

Meeting:	Tenants' and Leaseholders' Consultative Forum
Date:	Tuesday 10 November 2009
Subject:	Capital Programme Consultation
Responsible Officer:	Lynne Pennington, Interim Divisional Director Housing Services
Portfolio Holder:	Councillor Barry Macleod-Cullinane – Portfolio Holder for Adults and Housing Services
Exempt:	No
Enclosures:	Appendix A - Draft Housing Capital Programme 2010/11

Section 1 – Summary and Recommendations

This report sets out the current position regarding the Decent Homes Programme, and proposals for the Capital Programme for 2010/11, together with indicative programmes for 2011/12 and 2012/13

Recommendations:

The Forum is recommended to endorse the current draft capital programme and give comments or any suggested amendments that it would like to see.

Reason: (For recommendation)

The development of the capital programme at this stage is important to allow appropriate time for planning the delivery of the programme, building in local consultation with tenants and leaseholders for each scheme.

Section 2 – Report

- 2.1 The national target for achievement of the Decent Homes programme is December 2010. Harrow has been addressing the decency issue by undertaking a range of works and at the same time refining the database by conducting surveys to identify when elements of the building will fail the standard.
- 2.2 The most recent projections have been supported by a stock condition survey of some 1,200 properties, which is just drawing to a completion.
- 2.3 It is now estimated from our records that some £3 million will be required to complete all works required to make the stock decent (line 6 appendix A). This work is planned for completion during 2010.
- 2.4 It should be noted that the emphasis of works is now switching away from internal replacement of kitchens and/or bathrooms to address more the external fabric of dwellings. While achieving the decency standard for Harrow's stock is a positive measure it is not the end of the story. The decency standard is regarded as a fairly low standard and allows for a kitchen or bathroom to fail the prescribed standard while allowing the dwelling to pass overall.
- 2.5 In future years there will be other properties that will fail decency as elements come up for renewal. Some work now needs to be done to produce a longer term plan which smoothes peaks and troughs in the programme and produces logical packages of work that allows for a more systematic approach to tackling works in future.
- 2.6 In addition to addressing decency there is a need to tackle items of disrepair or renewal in common parts and environmental works will increasingly need to be done in future.
- 2.7 The draft programme attached to this report as appendix A shows how it is proposed to allocate the budget next year to address known areas of investment need, in addition to the Decent Homes programme. At this stage further work is being undertaken to identify detailed scheme options

and costs to quantify the scope of works that can be delivered and specific properties to be included. It is at this point that if tenant and leaseholder groups have knowledge of pressing priorities either in general or at a specific estate level that these can be considered.

Section 3 - Financial Implications

3.1 This report focuses on the known capital budget already agreed by the council. It should be noted that the budgets for both this year's programme and next have already been increased following a cabinet decision in July 2009 to borrow additional funds allowing the decent homes programme to be delivered within the target of 2010.

Section 4 - Risk Management Implications

4.1 The management of the capital programme is organized in such a way that it avoids overspending the resources available and minimizes any potential of overspend. In order to achieve this with a programme of several millions of pounds there is a need to have schemes prepared early and ready to be brought on line should another scheme be cancelled or delayed. For this reason there is a rolling commitment from the current year of schemes that will have started and be on site for completion next year which will be the first call on next year's budget. Some £1 million is allocated to deal with these existing commitments (see line 1 in Appendix A). It is projected that this year's programme will spend in full.

4.2 With the current knowledge of work to be delivered to meet the decent homes standard the risk of not achieving this is felt to be minimal particularly as planning is now beginning to define the programme of works and an appropriate budget is already identified

Section 5 - Statutory Officer Clearance

Name: Donna Edwards	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 21/10/2009		
Name: Paresh Mehta	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 22 nd October 2009		

Section 6 - Contact Details and Background Papers

Contact: Paul Mullins Interim Head of Asset Management

Background Papers: none

If appropriate, does the report include the following considerations?

1.	Consultation	YES /
2.	Corporate Priorities	N/A

Appendix
A

Draft Housing Capital Programme 2010/11

	2010 - 11	2011 - 12	2012 - 13	2013 - 14
1 Commitments from 09/10	1,000,000	-	-	-
2 Capitalised by Housing (salaries)	200,000	100,000	100,000	100,000
3 Property Services Fees	700,000	600,000	600,000	
4 Aids & Adaptations	500,000	500,000	500,000	500,000
5 Contingency / Fire Damage	100,000	100,000	100,000	100,000
6 Decent Homes	2,900,000	600,000	300,000	2,500,000
7 Door entry	100,000	-	-	-
8 Sheltered lifts (Goddard, Durrant)	300,000	300,000	200,000	200,000
9 Sheltered Door Entry	200,000	200,000	-	-
10 Digital TV	700,000	-	-	-
11 electrical heating	500,000	500,000		
12 Environmental Improvements	532,000	300,000	500,000	
13 Water Tank Replacement	25,000	25,000	-	-
14 SCS	150,000	100,000	-	-
15 Sheltered Warden Call	200,000			
16 Dickson Fold (Structural)	100,000	-	-	-
17 Work following Fire Risk Assessment	75,000	-	-	-
Anite Replacement			800,000	
Total costs	<u>8,282,000</u>	<u>3,325,000</u>	<u>3,100,000</u>	
Budget	<u>7,610,000</u>	<u>6,160,000</u>	<u>6,160,000</u>	
Gap	672,000			