



Title of meeting: CABINET MEMBER FOR HOUSING

Date of meeting: 13th MARCH 2017

Subject: COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS
AND HOUSING IT BUSINESS SOFTWARE 2017/2018

Report by: OWEN BUCKWELL - DIRECTOR OF PROPERTY &
HOUSING SERVICE

Wards affected: ALL

Key decision: Yes - Over £250,00

Full Council decision: No

1. Purpose of report

The revised 2016/17 and 2017/18 Housing Investment Programme budgets together with the proposed programmes for 2018/19 to 2022/23 were approved by the City Council on 14 February 2017.

The Council Housing Repairs & Maintenance Budgets for 2016/17 and 2017/18 were approved at the Housing Executive meeting on 24 January 2017.

The purpose of this report is to inform members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes together with Housing IT Business Software and to seek approval to incur expenditure in respect of the capital schemes and rolling programmes and to show how the budgets have been allocated on an area office basis.

2. Recommendations

- I. That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.
- II. That the capital budgets listed in Appendix B and Appendix C commencing in 2017/2018 be approved and the Local Authority Housing Manager be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.
- III. That the Head of Financial Services and Section 151 Officer financial appraisal be approved for the capital programme - global provision.

3. **Background**

Area office Budget Programmes have been prepared, which outline all programmed capital and revenue, maintenance and Improvement expenditure to the housing stock.

4. **Revenue Budgets - Repair and Maintenance of Dwellings Budget**

The main summary for all areas showing the headings for the allocation of the £24,400,000 budget is attached to this report as Appendix A along with the analyses of each individual Area Office Budget programme (detailed area office budget breakdown to follow)

Capital Budgets - Various Schemes

A summary of this *£17,310,836 budget is shown in Appendix B. There are several areas within this programme for 2017 / 2018 where the budget shown represents a global provision from which a number of smaller schemes are financed. (*total including professional fees)

5. **Equality impact assessment**

- The report details wide-ranging capital schemes following the budget allocation at Council on 14 February 2017.
- There will be further reports on some of the major schemes, which for preliminary EIA assessments will be carried out.
- The programme includes an allocation for Disabled Facilities Grants.

6. **Legal implications**

There are no legal implications arising directly from the recommendations in this report.

7. **Director of Finance's comments**

Financial Rules Section B14 states that expenditure cannot be incurred unless a full report and financial appraisal has been prepared and approved. The financial appraisal is included on Appendix B.

8. **Background list of documents - Section 100D of the Local Government Act 1972**

The Information used in preparing this report has been made available from within the Repairs and Maintenance team (Chaucer House) of Housing and Property Services.



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Signed by:
Owen Buckwell - Director of Property & Housing Services

Appendices:

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member of Housing on 13th March 2017.

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Signed by:
Councillor Steve Weymss

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2017 / 2018

APPENDIX A

REPAIRS AND MAINTENANCE		HELD BY	SUMMARY
COST CODE	HEADING		2017/18
	Response Repairs		£
HR322	General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs)	AM	£12,500,000
HR325	Out of Hours Repairs Service	AM	Inc
HR324	HRA Commercial & Operational buildings response repairs	AM	£500,000
			£13,000,000
HR326	Void Cost	AM	£2,000,000
	TOTAL FOR RESPONSE REPAIRS		£15,000,000
	Planned & Cyclical Work		
HR32H	Fittings Sheltered Accommodation	AO	£30,000
HR32I	Asbestos Surveys	PSM	£25,000
HR32K	Structural Repairs	PSM	Inc
HR342	Planned revenue	AM	£5,000,000
HR344	Annual Gas Servicing/Repair	PSM	£3,060,000
HR348	Replacement of Refuse Bins	PSM	£5,000
HR349	Central Communication System	PSM	£70,000
HR358	Mechanical Plant & Lifts	PSM	£700,000
	Legionella Testing	PSM	£100,000
HR351	Maintenance of Fire Alarms	PSM	£70,000
HR352	Residents Initiative Bids	RP	£50,000
HR353	Improvements to office access	PSM	£0
HR355	Maintenance of CCTV equipment/	PSM	£290,000
HR356	Replacement of CCTV equipment	PSM	Inc
	TOTAL FOR PLANNED & CYCLICAL		£9,400,000
	TOTAL REPAIRS & MAINTENANCE		£24,400,000

