

CABINET MEMBER FOR HOUSING AND ENVIRONMENTAL SERVICES

**Venue: Town Hall, Moorgate
Street, Rotherham.**

Date: Monday, 28 February 2005

Time: 9.30 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested in accordance with the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered as a matter of urgency.
3. Minutes of meeting held on 6th, 13th and 20th December, 2004, 10th and 17th January, 2005
(Orange Delegated Powers book dated 3rd December, 2004-4th February, 2005, Pages 1C-22C)
4. Future of Tarran Properties, Maltby (Pages 1 - 48)
- to note the independent structural assessment and to re-affirm the previous decision
5. Employment Opportunity - People with a Learning Disability and the Gardens of Older People in Council Housing (Pages 49 - 51)
- to note the progress of the Scheme
6. Customer Satisfaction Survey - Refuse Collection and Recycling Service Contract 2002/08 (Pages 52 - 61)
- to note the content of the report
7. Rehousing of Homeless Applicants (Pages 62 - 64)
- to note the report and the improved procedures
8. Homelessness Strategy 2003-08 - Current Progress against Action Plan (Pages 65 - 90)
- to note the progress to date against the Action Plan

The Chair will be asked to take the following item as an extra item

9. Proposed Fees and Charges Cemeteries and Crematorium (Pages 91 - 97)
- to approve the increase in fees effective from 1st April, 2005

10. Exclusion of the Press and Public
Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs indicated below Part I of Schedule 12A to the Local Government Act 1972.
11. Wath Regeneration Phase 6A Tender Report (Pages 98 - 103)
(Exempt under Paragraph 8 of the Act – amount of expenditure to be incurred by the Authority)
12. Wath Regeneration Phase 7 - Tender Report (Pages 104 - 109)
(Exempt under Paragraph 8 of the Act – amount of expenditure to be incurred by the Authority)
13. Alley Gating Pilot Project (Pages 110 - 115)
(negotiation of terms for the supply of services)
14. Cost Comparison for bring Vacant Property Security 'In House' (Pages 116 - 120)
(Exempt under Paragraph 8 of the Act – amount of expenditure to be incurred by the Authority)
15. Repayment of Grant Monies (Pages 121 - 125)
(Exempt under Paragraphs 4 and 5 of the Act – services provided by the Council/financial assistance provided by the Council)
16. Commercial Waste Collection Review - Prices for 2005/06 (Pages 126 - 130)
(Exempt under Paragraph 8 of the Act – amount of expenditure to be incurred by the Authority)
17. Evening and Weekend Appointment System for Non-Emergency Projects (Pages 131 - 134)
(Exempt under Paragraph 1 of the Act – employees of the Council)

The Chair will be asked to take the following item as an extra item

18. Sheltered Housing Schemes - Redevelopment Proposals (Pages 135 - 141)
(Exempt under Paragraphs 3, 4 and 8 of the Act – accommodation provided by the Council/provision of services/expenditure to be incurred)

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Housing and Environmental Services
2.	Date:	28th February 2005
3.	Title:	Future of Tarran Properties at Maltby
4.	Programme Area:	Neighbourhoods

5. Summary

This report informs Members of the outcome of an independent structural assessment of non-traditional Tarran Houses in Maltby and the costs associated with refurbishment and demolition.

6. Recommendations

- (a) To note the independent structural assessment undertaken by Curtins Consulting.
- (b) To note the independent assessment of the costs associated with refurbishment or demolition of the properties
- (c) To re-affirm the decision made on 19th July 2004 to approve:
- the demolition and redevelopment of the site
 - the granting of re-housing priority to residents of the Tarrans
 - the commencement of negotiations regarding the re-purchase of owner-occupied properties on the estate.
- (d) To request a further report be presented to the Cabinet Member for Housing and Environmental Services outlining the feasibility of providing “home swap” arrangements for owner occupiers of Tarran Newland properties in Maltby.

7. Proposals and Details

7.1 On 19th July 2004 the Cabinet Member for Housing and Environmental Services recommended that approval be granted for the demolition and redevelopment of the non-traditional Tarran site, giving priority to re-housing along with commencing negotiations to acquire owner occupied properties.

7.2 Subsequently, three residents contacted the Audit Commission raising questions about an apparent disparity in the figures being used to assess the relative costs of refurbishment and demolition.

The Audit Commission have investigated the claim and due to the inaccuracies found, have recommended that a further report be produced for Members informing them of the true costs of all options to allow them to make a more informed decision.

7.3 Curtins Consulting Engineers were commissioned by Rotherham Metropolitan Borough Council on 1st December 2004, to undertake investigations of the council owned Tarran properties to assess the current structural condition and consider the options and costs for refurbishment and demolition.

Curtins Consulting Engineers are national specialists in the assessment of non-traditional Tarran Houses. Their investigations involved a combination of visual inspections and intrusive exploratory works.

Consideration was also given to a previously undertaken condition survey together with the comments made by the Audit Commission. Costs and recommendations have been prepared in respect of the following alternative options.

a) Identify repair and upgrade works required for the properties to achieve full mortgageability status.

b) Also identify alternative repair schemes to achieve a limited form of mortgageable status. (A limited number of building societies are prepared to offer mortgages on properties with a life span of approximately 30 years).

c) Identify repair and upgrade works required to ensure a life span of 30 years and satisfy the requirements of the Decent Homes Standard.

