proposed programme.

### **Reason: (For recommendation)**

1.3 A three year rolling capital programme assists good management of the capital programme to facilitate timely delivery and to ensure that the level of resources required to achieve the programme can be planned as part of the annual budget setting process.

## **Section 2 – Report**

2.1 The Housing Capital Programme is the main vehicle for improving the housing stock owned by Harrow Council. Within the capital programme work to achieve and sustain decency must be delivered as well as undertaking work that falls outside the decent homes standard but which can also be of significance.

2.2 The outline Programme is appended to this report showing the available resources assuming that Cabinet approves additional borrowing at its meeting on the 16<sup>th</sup> July 2009. It should be noted that the resources for the year 2012 /13 have not yet been set, however, a start is now being made to identify a likely programme assuming that the resource will be similar to that available in the previous year. Beyond the current year of 2009/10 the programme is indicative only as work now begins to identify firmer budgets for various schemes there is likely to be some movement between headings.

2.3 The delivery of large work programmes requires detailed medium term planning to deliver on time and within budget. However, there will always be the potential for unforeseen delays or the emergence of pressing priorities. This makes the ability to bring schemes forward or to slip them back important as time progresses. This can only be done if work is started to prepare schemes well in advance

2.4 There are several areas where the Council is under increased pressure by statutory obligations to direct capital funds, such as:

(a) - Decent Homes initiative - which is to ensure that all social housing meets a minimum standard of decency and comfort by the year 2010.

(b) - Discrimination Disability Act 1996- all council buildings (including appropriate residential properties) must comply with the provisions of the DDA 1996.

(c) - Asbestos - the Council must also comply with asbestos legislation.

The proposed 3 year housing capital programme 2009/10 - 2011/12, will enable the council to comply with its statutory obligations as stated above.

## **Financial Implications**

The Cabinet report being considered on 16th July 2009, seeks approval to increase the capital programme for 2009-10 and 2010-11 to the levels indicated on the attached appendix. The three year HRA MTFs allows the funding of a £6.160m programme in 2011/12. Any variations to the programme in 2011/12 onwards will be addressed, subject to available resources, as part of the budget setting process and will be reported to Council for approval in February 2010.

## **Performance Issues**

The delivery of sound financial plans and delivery to timescale within budget is a measure of performance.

## Risk Management Implications

The development of and monitoring of the delivery of the capital programme is a key risk management tool.

Risk included on Directorate risk register? Yes

Separate risk register in place? No

## Section 3 - Statutory Officer Clearance

Name: Donna Edwards .	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date:02/07/2009		
Name: Paresh Mehta	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 03/07/2009		

## Section 4 - Contact Details and Background Papers

Contact: Paul Mullins Interim Senior Projects Manager 0208 4168049

Background Papers: none

If appropriate, does the report include the following considerations?

1.	Consultation	YES
2.	Corporate Priorities	NO

## Outline 3 year Housing capital Programme

	2009/10	2010/11	Indicative 2011/12	2012/13
<b>08 09 Carry Forward</b>	1,779,397			
<b>Decent Homes Individual Dwellings</b>	5,672,000	1,200,000	500,000	500,000
<b>Extensions</b>	80,000	-	480,000	-
<b>Cap Major works Including Voids</b>	166,000	200,000	100,000	100,000
<b>Communal Boilers</b>	540,000	-	155,000	-
John Lamb Court	£85,000			
Alma Court	£90,000			
Cornell House	£85,000			
Goddard Court	£80,000			
Sinclair House	£10,000			
Tapley Court	£10,000			
Meadfield	£95,000			
Graham White House	£85,000			
<b>Roofs</b>	788,000	1,200,000	1,679,000	250,000
Hazeldene Drive	£788,000			
<b>Radway windows / doors (Yrs 1 &amp; 2 in decent homes line)</b>			1,439,000	
<b>Surveys &amp; Feasibilities</b>	164,500			
Stock condition Survey and Fire Risk Assessment	£72,000			
Garage Asbestos Survey	£50,000			
Dickson fold Structural Survey	£2,500			
Replacement of electric heating	£30,000			
Feasibility for West Londin Extensions	£10,000			
<b>Sheltered Lifts</b>	320,000	300,000	210,000	300,000

**Sheltered Means of escape**

	450,000	-	-	-
William Allen House	£75,000			
John Lamb Court	£75,000			
1 - 31 Harkett Court	£75,000			
Watkins House	£75,000			
Goddard Court	£75,000			
Tapley Court	£75,000			

<b>Digital TV</b>	-	700,000	98,000	-
<b>Sheltered door entry</b>	-	480,000		
<b>Sheltered Alarm systems</b>	-	320,000		
<b>Low Rise door entry</b>		100,000	100,000	
<b>All Electric heating renewal</b>	-	1,000,000		

**Estate Env Improvements**

	1,205,230	532,000	369,200	
Kingsfieldd	£683,520			
Door Entry	£140,000			
Mountside	£31,250			
Entranc porches	£285,490			
Chenduit way Garage site	£40,000			
Beatty road sheds	£25,000			

<b>H&amp;S and Contingency</b>	125,000	108,000	110,000	110,000
<b>Insulation BISF</b>	-	-	10,000	
<b>Community centres</b>	-	-		520,000
<b>Housing directly managed (Mill Farm)</b>	100,000	-	-	-
<b>Hsg Project Mgt Costs</b>	203,000	170,000	170,000	170,000
<b>HCP Contignecy</b>	71,430	100,000	100,000	100,000
<b>HSG IT Projects</b>	30,000		40,000	400,000
<b>Property Services</b>	800,000	700,000	600,000	500,000
<b>Adaptations</b>	500,000	500,000	500,000	500,000
<b>Capitalised Works</b>				

	<b>12,994,557</b>	<b>7,610,000</b>	<b>6,660,200</b>	<b>3,450,000</b>
Available Resources subject to cabinet approval	12,995,000	7,610,000	6,160,000	not yet set