

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

APPENDIX ' A '

REVENUE BUDGET TOTAL - 2010 / 2011

| REPAIRS AND MAINTENANCE | | *Notes | SUMMARY |
|-------------------------|--|---------------|--------------------|
| COST CODE | HEADING | | 2010/2011 |
| | Response Repairs | | £ |
| HR3221 | General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs) | Held by AO | £8,780,000 |
| HR3226 | Out of Hours Repairs Service | Held by RM | £200,000 |
| HR3225 | Community Centres: Response Repairs | Held by RM | £50,000 |
| | | | £9,030,000 |
| HR3231 | Void Cost | Held by AO | £2,100,000 |
| | TOTAL FOR RESPONSE REPAIRS | | £11,130,000 |
| | Planned & Cyclical Work | | |
| HR3211 | Contingency Sum | Held by RM | Inc |
| HR3222 | Contractors Fee | Held by AO | £4,500,000 |
| HR3271 | Decoration Allowance to Tenants | Held by AO | Inc |
| HR3281 | Redec for Elderly / Disabled | Held by AO | Inc |
| HR3311 | Fittings Sheltered Accommodation | Held by RM | £30,000 |
| HR3321 | Asbestos Surveys | Held by RM | £100,000 |
| HR3331 | Repair to fire damaged properties | Held by RM | £75,000 |
| HR3341 | Structural Repairs | Held by RM | £75,000 |
| HR3411 | Concierge Maintenance Contract | Held by AO | £90,000 |
| HR3421 | External Painting & Repairs Including Fencing Renewal | Held By AO RM | £1,800,000 |
| HR3431 | Annual Gas Servicing/Repair | Held by RM | £2,085,000 |
| HR3471 | Replacement of Refuse Bins | Held by RM | £10,000 |
| HR3481 | Central Communication System | Held by RM | £60,000 |
| HR3491 | Mechanical Plant & Lifts | Held by RM | £650,000 |
| HR3501 | Maintenance of Fire Alarms | Held by RM | £60,000 |
| HR3511 | Residents Initiative Bids | Held by RM | £60,000 |
| HR3521 | Improvements to office access | Held by RM | £10,000 |
| HR3541 | Maintenance of CCTV equipment/ | Held by RM | £180,000 |
| HR3551 | Replacement of CCTV equipment | Held by RM | £80,000 |
| | TOTAL FOR PLANNED & CYCLICAL | | £9,865,000 |
| | TOTAL REPAIRS & MAINTENANCE | | £20,995,000 |

* RM = Repairs Manager
 AO = Area Office
 PM = Property Manager

APPENDIX B

COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2010/11

CAPITAL BUDGETS - VARIOUS

| ITEM NO | COSTS CENTRE | DESCRIPTION | NO OF UNITS | TOTAL SCHEME COST IN 2009/10 | ADDITIONAL ANNUAL COST OF MAINT'CE | ANNUAL INCOME IN FULL YEAR HRA. | NET ANNUAL REVENUE EFFECT ON COUNCIL HOUSING A/C |
|--|--------------------|---|--------------|--|------------------------------------|---------------------------------|--|
| | | | | £ | £ | £ | £ |
| 65 | ZH2003 | Improvements to Energy Efficiency | 120 | £70,000 | | | |
| 44 | ZH3208 | Disabled Facilities Grants | 1,090 | £1,200,000 | £20,000 | | £20,000 |
| 53 | ZH400G | Multi storey survey / repair AMS Fees | 330 | £250,000 £30,000 | | | |
| 67 | ZH400L | Heating Partnership | 860 | £2,300,000 | £20,000 | | £20,000 |
| 50 | ZH400N | Lift | 545 | £600,000 | | | |
| 68 | ZH4036 | Asbestos Removal | 1,110 | £600,000 | | | |
| 48 | ZH320Z | Sheltered Block Upgrade | 160 | £100,000 | | | |
| 54 | ZH4023 | Multi Storey fire upgrade | 272 | £100,000 | | | |
| 55 | ZH4032 | Multi Storey Mechanical Plant Upgrade | 136 | £100,000 | | | |
| 63 | ZH4018 | Garage Demolitions & Improvements | 65 | £50,000 | | | |
| 64 | ZH4033 | Renovation of Community Centres | 5 | £200,000 | | | |
| 66 | ZH4034 | HHSR & EPC Surveys | 100 | £50,000 | | | |
| 8 | ZH100E | Commercial Properties Upgrade | 100 | £50,000 | | | |
| 14 | ZH5009 | John Pound Centre Improvements | 1 | £50,000 | | | |
| 59 | ZH4035 | Purchase of Multi-Storey Flats Re-cycle Bins | 600 | £35,000 | | | |
| 49 | ZH4PRM | CAPITAL PLANNED WORKS Ams Fees Professional charges relating to the above schemes - Asset Management Service - Housing Service | 5,990 | £6,500,000 £30,000 £60,000 £1,180,810 £1,240,810 | £17,500 | | £17,500 |
| 40 | ZH2006 & ZHC101 | IT CAPITAL SCHEMES 2009/10 (see Appendix C) | | £919,664 | £167,300 | | £167,300 |
| 4 | ZH1004 | REPURCHASE OF FLATS ON HARDSHIP GROUNDS (see Appendix E) | 6 | £500,000 | £3,000 | | £3,000 |
| | | | | £14,975,474 | £227,800 | £0 | £227,800 |
| <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> | | | | | | | |

