

Decision maker: CABINET MEMBER FOR HOUSING DECISION
MEETING 11 MARCH 2014

Subject: COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS
AND HOUSING IT BUSINESS SOFTWARE 2014/2015

Report by: OWEN BUCKWELL HEAD OF LOCAL AUTHORITY
HOUSING MANAGEMENT

Wards affected: ALL

Key decision (over £250k): YES

1. Purpose of report

The revised 2013/14 and 2014/15 Housing Investment Programme budgets together with the proposed programmes for 2015/16 to 2019/20 were approved by the City Council on 12 November 2013.

The Council Housing Repairs & Maintenance Budgets for 2013/14 and 2014/15 were approved at the Housing Executive meeting on 28 January 2014.

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 2014/2015 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 £23,727,000 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 *£30,776,522 budget is shown in Appendix B. There are several areas within this programme for 2014 / 2015 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 (EIA)

Not relevant in this instant

6. Head of legal services' comments

The City Solicitor is satisfied that there are no immediate legal implications arising from this report.

7. Head 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. Access to Information

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.

.....
Signed by:

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

APPENDIX ' A '

REVENUE BUDGET TOTAL - 2014 / 2015

REPAIRS AND MAINTENANCE		HELD BY	SUMMARY
COST CODE	HEADING		2014/15
	Response Repairs		£
HR3221	General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs)	AO	£12,000,000
HR3226	Out of Hours Repairs Service	AO	Inc
HR3225	Community Centres: Response Repair	LC	£100,000
			£12,100,000
HR3231	Void Cost	AO	£2,850,000
	TOTAL FOR RESPONSE REPAIRS		£14,950,000
	Planned & Cyclical Work		
HR3211	Contingency Sum	RM	Inc
HR3222	Contractors Fee	AO	Inc
HR3271	Decoration Allowance to Tenants	AO	Inc
HR3281	Redec for Elderly / Disabled	AO	Inc
HR3311	Fittings Sheltered Accommodation	RM	£45,000
HR3362	Area Office re-configuration	RM	£75,000
HR3321	Asbestos Surveys	RM	£100,000
HR3331	Repair to fire damaged properties	RM	Inc
HR3341	Structural Repairs	RM	Inc
HR2062	Pest Control	AO	£95,000
HR3421	External Painting & Repairs Including Fencing Renewal	RM	£4,640,000
HR3431	Annual Gas Servicing/Repair	RM	£2,650,000
HR3471	Replacement of Refuse Bins	RM	Nil
HR3481	Central Communication System	RM	£70,000
HR3491	Mechanical Plant & Lifts	RM	£675,000
HR3501	Maintenance of Fire Alarms	RM	£70,000
HR3511	Residents Initiative Bids	RM	£70,000
HR3521	Improvements to office access	RM	£0
HR3541	Maintenance of CCTV equipment/	RM	£195,000
HR3551	Replacement of CCTV equipment	RM	£92,000
	TOTAL FOR PLANNED & CYCLICAL		£8,777,000
	TOTAL REPAIRS & MAINTENANCE		£23,727,000

RM - Repairs Manager

AO - Area Office

PM - Planned Maintenance

LC - Leasehold & Commercial

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS CAPITAL PROGRAMME - 2014/2015

ITEM No	COST CODE EBS	HEADING	HELD BY	2014/2015 £
Planned & Cyclical Work				
50	ZH4053	Birmingham Blocks Refurbishment	PM	570,000
51	ZH4054	Waterloo Street Cladding & Roof Repairs	PM	300,000
53	ZH4056	Hawthorn Crescent Roof and Concrete Repairs	PM	150,000
54	ZH4057	Wimpey Blocks Lift Towers	PM	780,000
55	ZH4059	Grosvenor House Refurbishment	PM	780,000
59	ZH4045	Wilmcote House Energy Improvement Works	PM	7,000,000
60	ZH4058	Wilmcote House Refurbishment Fees	PM	110,000
73	ZH4096	Tipton House & Edgbaston House Fees	PM	100,000
81	ZH4076	Digital TV Aerial Upgrade	RM	200,000
82	ZH4099	Wingfield Street & Westminster Place Improvements	PM	1,100,000
83	ZH4101	Louis Flagg & Frank Miles House Refurbishment	PM	900,000
84	ZH4012	Mill Gate, Copperfield and Pickwick Houses - Structural Repairs AMS Fees	RM	50,000 5,000
85	ZH4103	Multi Storey Blocks - Measured Surveys	RM	5,000
88	ZH4106	Sarah Robinson House - Car Park Structural Repairs	RM	25,000
89	ZH4PRM	Capital Planned Works *(see below for breakdown)	AO	4,500,000
90	ZH4088	The Lakes Blocks Fire Doors	PM	20,000
96	ZH4083	Highfield Road Site Screens	PM	5,000
99	ZH4086	St James's Road Screens	PM	50,000
101	ZH4039	Eastern Road Improvements Fire Doors and Screens	PM	500,000
102	ZH4036	Asbestos Removals	AO	1,000,000
103	ZH4048	Electrical Improvements - Emergency Lighting	RM	400,000
Total carried over to next page				18,550,000

AO - Area Office
LC - Leasehold and Commercial
PM - Planned Maintenance
RM - Repairs Manager