A copy of the report can be found at Appendix A.

7.4 The report findings are summarised below:

Present condition:

Foundations exposed during the investigations do not meet current standards with respect to depth, width and quality of concrete. However they appear to have performed adequately to date. Continued long-term performance cannot

be guaranteed as they could be affected by flooding, drainage failure or by the addition of extra load from a change in wall construction.

On the basis of the investigations undertaken, it is considered that the properties are in reasonable condition but have begun to deteriorate. Whilst the test results indicate that the concrete is in a reasonable condition, it is clear that there are a number of areas where poor quality construction techniques could cause further reinforcement corrosion. Consequently it is considered that as further moisture ingress occurs, so the number of instances of reinforcement corrosion will occur.

It is therefore not possible to guarantee the future performance of these properties without undertaking repair works.

Options for Repair and Refurbishment

Curtins Consulting outline the work required under the three options set out above:

Full mortgageability

In order to obtain full mortgageability on these properties, it is necessary to undertake a PRC licensed repair scheme, such as PRC Licence Repair Scheme 081, designed specifically for the repair of Tarran Houses and intended to attract the widest range of mortgage providers.

This scheme involves the removal of the existing PRC frame which is replaced by traditional cavity wall construction giving a guaranteed life in excess of 50-60 years.

These works are reasonably complex and it is usually necessary for tenants to be relocated temporarily.

Alternative mortgageability

Some lenders are now willing to provide limited mortgages on overcladding schemes that retain the existing PRC elements. The scheme requires a bespoke repair solution, which, if approved, results in an insurance policy being granted in a similar fashion to NHBC and a number of lenders will normally provide mortgages at restricted rates.

This scheme is intended to provide a life of at least 30 years.

Decent Homes Repairs

In their current condition the properties satisfy the structural requirements of the Decent Homes Standard. However, it is considered likely that within the foreseeable future deterioration of the frame will occur to such an extent that the properties would no longer be considered structurally stable and would subsequently not satisfy the requirements of the standard.

It is therefore recommended that the concrete elements should be kept dry and warm to avoid further deterioration of the frame.

If mortgageable status is not required, the overcladding specification can potentially be reduced thereby reducing costs. In order to satisfy the Decent Homes Standard, it is recommended that an insulated over render system be applied to the properties.

Conclusions

The properties are in a reasonable condition but have begun to deteriorate.

Each of the three repair schemes considered will ensure a minimum future life of 30 years and meet the requirements of the Decent Homes Standard.

If finance were available, it is recommended that the PRC Licensed repair scheme be adopted offering a projected lifespan of at least 60 years.

If financial constraints exist, the two alternative schemes provide a lifespan of at least 30 years. With the CGU scheme mortgages are available from some lenders. However, future sales of the properties in say 20 years may prove problematic.

The costs associated with each of the three options are set out at Section 7.0 (Page 15) of their report. In each case Curtins Consulting have included reference to the figures considered by the Audit Commission together with budget costs based on actual current contractors costs obtained by Curtins.

Demolition costs

Curtins Consulting have provided an independent assessment of the costs of demolition works. These have been assessed at £9,200 per property.

The total costs including Home Loss Costs and Disturbance Costs are set out on Page 16 of the report.

It was not part of the brief provided to Curtins Consulting to obtain costs for the re-acquisition of the 16 privately owned properties on the estate.

A valuation of 16 properties was commissioned from Merryweathers Valuers. Their valuations were carried out between 13th and 16th December. The full market value of the properties averages £58,000.

8. Finance

The financial costs associated with each of the repair options using actual current contractors costs are summarised as follows:

PRC Licensed Repair Scheme	£3,963,750
CGU 2000 Mortgageable Repair Scheme	£3,043,250
Decent Homes Repair Works	£2,815,750

The costs of acquisition and demolition are:

Acquisition of 16 private properties	£928,000
Home Loss Costs	£266,000
Disturbance Costs	£43,000
Demolition	£791,200

<u>Total</u>	<u>£2,028,200</u>
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The repair figure for the Decent Homes Standard includes a total of £12,750 recommended by Curtins Consulting for concrete repairs and over-rendering together with the costs of asbestos removal. This represents an increase of over 50% on the assessed core Decent Homes Standard costs provided by Curtins Consulting of £21,075.

The costs associated with each of the three repair options exceeds the costs of acquisition and demolition. The differences are outlined below:

Full mortgageability:	$£3,963,750 - £2,028,200 = £1,935,550$
CGU 2000 Scheme:	$£3,043,250 - £2,028,200 = £1,015,050$
Decent Homes Standard:	$£2,815,750 - £2,028,200 = £787,550$

Members are reminded that the opinion provided by Curtins Consulting states that under the CGU Scheme, obtaining mortgages in 20 years time (considerably less if a 30 year lifespan is envisaged) will be problematic and the Decent Homes Standard provides no mortgageability at all. Only the full repair scheme provides a guaranteed 60-80 year life span.