Professional fees in the order of £1,240,810 will be incurred on the schemes detailed above. Of these £1,180,810 are Housing Service fees and £60,000 are Engineering & Design Service fees. 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:

| | 2009/10 | FULL YEAR |
|-----------------------|-------------------|----------------------|
| | £ | £ |
| Revenue contributions | 14,975,474 | - |
| Maintenance | | 227,800 |
| | <u>14,975,474</u> | <u>227,800</u> |

IT Capital Schemes – 2010/11 HIP Expenditure Plan

1) Infrastructure (£214,500)

These infrastructure funds are to provide resources to support evolving service led improvements to LA Housing Services. The key business objective is to provide the hardware, Software and network technologies to replace equipment where business demand is clearly identified and to support new and innovative methods of working.

2) Disaster Recovery (£10k)

£10,000 is allocated each year for improvements to the disaster recovery facilities.

3) Flexible and Mobile Working (£50k)

£50,000 has been allocated in each of the next 2 years to contribute towards flexible and mobile initiatives to improve service delivery.

4) Small Enhancements (£50k)

This allocation is used to enhance and develop systems to support new and changed business processes.

Business Objects (management) Reporting
Cash Management Services and Web payments
Out of hours Services
System interfaces

5) Development Projects (£500k)

This allocation is managed by Jeff Crockford and used to support development work within the Housing Service and associated Information Service strategies. The allocation includes the £200,000 ICT Services SLA for Application Developers who will be working on Intervention projects. The forward work plan anticipated this year includes:

Information Management requirements
Rents Intervention (RAMS)
Repairs Intervention development
Stock management Database
Tenancy EDRMS pilots
Wireless network pilots

IT Capital Schemes – 2010/11 HIP Expenditure Plan for Community Housing

1) Infrastructure (£15k)

£15,000 rolling replacement of ICT equipment and tools to improve business processes, service performance and customer experience

These infrastructure funds are to provide resources to support evolving service led improvements to Community Housing Services. The key business objective is to provide the hardware, Software and network technologies to replace equipment where business demand is clearly identified and to support new and innovative methods of working.

2) Disaster Recovery (£5k)

£5,000 is allocated each year for improvements to the disaster recovery facilities.

3) Supporting People (£15,164)

£15,164 is allocated to provide the appropriate funding for the Supporting people replacement system project costs. This is an ongoing commitment till 2012/2013.

4) Flexible and Mobile Working (£30k)

£30,000 has been allocated in each of the next 2 years to contribute towards flexible and mobile initiatives to investigate and implement improved resource working arrangements and mobile delivery of services by remote workers within the Private Housing Standards team.

5) Small Enhancements (£10k)

This allocation is used to enhance and develop systems to support new and changed business processes. Private housing standards and renewals teams use the APP system. This £10,000 allocation is to enable regular reviews and improve the system functionality and business process, such as integrating with Web solutions such as the new Landlord accreditation website.

7) Development Projects (£20k)

This allocation is managed by Jeff Crockford and used to support new medium sized projects within the Community Housing Service and associated Information Service strategies. The forward work plan anticipated this year includes ongoing improvement and development to the Landlord accreditation Website

IT CAPITAL SCHEMES 2010/11**[Appendix C](#)**

| Scheme description | Total Scheme Cost in 2008/09 | Revenue Cost in 2008/09 |
|---|---|--|
| 1 Infrastructure (HW/SW/Network) | 229,500 | 64,000 |
| 2 IT Disaster Recovery | 15,000 | |
| 3 Supporting People | 15,164 | 9,900 |
| 4 Phoenix Development Staff x 3 | 0 | 69,500 |
| 5 Mobile working | 80,000 | 20,000 |
| 6 Small Enhancements | 60,000 | 10,000 |
| 7 Development Projects (inc IT SLA) | 520,000 | 35,000 |
| 8 Northgate and Comino upgrades | | 14,500 |
| | <hr/> 919,664 | <hr/> 222,900 |
| TOTAL | | |
| <u>Split Between HRA & HGF</u> | | |
| HRA | 824,500 | 151,477 |
| HGF | 95,164 | 71,423 |
| | <hr/> 919,664 | <hr/> 222,900 |