		Carried over from Previous Page		<u>18,550,000</u>
104	ZH4107	Major Asset Improvements AMS Fees	PM	778,261 35,000
105	ZH400G	Medium Blocks Capital Planned Works	PM	778,261
106	ZH320Z	Connors Keep Flats Reconfiguration	LC	1,160,000
107	ZH4108	St Clares Court Flats Reconfiguration	LC	1,250,000
108	ZH4123	Tweed Court Flat Reconfiguration	LC	930,000
109	ZH400N	Lifts AMS Fees	RM	600,000 100,000
110	ZH3208	Disabled Facilities Grants	AO	1,250,000
111	ZH400L	New Heating Installations	RM	2,300,000
113	ZH2003	Improvements to Energy Efficiency / Sustainability	RM	225,000
114	ZH4034	Energy Surveys	RM	10,000
115	ZH4049	Housing Health & Safety Rating System	RM	10,000
116	ZH4109	Communal Heating Installations	RM	250,000
118	ZH4111	Environmental Improvements	PM	100,000
119	ZH4112	Downton House Improvements	PM	60,000
120	ZH4113	Southampton Road Improvements	PM	200,000
121	ZH4114	Gerard & Loring House Cladding	PM	50,000
122	ZH4115	Angmering and Dale Park Improvements	PM	15,000
123	ZH4116	Soberton Road Fire Doors	PM	10,000
124	ZH4117	Kings Road Fire Doors	PM	560,000
126	ZH4119	M&E Services Improvements	RM	200,000
127	ZH4121	Fire Upgrade Works	RM	50,000
128	ZH4124	Marshfield House Refurbishment	PM	270,000
129	ZH4125	Hawthorn Crescent Doors	PM	5,000
130	ZH4127	Almondsbury Road Doors	PM	5,000
131	ZH4128	181 Twyford Avenue	PM	5,000
Total carried over to next page				<u>29,756,522</u>

AO - Area Office
LC - Leasehold and Commercial
PM - Planned Maintenance
RM - Repairs Manager

		Carried over from Previous Page		<u>29,756,522</u>
132	ZH4129	Nicholson Gardens Screens	PM	5,000
133	ZH4133	Norrish Court Screens	PM	5,000
134	ZH4134	Lake Road Screens	PM	5,000
135	ZH4132	Seymour Close Windows	PM	1,000,000
136	ZH4135	St Johns Court Roof	PM	5,000
Total Capital				<u>30,776,522</u>

***Capital Planned Works**

89	Mangement & Security of Housing Estates
89	TV Aerials/Estate Communications
89	Electrical Rewiring
89	Video Security & Door Entry
89	Improvements/Major Repairs-Single Units
89	Underpinning - Foundation Improvements
89	Roof Renewals
89	Window Replacements
89	Internal Refurbishments
89	Replacement of Water Services/Drainage Modernisation

APPENDIX B

**COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2014/15
CAPITAL BUDGETS - VARIOUS**

ITEM NO	COSTS CENTRE	DESCRIPTION	TOTAL SCHEME COST IN 2014/2015
			£
81	ZH4076	Digital TV Aerial Upgrade	£200,000
85	ZH4103	Multi Storey Blocks - Measured Surveys	£5,000
89	ZH4PRM	Capital Planned Works	£4,500,000
102	ZH4036	Asbestos Removal	£1,000,000
103	ZH4048	Electrical Improvements - Emergency Lighting	£400,000
109	ZH400N	Lifts AMS Fees	£600,000 £100,000
110	ZH3208	Disabled Facilities Grants	£1,250,000
111	ZH400L	New Heating Installations	£2,300,000
113	ZH2003	Improvements to Energy Efficiency/Sustainability	£225,000
114	ZH4034	Energy Surveys	£10,000
115	ZH4049	Housing Health & Safety Rating System	£10,000
116	ZH4109	Communal Heating Installations	£250,000
118	ZH4111	Environmental Improvements	£100,000
126	ZH4119	M&E Services Improvements	£200,000
127	ZH4121	Fire Upgrade Works	£50,000
		Professional charges relating to the above schemes	
		- Asset Management Service	£223,900
		- Housing Service fee	£2,897,477
			£3,121,377
	ZH2006	Review of Business software	£530,000
			£14,851,377

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

Professional fees in the order of £3,121,377 will be incurred on the schemes detailed above. Of these £2,897,477 are Housing Service fees and £223,900 are AMS 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:

	2014-15
	£
Revenue contributions	£14,851,377
	<hr/> £14,851,377 <hr/>



IT Capital Schemes – 2014/15 HIP Expenditure Plan

Total provision - £530,000

1. Infrastructure

These funds are used to provide the resources and ICT equipment needed to support improvements to the services provided by Housing and Property Services. This may be to replace outdated equipment, to implement new and innovative ways of working or to offer new services for tenants. Some examples might be:

- The replacement of slow and unreliable network links to remote sites
- Implementation of a public wi-fi provision for residents at key Housing sites
- Cabling and connection of new Housing and Property Services buildings.

Hardware: £100,000

Software: £35,000

2. Flexible and mobile working

This is allocated to contribute towards flexible and mobile initiatives to improve service delivery e.g. cut out waste caused by double entering of data in some areas (by hand and then computer). For example:

- Tablet and laptop computers
- Mobile access dongles

Hardware: £10,000

Software: £10,000

3. Small enhancements

This allocation is used to enhance and develop systems to support new and changed business processes, such as:

- Income handling services and web payments
- Anti-Social Behaviour management
- Business Objects (management) reporting
- System interfaces

Hardware: £25,000

Software: £50,000

4. Development Projects inc. SLA

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:

- Northgate Housing functionality to assist with effective rental management
- Housing Options Lettings Database
- Stock, Repairs and Maintenance system
- Green and Clean System
- Housing car parking space allocation system
- Replacement of core PCC systems and infrastructure

Hardware: £0

Software: £300,000
