

REPORT TO EXECUTIVE

PORTFOLIO AREA: HEALTH & WELL-BEING

Date of Meeting:

18th February 2002

Public

Key Decision:

Yes

Recorded in Forward Plan:

Yes

Inside Policy Framework

Title: PROPOSED 2002-03 INTEGRATED PUBLIC SECTOR IMPROVEMENT PROGRAMME – ADDITIONAL RESOURCES

Report of: Director of Housing

Report reference: H017/2002

Summary:

This Report identifies additional resources of £105,000 in the 2002/03 Integrated Public Sector Improvement Programme as a result of an increased Basic Credit Approval (BCA) allocation and proposes additional initiatives within the Programme.

Recommendations:

1. The Executive is requested to recommend to the Council meeting on 05.03.2002 the proposed additional programme of improvement works to be carried out under the 2002/03 Integrated Public Sector Improvement Programme and that:-
 - The total combined budget resource of £4,837,000 in 2002/03 is divided and allocated to each initiative as shown in Section 2 of this Report but note that £300,000 of this budget will be held as a contingency and be subject to release on the specific approval of the Council.
 - A budget allocation of £35,000 is separately identified for work to be carried out under the Government's New Deal Initiative.

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- The proposed 2002/03 Integrated Public Sector Improvement Programme has been discussed with Carlisle and Rural Tenants Federation and, subject to approval by the Executive, the detail will be agreed with Tenants Groups and Ward Councillors.
1. The Executive is also requested to recommend to the Council Budget meeting the transfer of £320,000 from the Planned Maintenance budget resource on the 2001/02 Housing Revenue Account to address the overspend in the Voids budget.

PROPOSED 2002/03 INTEGRATED PUBLIC SECTOR

IMPROVEMENT PROGRAMME AND ADDITIONAL RESOURCES

1. BACKGROUND INFORMATION AND OPTION

1. Introduction

The City Treasurer presented Financial Memo No. 114 – Estimated Capital Resources and Capital Programme 2002/03 to the Executive on 26 November 2001 which detailed the estimated available budget resources and recommended an appropriate division between the Public and Private Sector Programmes.

The original Basic Credit Approval (BCA) allocation in Report H.117/2001 was shown as an estimated figure. The actual allocation was higher than anticipated and an additional resource of £105,000 was made making the actual BCA £776,000. Amendments to the original report have been highlighted for member convenience.

This report proposes a total Public Sector Programme of £4,537,000 financed as follows:

Basic Credit Approval (actual)	776,000
Major Repairs Allowance	3,881,000
Usable Capital Receipts (estimated)	<u>180,000</u>
	4,837,000
Less contingency	<u>300,000</u>
Total available funding	4,537,000

The proposed Schemes are set out in paragraph 1.2 of this report and are summarised in Appendix 1 attached and are also in line with the recommendations approved in Report H.139/97 – Capital Receipts Initiative Plan 1998-2002.

The information provided addresses the improvements most frequently requested – central heating and window replacements – along with initiatives that would both assist in providing a warm environment and meeting our commitment to energy conservation. Other initiatives will be tackling crime and disorder by providing greater security for homes and the immediate environment.

Because 2002/03 has the potential to be a unique year in terms of investment planning (due to the possibility of a mid-year stock transfer) officers recommend it would be prudent to hold a year-end contingency for currently unforeseen/unquantified events.

2. Proposed Integrated Public Sector Improvement Programme 2002/03

Window Replacement Budget £950,000

The high performance, double-glazed timber windows offer the twin benefits of energy conservation and improved security and current installation programmes by Carlisle Works continue to be viewed as our most successful contracts by tenants across the housing stock.

The budget provision at current rates and depending on the mix of properties identified could accommodate approximately 450no.houses.

This substantial injection of budget resources into the window replacement programme will complete the installation to almost all properties in the housing stock with only a few individual properties to complete.

Heating Provision Budget £800,000

It is proposed to match the budget facility approved last year to continue the programme of providing full central for elderly tenants and those with a disability where it is essential to maintain a warm environment.

A portion of the budget facility will be utilised to undertake replacement of heating appliances that are beyond their useful life and spare parts have become obsolete. These units are usually identified through the annual gas and solid fuel servicing contracts with replacements undertaken by a panel of

approved contractors.