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS CAPITAL PROGRAMME - 2010/2011

| ITEM No | COST CODE NGFS | HEADING | NOTES | 2010/2011 £ |
|--|-------------------|---|------------|--------------------|
| Planned & Cyclical Work | | | | |
| 1 | ZH1001 | Beverston/Hillsley Road, Paulsgrove | Held by RM | 80,000 |
| 8 | ZH100E | Upgrade to commercial properties | Held by RM | 50,000 |
| 14 | ZH5009 | John Pounds Centre Improvements | Held by RM | 50,000 |
| 15 | ZH4005 | Communal Areas - Crown Court | Held by RM | 200,000 |
| 41 | ZH4PRM | Capital Planned Works *(see below for breakdown) AMS Fees | | 6,500,000 |
| 43 | ZH4024 | Improvements to Area Offices | Held by RM | 20,000 |
| 44 | ZH 3208 | Disabled Facilities Grants | Held by AO | 1,250,000 |
| 45 | ZH320W | Somerstown Office | Held by RM | 50,000 |
| 46 | ZH4021 | Wilmcote House Concierge | Held by RM | 50,000 |
| 47 | ZH3213 | Chaucer House Office Re-modeling | Held by RM | 80,000 |
| 49 | ZH4011 | New Lift - Grosvenor House Southsea AMS Fees | Held by RM | 450,000 35,000 |
| 50 | ZH400N | Lifts AMS Fees | Held by RM | 500,000 100,000 |
| 53 | ZH400G | Multi Storey Survey/Repairs - 5 year cycle AMS Fees | Held by RM | 250,000 30,000 |
| 54 | ZH4023 | Multi Storey Fire upgrade | Held by RM | 100,000 |
| 55 | ZH4023 | Multi Storey Mechanical Plant Upgrade | Held by RM | 100,000 |
| 57 | ZH4037 | Estella Road / Grafton Street AMS fees | Held by RM | 30,000 |
| 58 | ZH4026 | Jellicoe & Beatty Houses - Structural Improvements AMS Fees | Held by RM | 40,000 5,000 |
| 59 | ZH4035 | Purchase of Multi-storey flats recycling bins | Held by RM | 35,000 |
| 60 | ZH4038 | 71 Victoria Road North works AMS fees | Held by RM | 95,000 5,000 |
| 61 | ZH4028 | Underpinning 415 - 425 Eastern Road AMS fees | Held by RM | 225,000 10,000 |
| Total carried over to next page | | | | 10,340,000 |

| | | | | |
|----|--------|--|------------|-------------------|
| | | Total carried over from previous page | | 10,340,000 |
| 62 | ZH4039 | Eastern Road Improvements AMS fees | Held by RM | 225,000 10,000 |
| 63 | ZH4018 | Garage Improvement or Demolition | Held by RM | 50,000 |
| 64 | ZH4033 | Renovation of Community Centres | Held by RM | 200,000 |
| 72 | ZH2003 | Improvements to Energy Efficiency/Sustainability | Held by RM | 70,000 |
| 73 | ZH4034 | HHSR & EPC Energy Surveys | Held by RM | 50,000 |
| 74 | ZH400L | Heating Partnership | Held by RM | 2,300,000 |
| 76 | ZH4036 | Asbestos Removal | Held by AO | 600,000 |
| | | Total Capital | | 13,845,000 |

***Planned Works**

| | | | | |
|----|--|--|------------------|---------------|
| | | | | AMS Fees |
| 41 | | Mangement & Security of Housing Estates | 390,000 | |
| 41 | | TV Aerials/estate communications | 130,000 | |
| 41 | | Electrical Rewiring | 585,000 | |
| 41 | | Video Security & Door Entry | 130,000 | |
| 41 | | Improvements/major repairs-single units | 910,000 | |
| 41 | | Underpinning - Foundation Improvements | 195,000 | 30,000 |
| 41 | | Roof Renewlas | 585,000 | |
| 41 | | Window Replacements | 455,000 | |
| 41 | | Internal Refurbishments | 3,055,000 | |
| 41 | | Replacement of Water Services/ Drainage Modernisation | 65,000 | |
| | | | 6,500,000 | 30,000 |

Repurchase of Leasehold Flats on Hardship Grounds

Under delegated power 41/Housing 2000 it was resolved that;

- (1) that the criteria outlined in the report be approved for the re-purchase of leasehold flats sold under the Right to Buy;
- (2) that the Head of Housing be given delegated authority to spend the allocated budget within the HIP item 5 for the re-purchase of leasehold flats sold under the Right to Buy in accordance with the approved criteria (copy of the minutes attached)

The criteria set out in the report to committee states as follows;

- 4.1 In all cases where re-purchase of flats is to be considered SOCH staff will discuss the matter with the lessees and all alternatives will be looked at.
- 4.2 Re-purchase of any property will only be recommended where:
 - a refurbishment/improvement scheme could be stopped by the lessees
 - the financial circumstances of the lessees clearly shows that they cannot pay their service charges and meet their outgoings
 - the high cost of maintenance or improvements may lead to hardship for lessees over a protracted period
 - the lessees are under threat of possession because of financial hardship, and changes in their circumstances , such as poor health or inability to work, prevent them avoiding the possession
 - it is impossible to sell the flat on the open market because of mortgage restrictions or they are difficult to sell

Budget for 2010-11 £500,000.00

Jo Bennett – Leasehold and Commercial Services Manager 24.02.10