It is therefore concluded that in financial terms the costs of repair and refurbishment significantly exceed the costs of demolition. In addition, the Decent Homes Standard and CGU 2000 Scheme offer no or limited mortgageability respectively, thus hindering the aspirations of tenants who may in future wish to exercise the right to buy.

The acquisition and demolition of the properties is the recommended option for ensuring the long term sustainability of the estate.

This conclusion is reached taking account of all the relevant factors including value for money.

In addition to the report commissioned from Curtins Consulting, advice was obtained from Central Government and the Government Office for Yorkshire and the Humber (GOYH) as to the availability of Government finance to assist with one or more of the options under consideration. Government Office have confirmed that there are no Government grants available to assist with the costs of refurbishment.

The Government has however informed the Council of the potential availability of funds to assist with the purchase of former right to buy properties. A Government scheme is available to purchase properties that have structural defects that restrict the owner's ability to sell their property or limit the ability of a prospective purchaser obtaining a mortgage.

Government may provide assistance with 35% of the total purchase costs, subject to an annual excess of £50,000.

9. Risks and Uncertainties

There are two risks evident at this moment in time.

A programme to develop the estate has yet to be established.

Another uncertainty regards the decent homes element. If this option was considered the properties would not be fully mortgageable thus hindering the future right to buy.

10. Policy and Performance Agenda Implications

The redevelopment will ensure the community remains sustainable for a longer period of time than would have been possible had the Tarran properties remained.

It will make a significant contribution to the Council's decent homes strategy and ensure that there is a continued supply of high quality affordable housing for rent in the area in the long term.

11. Background Papers and Consultation

'A structural assessment of the non-traditional Tarran houses owned by Rotherham Metropolitan Borough Council in Maltby, Rotherham', Curtins Consulting Engineers.

Independent Valuation information from Merryweathers, Chartered Surveyors

Consultation previously carried out through a one to one social survey questionnaire following guidance from local residents, the Tarran Action Group and Ward Members.

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**A Structural Assessment Of
The Non-Traditional Tarran Houses
Owned By Rotherham Metropolitan Borough Council
In Maltby, Rotherham**

For

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Civic Building
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Rotherham
S65 1UF**

By

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**28560/NP
December 2004**



**A Structural Assessment Of
The Non-Traditional Tarran Houses In Maltby, Rotherham
For Rotherham Metropolitan Borough Council**

Issue Record

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Date: December 2004

Amendment Record

Date	Description of Amendments	Comments
23.12.04	N/a	Draft Issue 1
06.01.05	Costs updated, appendices added & structural details added	Draft Issue 2
28.01.05	Privately owned property numbers amended	Draft Issue 3
18.02.05	Final Issue	Final Issue

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1.0 INTRODUCTION TO THE INVESTIGATION

Curtins Consulting Engineers were commissioned by Rotherham Metropolitan Borough Council on 1st December 2004, to undertake investigations of the council owned Tarran properties located in Maltby.

These investigations involved a combination of visual inspections and intrusive exploratory works in order to assess the current structural condition of the properties.

In addition to the investigations described above, consideration has also been given to the previously undertaken condition survey together with the comments made by The Audit Commission.

On this basis, costs and recommendations have been prepared in respect to the following alternative options.

- a) Identify repair and upgrade works required for the properties to achieve full mortgageability status.
- b) Also identify alternative repair schemes to achieve a limited form of mortgageable status. (A limited number of building societies are prepared to offer mortgages on properties with a life span of approximately 30 years.)
- c) Identify repair and upgrade works required to ensure a life span of 30 years and satisfy the requirements of the Decent Homes Standard.

It is understood that there are 86 Tarran properties on the estate, 70 of which remain in the ownership of Rotherham Metropolitan Borough Council. The estate layout is shown in Appendix A.

2.0 INVESTIGATION STRATEGY

2.1 Background

A previous assessment of the condition of these properties was undertaken in February 2004, making recommendations on their future lifespan and need for repair. The report suggested that the external PRC structure should be removed and replaced with a new insulated cavity wall on extended foundations.

The purpose of this supplementary investigation is to undertake a more extensive and representative sampling pattern consisting of external visual surveys of all properties combined with intrusive surveys of void properties.

2.2 Methodology

The table below lists the properties where intrusive surveys were undertaken.

<i>Street</i>	<i>Property Nos</i>
Braithwell Road	59, 61, 63, 65 , 69, 71, 73, 75, 77, 81, 83, 85 , 87, 91, 93, 95, 97
Chadwick Drive	1, 3, 4, 5 , 7, 8, 9
Newlands Avenue	1 , 2 , 3 , 4, 5, 6 , 7 , 8, 9, 10, 11, 12, 14, 15 , 16, 17, 19, 21, 23, 24, 25 , 26 , 27, 28, 29, 30 , 31, 32, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 , 52, 53 , 55, 57, 59

The properties where inspections were undertaken as part of this assessment are highlighted in ***bold italics***. The site layout shown in Appendix A indicates the location of the council properties on the estate.

In all instances, intrusive investigations were undertaken within void properties to minimise disruption to tenants.

The present risk assessment is confined to consideration of the principal structural elements. The condition of non structural elements, such as doors, windows, guttering, rainwater goods, canopies, outbuildings and external fixtures and fittings, together with gas, water and electrical services, central heating, flues, bathroom and kitchen fittings and internal decorations are all excluded from consideration.