Rewiring Budget £500,000

Changes in electrical installation inspections and a move to a greater degree of upgrading works rather than full rewiring has allowed a reduction in the budget facility required in 2002/03.

These changes in procedure have resulted in a higher acceptance of partial rewiring work which has proved in the past to be the most undesirable improvement to be undertaken.

The reduction in the budget resource also reflects the progress that has been made in full rewires and upgrading as a result of previous high levels of funding.

Structural Works Budget £275,000

The wall-tie replacement specification has evolved over the years and it is proposed to continue the programme of revisiting earlier contracts to remove old galvanised wall-ties and clean out the cavity walls in preparation for the installation of insulation. On completion of this work painted rendered panels are repainted.

In 2001/02 a budget resource was approved to replace cantilevered concrete canopies above entrance doors with a glass fibre replacement. It is proposed to continue this programme in Harraby and Morton with a second phase of canopy replacements.

As usual, it is prudent to utilise a small portion of the budget resource for both structural surveys and other minor structural repairs that arise from time to time.

Special Needs Improvements Budget £450,000

A further increase in the budget resource is sought this year to address the growing backlog of applications for adaptations for residents with a disability. The increase reflects the demand for level-access showers, stairlifts, access ramps and other necessary facilities. Requests for adaptations are supported by Occupational Therapists from Social Services, the medical profession and other agencies.

Raffles Area Strategy (Phase 4) Budget £497,000

The budget will be utilised to continue the programme of demolition and associated environmental works on the estate.

A more detailed report was submitted to members at the Executive meeting on 26th November 2001.

Security and Environmental Improvements Budget £150,000

As previously reported, crime, particularly burglary and the fear of crime is being addressed in many of the initiatives in the programme such as high-performance window replacements with built-in security features.

In 2001/02 a programme commenced to replace entrance doors with hardwood composite doors incorporating a high security three point locking system and it is proposed to continue the replacement programme utilising part of this budget facility.

It is also proposed to continue the programme of providing 1.8m high security fencing and external lighting working in conjunction with the Police and other agencies to improve the overall security of the housing stock and the immediate environment.

Careline Equipment Replacement (Phase 3) Budget £150,000

The budget will be utilised for the rolling programme of upgrading of the existing Galaxy 3 equipment installations and additional equipment.

Painting Programme Budget £350,000

As part of the Major Repairs Allowance (MRA) funding arrangements there is the opportunity to transfer some schemes from the Housing Revenue Account programme. The proposed budget will accommodate the entire external painting element of approximately 1500 no. houses. Pre-painting repairs will continue to be funded from Revenue budgets.

Flat Roof Replacement Gelt Road Estate

Brampton (Phase 2) Budget £200,000

Consultants have identified a roof covering material that meets the needs of the flat-roof properties on the Gelt Road estate. It is lightweight and relatively easily applied and comes with a twenty year guarantee.

In addition to the application of the roofing material the existing

unsatisfactory roof lights will be replaced and the opportunity is being taken to improve roof insulation levels. Parapet detailing and ventilation requirements are also being met.

This contract is currently out to tender with a view to commencing works early in the New Year.

It is proposed to undertake a second phase on the Gelt Road estate during 2002/03, possibly as a continuation of the initial contract.

Provision of Porches (Phase 3) Budget £75,000

Bungalows on the edge of the Morton estate are subject to the prevailing adverse weather conditions and it is proposed to continue the programme of providing porches, usually to the front of the property. The budget facility could accommodate up to twenty porches.

New Deal Initiative (Phase 4) Budget £35,000

This initiative, operated by Carlisle Works, continues to be successful with many of the modern apprentices either taking up full time employment with Carlisle Works or moving on to full time further education.

It is therefore proposed to continue the New Deal Initiative with Carlisle Works in 2002/03.

12A – 16A Hutton Way, Yewdale – Flats above Shops Budget 75,000

Since the original Report H.117/2001 was considered it has become apparent that there are defects with vertical cladding; aluminium single-glazed sliding windows and the flat roof to the flats. Access to undertake essential repairs and protection of the public and shop customers will necessitate extensive scaffolding to the front and rear. It is proposed therefore to utilise a portion of the additional resources to address these problems.

