

Title of meeting:	Cabinet Member for Housing and Preventing Homelessness
Date of meeting:	22nd March 2022
Subject:	Council Housing Maintenance and Improvements and Housing IT Business Software 2022/2023
Report by:	James Hill - Director of Housing, Neighbourhood and Building Services
Report Author:	Meredydd Hughes - Assistant Director Building Services Merrick Trevaskis - IT Business Partner (Housing IT Capital Element)
Wards affected:	All
Key decision:	Yes - Over £250,000
Full Council decision:	No

1. Purpose of report

The revised 2021/2022 and 2022/2023 Housing Investment Programme budgets together with the proposed programmes for 2023/2024 to 2027/2028 were approved by the City Council on 15th February 2022.

The Council Housing Repairs & Maintenance Budgets for 2021/2022 and 2022/2023 were approved at the Housing and Preventing Homelessness Cabinet Decision meeting on 24th January 2022.

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 for the City Councils retained housing stock 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

- 2.1 That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- 2.2 That the capital budgets listed in Appendix B and Appendix C commencing in 2022/2023 be approved and the Director of Housing,**



Neighbourhood and Building Services be authorised under Financial Rules, Section B11 to proceed with schemes within the sums approved.

2.3 That the Director of Finance & Resources and Section 151 Officer financial appraisal be approved for the capital programme - global provision.

3. Background

The Council Housing Maintenance and Improvement Budget 2022/2023 outlines all of the programmed capital and revenue, maintenance and improvement expenditure to the housing stock on an area office geographical basis.

The budget programme amounts to a continued significant investment in the City Councils retained housing stock, and at the same time allowing flexibility to deal with emergent and changing building maintenance priorities.

4. Revenue and Capital Budgets

4.1 Revenue Budgets - Repair and Maintenance of Dwellings Budget

The main summary for all areas showing the headings for the allocation of the £24,500,000 budget is attached to this report as Appendix A along with the analysis of each individual Area Office work programme.

4.2 Capital Budgets - Various Schemes

A summary of this *£35,170,000 budget is shown in Appendix B. There are several areas within this programme for 2022/2023 where the budget shown represents a global provision from which a number of smaller schemes are financed. (*total including professional fees).

The Budget Plan 2022/2023 Appendix D details the allocation of all revenue and capital budgets together with the planned programme of project work across all geographical area housing offices. Projects include investment in energy efficiency and decarbonisation works to our HRA properties and the continuation of the £19,500,000 sprinkler retrofit and fire door replacement programmes.

A summary of the Housing IT capital investment of £259,665 is shown in Appendix C for 2022/2023.

5. Integrated impact assessment (IIA)

- The report details wide-ranging capital schemes following the budget allocation at Council on 15th February 2022. The IIA has been completed and is attached (Appendix E).
- There will be further reports on some of the major schemes, for which IIA 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 and the body of the report confirms the budget allocation is as per that set at Council on 15th February 2022.

7. Director of Finance's comments

Financial Rules Section B11 states that expenditure cannot be incurred unless a full report and financial appraisal has been prepared and approved. The financial appraisal is included in Appendix B.

The cost of the attached Capital Programme will be met from the HRA ringfenced Major repairs reserve.

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Signed by: **James Hill - Director of Housing, Neighbourhood and Building Services**

Appendices:

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

- Appendix A - Revenue Budget - 2022/2023
- Appendix B - HRA Capital Budget All Areas - 2022/2023
- Appendix C - IT Capital Schemes - 2022/2023
- Appendix D - Budget Plan - 2022/2023
- Appendix E - Integrated Impact Assessment (IIA)

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 for Housing and Preventing Homelessness on 22nd March 2022.

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Signed by: **Councillor Darren Sanders - Cabinet Member for Housing and Preventing Homelessness.**