Opening up work to expose hidden elements was carried out in those areas considered most likely to be suffering from degradation or deterioration. The results obtained are used as the basis of the recommendations and are given as being representative of the stock as a whole. However, as the entire structural fabric of every building cannot be inspected, there is no guarantee that the worst or most aggressive areas of degradation have been identified.

Whilst sub-soil investigations were excluded from the investigations, small trial pits were dug to assess the size and form of the existing strip footings. Moreover, evidence of structural movement associated with foundation instability was recorded during the visual inspections, if present. Whilst many of the foundation solutions adopted at the time of construction would

not comply with current standards, it is most likely that any settlement due to inadequate foundation size or depth would have already occurred. However, this does not exclude the potential risk of future movement, for example, as a result of flooding or drainage failure.

The structural risk assessments exclude items of a geotechnical and environmental nature.

No testing for asbestos has been carried out during the preparation of this report, nor any assessment, comment or testing for levels of toxic mould.

2.3 Background to Corrosion of Concrete in PRC

Deterioration associated with reinforced concrete elements relates to corrosion of the steel reinforcement and degradation of the concrete matrix either independently or as a result of the steel corrosion. Concrete is inherently alkaline and this alkalinity protects the encased steel reinforcement from corrosion. However, the protection can be reduced by the action of acidic gases present in the air (such as carbon dioxide and sulphur dioxide). This process is called carbonation. If the depth of carbonation is greater than the concrete cover surrounding the reinforcement steel, the risk of reinforcement corrosion increases, reducing the integrity of the concrete and leading to a reduction in structural capacity. The corrosion process can be exacerbated by the presence of high levels of chloride ion in the concrete. This was sometimes used during the construction process.

The following characteristics need to be assessed in order to determine the structural condition and future durability of the concrete.

- Chloride Content
- Cement Content
- Carbonation Depth
- Cover to Reinforcement

2.3.1 Chloride Content

The chloride content of concrete is measured by potentiometric titration in accordance with BS1881: Pt 124; 1998. A concrete dust sample is obtained by drilling a unit and collecting the material for analysis.

In total 132 concrete samples were taken.

2.3.2 Cement Content

The dust samples are tested under laboratory conditions to establish the percentage of cement by weight of concrete dust. This can then be used to express the chloride ion content as a percentage by weight of cement.

2.3.3 Carbonation Depth

The depth of carbonation in concrete is determined by spraying the surface of the drilled hole with Phenolphthalein indicator. This liquid turns uncarbonated concrete purple, such that the colourless zone can be measured to determine the carbonation depth.

2.3.4 Cover to Reinforcement

Electronic cover meters can be highly inaccurate especially when determining cover in relatively thin units that may be held in position with ferrous metal nails / screws. For this reason cover was established through opening up of the units and drilled holes.

2.3.5 Linear Polarisation Corrosion Rate Monitoring (LPCR)

Curtins experience indicates that whilst high levels of chloride ion may be present in a concrete element, the rate of corrosion may not necessarily be high. Projections of remaining component life span using only the levels of chloride ion can therefore give pessimistic (i.e. short) results. A more specialist testing approach can be undertaken, which measures the actual rate at which the reinforcement is corroding. This allows a more targeted assessment of the future performance of the structure to be assessed.

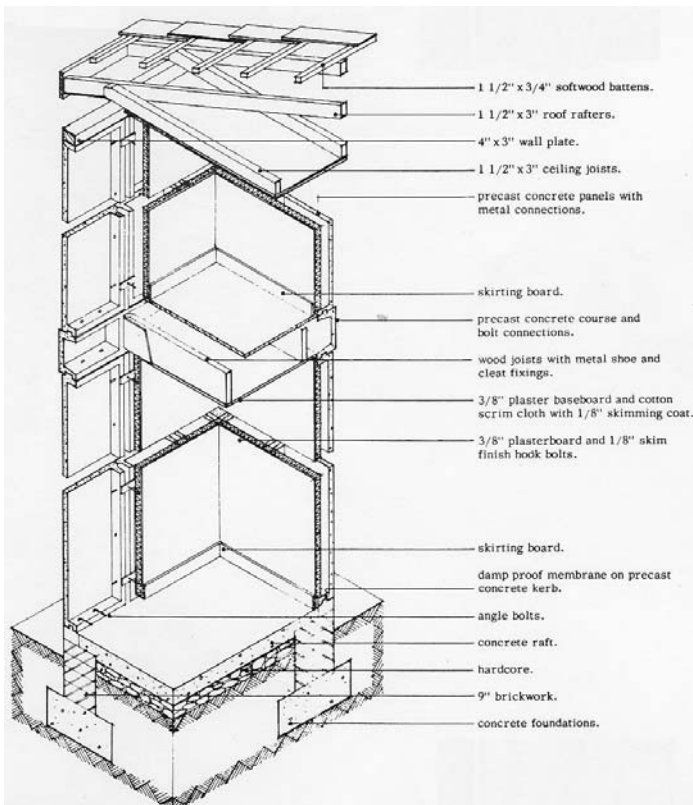
3.0 DESCRIPTION OF ORIGINAL CONSTRUCTION

3.1 General

Robert Greenwood Tarran, a building contractor in Hull in the 1930's, developed a modular building system of storey height concrete wall panels, which was adopted by the government in 1944 for use as temporary houses. Subsequently, the design was developed into a number of variants, including the Tarran Newland. Whilst the properties in Maltby are classified as Tarran houses, they should not be confused with one of the many variants developed by Tarran.