Contingency Budget £30,000

It is proposed, subject to Member's approval, to maintain a small contingency for the overall programme to supplement any of the initiatives, some of which are in their final phase, that will require additional resources to complete the programme. The Window Replacement Programme, Careline Equipment Renewal, Flat Roof Replacement on the Gelt Road Estate, Brampton are examples that may require additional funding.

3. Amendment to the 2001/02 Housing Revenue Account (HRA) Budgets

Last year's trend of a high turnover in properties has continued into 2001/02 and up to the end of November a total of 748 no. empty properties have been processed.

This has had a marked effect on the total annual budget provision of £1.05m for this type of work with expenditure and commitment to date of £1.2m.

Empty properties have been averaging approximately 100no. per month and there does not appear to be any slowing down of this volume.

Each year within the HRA, budget resources are provided under Planned Maintenance to undertake a range of improvements within estates. By grouping such work under one heading economies of scale can be achieved and manpower resources can be properly organised and targeted.

Traditionally, the Planned Maintenance programme has accommodated external works such as gutter replacement and repointing as well as footpath upgrading and fence renewal. As such the work has been undertaken between October and March each year.

The total Planned Maintenance budget for 2001/02 is £335,000, excluding Botcherby Estate Management Board with expenditure and commitment to date of £15,000.

It is proposed therefore to vire £320,000 from the 2001/02 Planned Maintenance budget to the Void Maintenance budget to accommodate the work to empty properties between January and March 2002.

2. CONSULTATION

1. Initial discussions have taken place with Carlisle and Rural Tenants Federation on 14th December 2001.
2. Following this meeting of the Executive more detailed consultation will be carried out with Tenants' Group and Ward Councillors.

3. STAFFING/RESOURCES COMMENTS

Existing staffing resources within Housing Repairs and Maintenance are adequate to meet the demands of the 2002/03 Capital Programme although it is likely that the Department of Environment and Development may out-source a small portion of their programme involvement.

4. CITY TREASURER'S COMMENTS

The City Treasurer has been consulted on this Report and is in broad agreement with its conclusions and recommendations.

5. LEGAL COMMENTS

There are no legal issues directly associated with the 2002/03 Capital Programme.

6. CORPORATE COMMENTS

N/A.

7. RISK MANAGEMENT ASSESSMENT

Each of the initiatives identified in the Programme will have an individual risk management assessment requirement in line with normal construction procedures.

8. EQUALITY ISSUES

There are no equality issues associated with the programme.

9. ENVIRONMENTAL IMPLICATIONS

The proposed initiatives seek to minimise the adverse environmental impact of domestic energy use and the manufacture of building materials.

10. CRIME AND DISORDER IMPLICATIONS

Some schemes within the programme address the fear of crime perceived by many residents regardless of age, gender or income, through improved safety and security.

11. RECOMMENDATIONS

The Executive is requested to recommend to the Council meeting on 05.03.2002 the proposed additional programme of improvement works to be carried out under the 2002/03 Integrated Public Sector Improvement Programme and that:-

- The total combined budget resource of £4,837,000 in 2002/03 is divided and allocated to each initiative as shown in Section 2 of this Report but note that £300,000 of this budget will be held as a contingency and be subject to release on specific approval of the Council.
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overspend in the Voids budget.

7. REASONS FOR RECOMMENDATIONS

The programme set out above will further provide improvements to provide high standards of accommodation for our customers.

T. Bramley

Director of Housing

APPENDIX 1

INTEGRATED PUBLIC SECTOR IMPROVEMENT PROGRAMME – 2002/03

PROPOSED SCHEMES	% ALLOC	BUDGET (£)
• Window Replacement	21%	950,000
• Heating Provision	17%	800,000
• Rewiring	11%	500,000
• Structural Works	6%	275,000
• Special Needs	10%	450,000
• Raffles Area Strategy	11%	497,000
• Security/Environmental Improvements	3%	150,000
• Careline Equipment & Upgrade Work (Phase 3)	3%	150,000
• Painting Programme	7%	350,000
• Flat Roof Replacement Gelt Road, Brampton (Phase 2)	45%	200,000
• Provision of Porches (Phase 3)	2%	75,000
• New Deal Initiative (Phase 4)	1%	35,000
• Hutton Way, Yewdale –	2%	75,000
Flats Above Shops		
• Contingency	1%	30,000

Total	<u>4,537,000</u>
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