PSM - Procurement & Services Manager

AM - Asset Manager

AO - Area Office

RP - Residents Participation

**COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2017/18
CAPITAL BUDGETS - VARIOUS**

ITEM NO	COSTS CENTRE	DESCRIPTION	TOTAL SCHEME COST IN 2017/2018
		Major Repairs (Dwellings)	£
47	ZH4076	Digital TV Aerial Upgrade	£150,000
98	ZH4PRM	Capital Planned Works	£6,200,000
104	ZH4036	Asbestos Removal	£1,500,000
51	ZH4048	Electrical Improvements - Emergency Lighting	£250,000
52	ZH400N	Lifts	£450,000
107	ZH3208	Disabled Facilities Grants	£1,450,000
53	ZH400L	New Heating Installations	£2,200,000
55	ZH4034	Energy Surveys	£5,000
130	ZH4149	Individual Property Refurbishment	£250,000
131	ZH4155	Roof Replacement	£500,000
132	ZH4161	Fire Doors	£250,000
		Total Cost includes professional fees	£13,205,000
		Property & Housing Service fee £963,000 relating to the above schemes	
		HRA Assets (Non Dwellings)	
34	ZH2006	Review of Business software (Hardware)	£100,000
35	ZH200P	Review of Business software	£100,000
			£13,405,000
<p>A number of the above schemes such as the replacement of heating systems are likely to achieve savings through reduced maintenance costs, although these savings cannot be quantified</p>			

Property & Housing fees in the order of £963,00 will be incurred and are included on the schemes detailed above. If approval is given for the individual schemes, approval will also be deemed to have been given to the incurring of fees on those schemes.

Capital expenditure can be financed from capital receipts and any borrowing allowed for the financial year. For the purposes of this financial appraisal it is assumed that these sources of funding will be used for schemes in progress and that new schemes will be financed by Revenue Contributions. The revenue effects on the HRA which will result from implementation of the above schemes are detailed below:

	2017-18
	£
Revenue contributions	£13,405,000
	£13,405,000

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME - INCLUSIVE OF FEES - 2017/2018

ITEM No	COST CODE EBS	HEADING	HELD BY	2017/2018 £
Planned & Cyclical Work				
70	ZH4056	Hawthorn Crescent Roof and Concrete Repairs	AM	15,000
72	ZH4059	Grosvenor House Refurbishment	AM	1,500,000
73	ZH4045	Wilmcote House Energy Improvement Works	AM	2,373,000
74	ZH4058	Wilmcote House Refurbishment Consultant Fees	AM	77,000
47	ZH4076	Digital TV Aerial Upgrade	PSM	150,000
98	ZH4PRM	Capital Planned Works	AM	6,200,000
104	ZH4036	Asbestos Removals	AM	1,500,000
51	ZH4048	Electrical Improvements - Emergency Lighting	PSM	250,000
52	ZH400N	Lifts	PSM	450,000
107	ZH4DFG	Disabled Facilities Grants	AM	1,450,000
53	ZH400L	New Heating Installations	PSM	2,200,000
55	ZH4034	Energy Surveys	PSM	5,000
131	ZH4155	Roof replacements	AM	500,000
130	ZH4149	Individual Property Refurbishments	AM	250,000
132	ZH4161	Fire doors	AM	250,000
135	ZH4153	High rise structural inspections	AM	130,836
136	ZH4168	Karen Avenue Screens	AM	10,000
Total Capital				17,310,836



APPENDIX C

IT Capital Schemes – 2017/18 HIP Expenditure Plan

Total provision - £200,000

1. Hardware

£100,000

This allocation is used to enhance and develop the infrastructure required to host systems used by Housing and Property Service staff. This includes improvements to the security architecture, necessary to keep data safe and secure as mandated by the Cabinet Office. The forward work this year will also include replacement of end of life servers.

2. Software

£100,000

This allocation is used to fund both system development work within Housing and Property Services, and to contribute towards corporate initiatives and projects. The forward work plan this year includes:

- Changes to existing systems such as Lettings and the Housing Year End system
 - Implementation of a new fit for purpose system to manage the reserve fund
 - Development of systems for Adventure Playgrounds, Resident Participation and Car Parking Spaces
 - Streamlined functionality to enable effective rental management and replace complex spreadsheets
 - Extension of the Housing Document Management solution, in order to store tenancy files
 - Software to enable working from different locations e.g. tenants' homes
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