The Tarran Newland system is classified as defective by Part XVI of the Housing Act of 1985.

3.2 Structural Form



The Newland system of construction comprises precast reinforced concrete storey-height tray-shaped panels, which are joined by precast reinforced concrete columns at corners and party walls. Steel channel floor units are bolted together to form a continuous steel ring beam.

The panels and corner columns are clamped together and are located at ground level on precast reinforced concrete kerb units. At first floor level the steel channel ring beam is fixed to the upper and lower storey wall panels with hook bolts. Timber bearing plates are sandwiched between the ring beam and wall panels.

The vertical joints between wall components are caulked internally and mortar pointed externally.

At eaves level a timber wall plate is bolted to the panels.

The roof is a steel truss design constructed from steel angles. It is fixed down to the timber wall plate and is clad with profiled asbestos cement tiles.

At first floor, the prefabricated steel-channel floor units span from the front and rear walls to the centre of the house where they are supported on tubular steel columns. Where the steel channels of the floor units abut other units, (ie. at the centre of the house over the support wall and at junctions between adjacent units) the back-to-back channels are bolted together

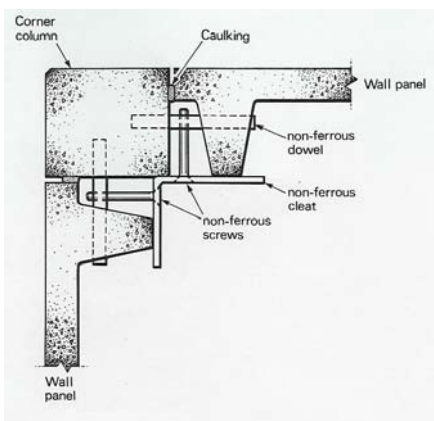
to form an “I” section.

The floor therefore comprises a complete steel grillage with the periphery channels forming the ring beam for the external walls.

3.3 Overall Stability

The construction of a pair of Newland semi-detached houses is unusual insofar as two separate concrete box structures are formed by clamping together adjacent panels, which are additionally connected by the steel ring beam at first floor level and a wall plate at roof level. The stability of each house therefore relies upon the wall units remaining connected and forming a box, which will carry the vertical loading and withstand horizontal forces.

The steel grillage provided at first-floor level provides an effective diaphragm which should eliminate the possibility of local lateral failure of the walls, and will distribute vertical loads onto adjacent wall panels should individual panels become weakened by reinforcement corrosion.

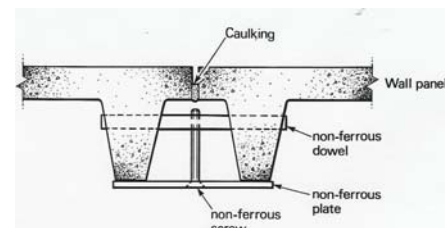


3.4 Corner Columns

The storey-height columns are reinforced with stirrups and four ¼ in. (6mm) diameter steel rods. Holes are cast in the columns to take the fixing dowels from the panels. The columns share the vertical loading with the panels but their prime function is to tie the corner wall panels together providing continuity to the external wall. If deterioration of the post occurs such that the continuity of the concrete box is lost, the steel ring beam at first-floor level and the wall plate at eaves level should prevent immediate further damage.

3.5 Panels

The reinforced panels are of a thin section and corrosion of the steel resulting in spalling and disruption of the panel will reduce its load-bearing capacity. Disruption of the concrete between the clamping members of the fixing could put the fixing under strain or if the concrete fails, the fixity could be lost.



3.6 Kerbs

The precast reinforced concrete kerbs provide support and location for the wall units. Disruption due to corrosion of the reinforcing steel could result in lifting or dropping of panels putting increased load on the fixings and causing distortion of the ring beam.

4.0 INVESTIGATION FINDINGS

4.1 Concrete

Generally the concrete elements were found to be in reasonable condition on all properties. Carbonation tests and reinforcement cover depth checks were undertaken on the concrete elements at each property. This revealed that the average depth of carbonation is between 0 – 10mm and is not greater than 15mm in any of the elements tested. This is not considered to be excessive, particularly given the age of the structure and suggests that the concrete is particularly dense. However, the cover to the reinforcement in a number of the existing concrete columns is particularly low and it is therefore considered that the carbonation front is at, or approaching the embedded reinforcement in a number of locations. Consequently, a number of the existing columns, particularly corner columns, were observed to be spalling as a result of corrosion of the embedded reinforcement. This corrosion has occurred as a result of the carbonation front reaching the reinforcement and it is considered that an increasing amount of reinforcement corrosion will occur with time, if appropriate repair works are not undertaken.

The analysis on the samples retrieved from the reinforced concrete elements found that the chloride ion content varied between 0.6% and 1.1% as a percentage of the total cement content, with an average content of 0.75%.

In accordance with the Building Research Establishment (BRE) Digest 444 Part 2, it is possible to assess the risk category of corrosion to reinforcement, which is dependent upon chloride content, carbonation depth, environment and concrete cover (Figure 4 in BRE Digest 444 Part 2 refers). *In this instance, an average chloride content by weight of cement less than 0.6% is not considered to pose a significant risk of corrosion of the reinforcement. Chloride levels up to 1.0% can be tolerated, providing the concrete remains dry. It is therefore considered that the levels of chlorides recorded do not present a significant risk of corrosion of the reinforcement.*

On the basis of the above, it is considered that deterioration of the concrete frame is attributable to a combination of the reinforcement being displaced or poorly placed during the original construction and variability of the concrete mix. As a consequence of the reduction in the alkalinity of the concrete through carbonation, corrosion of the embedded reinforcement has begun.

The present state of corrosion is not considered sufficient to materially affect the overall stability of the structures providing steps are taken to stabilise the environment surrounding the PRC components.

4.2 Trial Pit Excavations

Trial pits were excavated to expose the foundations at four properties to establish their depth, dimensions and condition, together with condition of the underlying strata. The excavations at 5 Chadwick Drive indicate that the foundation is approximately 150mm deep and the formation level is approximately 400mm below ground level. The remaining excavations at 6 Newlands Avenue, 7 Newlands Avenue and 85 Braithwell Road indicate that the external walls are built off the existing rock strata.

The British Geological map sheet 100 indicates that the underlying stratum is the Lower Magnesian Limestone overlain by boulder clay.

4.3 Linear Polarisation Corrosion Rate Monitoring (LPCRM)

Linear Polarisation was undertaken in three locations on all void properties listed in Section 2.2, namely the corner post, lintel and wall panel. The tests indicated that the embedded reinforcement is in reasonable condition and that the rate of corrosion is in the region of 0.1mm per year, which is considered to be low.

Where the concrete cover is particularly low and corrosion of the reinforcement is currently ongoing, it is not practical to measure the rate at which corrosion is occurring.

The full LPCRM report provides full details of the tests undertaken on site and can be found in the appendices of this report.

5.0 RECOMMENDATIONS

5.1 Present Condition

These investigations indicate that the properties have remained in a safe structural condition to date. Evidence of concrete spalling and reinforcement corrosion is apparent to some corner posts and wall panels. This is considered to be attributable to a combination of the reinforcement being displaced or poorly placed during the original construction and variability of the concrete mix.

Further investigations of the embedded reinforcement suggest that the rate of corrosion is low. Therefore, providing the concrete is kept dry, the structure should continue to perform adequately if they are to be retained.

Foundations exposed during the investigations do not meet current standards with respect to depth, width and quality of concrete. In some instances, the external walls are built directly off the existing rock strata. However, they appear to have performed adequately to date without showing signs of differential settlement. Continued long term performance cannot be guaranteed as they could be affected by flooding, drainage failure or by the addition of extra load from a change in wall construction.

There are localised, non structural defects that any refurbishment works should address. These include localised deterioration of timber fascias, window units, door frames and rain water goods.

On the basis of the investigations undertaken, it is considered that the properties are in reasonable condition but have begun to deteriorate. Whilst the test results indicate that the concrete is in reasonable condition, it is clear that there are a number of areas where poor quality construction techniques could cause further reinforcement corrosion. Consequently, it is considered that as further moisture ingress occurs, so the number of instances of reinforcement corrosion will occur. It is therefore not possible to guarantee the future performance of these properties without undertaking repair works.

5.2 Recommended Repairs

Based on the results of these investigations it is considered that providing the concrete is kept dry, these properties will continue to provide a safe structural life for a further 30 years. However, there are a number of options for increasing the useful life of these properties, depending upon the level of repair required.

5.2.1 Full Mortgageability

The nature of the existing construction is such that none of the major lending institutions will provide a mortgage on these properties in their original condition. **In order to obtain full mortgageability on these properties, it is necessary to undertake a PRC licenced repair scheme, such as PRC Licence Repair Scheme 081, designed specifically for the repair of Tarran houses and intended to attract the widest range of mortgage providers.**

Typically, these schemes involve the removal of the existing PRC frame, which is replaced with a traditional cavity wall construction, thereby guaranteeing a future life in excess of 50 – 60 years.

Whilst these repair works will ensure a future life of the properties in excess of 50 – 60 years, they are reasonably complex and dictate that alterations are undertaken to existing drains, foundations, rainwater goods and services. It is usually necessary for tenants to be relocated temporarily during such extensive works.

5.2.2 Alternative Mortgageable Repairs

Rather than undertake a full PRC licenced repair scheme, it is possible to achieve a more limited mortgageable status by adopting a reduced repair specification. Curtins Consulting, together with panel of three consulting engineering practices, prepared the Non Traditional Homes Appraisal Scheme (NTHAS), in conjunction with some of the major lending institutions. This aimed to repair non-traditional properties in an appropriate and cost effective manner, by considering the current condition of the property.

Generally, NTHAS involves extensive testing of the existing concrete to verify its condition and implement appropriate repair works. A statistical analysis of the results is undertaken to ensure that a 95% confidence level can be guaranteed. These results are then compared with the five pre-determined repair categories designed to achieve a minimum 30 year life expectancy.

From the results of these investigations, the properties fall into NTHAS Category 4, which dictates that the PRC elements should be removed, in a similar fashion to the repair scheme described in Section 5.2.1 above. **It is therefore considered that an NTHAS repair solution offers no benefit in this instance.**

Whilst the PRC Licenced Repair Scheme and NTHAS are generally recognised as mortgageable repairs, some lenders are now willing to provide limited mortgages on overcladding schemes that retain the existing PRC elements. Basically, the scheme requires that a bespoke repair solution is developed and offered to CU2000 Insurance Providers, to ensure that they are satisfied with the proposed repair scheme. Providing the repair scheme is approved, a CU2000 insurance policy is granted on the scheme in a similar fashion to NHBC, and a number of lenders will normally provide mortgages at restricted rates. Whether or not mortgages are taken up, the repair scheme is intended to provide a life of at least 30 years but with the likelihood of a much longer life.

In addition to the installation of an overcladding system, it will also be necessary to undertake various internal upgrade works to ensure the internal PRC elements are also kept dry and warm. These include new double glazing complete with trickle vents and appropriate ventilation to toilets and bathrooms.

5.2.3 Decent Homes Repairs

The following section provides a brief overview of the application of the Decent Homes Standard to the Tarran Newland houses in Maltby, and is based on the findings of Curtins intrusive and visual inspections only. For further details of the general requirements of the

Decent Homes Standard, refer to Section 6.0.

Given that Curtins investigations were undertaken within void or decommissioned properties, the comments made should be used as guidance only. Clearly, void properties will not satisfy the requirements of the Decent Homes Standards.

It is considered that in their current condition, the properties satisfy the structural requirements of the Decent Homes Standard. However, it is considered likely that within the foreseeable future deterioration of the frame will occur to such an extent, that the properties would no longer be considered structurally stable and would subsequently not satisfy the requirements of the standards. It is therefore recommended that the concrete elements should be kept dry and warm to avoid further deterioration of the frame.

If mortgageable status is not required, the overcladding specification can potentially be reduced, thereby reducing costs. In order to satisfy the Decent Homes Standard, it is recommended that an insulated over render system be applied to the properties.

The provision of an insulated render system will clearly also improve the thermal performance of the properties.

The standards offer guidance on the nature of the heating systems adopted within properties and the associated levels of insulation required. It is recommended that the council review its records to determine the nature of the heating systems provided within these properties. It is considered however, that the provision of an insulated render system should provide sufficient insulation to satisfy the requirements of the standards.

In addition to the above considerations, it will also be necessary to consider the condition of facilities such as kitchens, bathrooms, heating, electrics etc and determine if these need replacing to satisfy the Decent Homes Standard. The assessment of these facilities is considered to be beyond the scope of this report. However, for the purposes of preparing budget costs, it has been assumed that the following works will be undertaken, as used within the original condition report.

- Replacement / Upgrade of Central Heating System
- Replacement Kitchens
- Replacement Bathrooms
- New External Doors
- New Windows
- Electrical Re-wire

5.2.4 Demolition

In addition to costs for the repair works recommended above, consideration has also been given to the costs of demolishing the properties. The costs for buy back of properties where tenants have previously exercised their Right To Buy and now own the properties, are considered to be beyond the scope of this appointment. Preliminary demolition costs are included in Section 7.0.

6.0 DECENT HOMES STANDARD

The following section provides a brief interpretation of the requirements of the Decent Homes Standard. This section is intended as guidance only and any recommendations made to comply with the Standard, with the exception of those relating directly to the structure, are considered beyond the scope of this report.

Requirements of the Decent Homes Standard

The government has established a target to *“ensure that all social housing meets set standards of decency by 2010, by reducing the number of households living in social housing that does not meet these standards.”*

The Decent Homes Standard is a minimum standard that all social housing should meet by 2010. However, landlords are not expected to make a home decent if this is against a tenant's wish.

It should be noted that landlords are not expected to undertake only that work which contributes to making homes decent, and should address elements not considered within the standard but may be considered high priority in some areas (i.e. environmental works, security etc).

A decent home is described as one, which is wind and weather tight and has modern facilities and should meet the following criteria, as outlined within the standards:

It meets the current statutory minimum standard for housing.

The current minimum standard for housing is the Fitness Standard (Section 604, Housing Act 1985 as amended). Dwellings deemed unfit under this legislation fail this criterion. In summary, the requirements constitute the minimum deemed necessary for a dwelling house to be fit for human habitation. They are that a dwelling house should:

- be free from serious disrepair
- be structurally stable
- be free from dampness prejudicial to the health of the occupants
- have adequate provision for lighting, heating and ventilation
- have an adequate piped supply of wholesome water
- have an effective system for the drainage of foul, waste and surface water
- have a suitably located WC for exclusive use of the occupants
- have a bath or shower and wash-hand basin, with hot and cold water
- have satisfactory facilities for the preparation and cooking of food including a sink with hot and cold water

The Fitness Standard applies to both houses and flats, but the legislation also states that flats can be considered unfit if the building, or part of the building outside the flat, fails to meet any of the following requirements:

- the building or part is structurally sound
- it is free from serious disrepair
- it is free from dampness
- it has adequate provision for ventilation
- it has an effective system for the drainage of foul, waste and surface water

The government intends to replace the Fitness Standard with the Housing Health and Safety Rating System (HHSRS), which will assess the health and safety risks in dwellings. The system is unlikely to come into force before 2005. Guidance on the use of HHSRS has been prepared by the Office of the Deputy Prime Minister, in order to assist landlords in the assessment of their housing.

It is in a reasonable state of repair

Dwellings deemed as failing to meet these criterion are those where either:

- One or more of the key building components are old and, because of their condition, need replacing or major repair; or
- Two or more of the other building components are old and, because of their condition, need replacing or major repair

Key building components are those which, if in poor condition, could have an immediate effect on the integrity of the building and cause further deterioration in other components. They are the external components plus internal components that have potential safety implications and include external walls, roofs, windows and doors, chimneys, central heating boilers, gas fires, storage heaters and electrics. If any of these components are old and need replacing, or require immediate attention or repair, then the dwelling is not considered to be in a reasonable state of repair and remedial action is required.

Other building components are those that have a less immediate impact on the integrity of the dwelling. If two or more of these components are old and need replacing, or require immediate attention or repair, then the dwelling is not considered to be in a reasonable state of repair and remedial action is required.

A component is defined as 'old' if it is older than its expected or standard lifetime. The Decent Homes Standard offers guidance on component lifetimes to be used in the disrepair criterion.

Components are deemed to be in 'poor condition' if they need major work, either full replacement or major repair. The Decent Homes Standard offers guidance on definitions of poor condition of various components, to be used in the disrepair criterion.

It should be noted that one or more key components, or two or more other components, must be both old and in poor condition to render the dwelling non-decent on the grounds of disrepair. Components that are old and in good condition, or those in poor condition but not old, would not, in themselves cause the dwelling to fail.

It has reasonably modern facilities and services

Dwellings deemed as failing to meet these criterion are those which lack three or more of the following:

- a reasonably modern kitchen (20 years old or less);
- a kitchen with adequate space and layout;
- a reasonably modern bathroom (30 years old or less);
- an appropriately located bathroom and WC;
- adequate insulation against external noise (where external noise is a problem);
- adequate size and layout of common areas for blocks of flats.

In some instances there may be limiting factors such as physical or planning restrictions that make improvements necessary to meet this criterion impossible. A dwelling would not fail this criterion where it is impossible to make the required improvements to components for planning reasons.

It provides a reasonable degree of thermal comfort

This criterion requires dwellings to have both effective insulation and efficient heating

Efficient heating is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/solid fuel central heating, or similarly efficient heating systems that may be developed in the future.

Due to the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation required differs.

For dwellings with gas/oil programmable heating, cavity wall insulation, or at least 50mm loft insulation is deemed to offer an effective package of insulation.

For dwellings heated by electric storage heaters / LPG / programmable solid fuel central heating, a higher specification of insulation is required; at least 200mm of loft insulation and cavity wall insulation.

The Decent Homes Standard offers guidance on effective means of improving energy efficiency. Where new heating systems are being installed, the standards recommend that measures be taken to increase the energy efficiency of the dwelling, wherever possible.

7.0 BUDGET COSTS FOR REPAIR SCHEME

The table below indicates the costs suggested within the original Audit Commission report. The costs have been adjusted to reflect the nature of structural works involved in each of the repair schemes. Additionally, alternative costs have been provided for refurbishment works such as kitchens and bathrooms, to reflect the difference the specification of these elements can have on the final cost of the works.

	Original Audit Commission Report Costs	PRC Licenced Repair Scheme		CGU 2000 Mortgageable Repair Scheme		Decent Homes Repair Works	
		Original Audit Commission Report With Alterations To Structural Costs	Budget Costs Based On Actual Current Contractors Costs	Original Audit Commission Report With Alterations To Structural Costs	Budget Costs Based On Actual Current Contractors Costs	Original Audit Commission Report With Alterations To Structural Costs	Budget Costs Based On Actual Current Contractors Costs
Central Heating	£ 3,200.00	£ 3,200.00	£ 3,200.00	£ 3,200.00	£ 3,200.00	£ 3,200.00	£ 3,200.00
Kitchen	£ 2,700.00	£ 2,700.00	£ 4,225.00	£ 2,700.00	£ 4,225.00	£ 2,700.00	£ 4,225.00
Bathroom	£ 1,500.00	£ 1,500.00	£ 2,500.00	£ 1,500.00	£ 2,500.00	£ 1,500.00	£ 2,500.00
External Doors	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00
Windows	£ 1,900.00	£ 1,900.00	£ 1,500.00	£ 1,900.00	£ 1,500.00	£ 1,900.00	£ 1,500.00
Electric Re-wire	£ 1,800.00	£ 1,800.00	£ 2,750.00	£ 1,800.00	£ 2,750.00	£ 1,800.00	£ 2,750.00
Demolish & Prop	£ 1,700.00	£ 1,700.00	£ 1,750.00	£ -	£ -	£ -	£ -
Foundations	£ 1,400.00	£ 2,000.00	£ 2,000.00	£ -	£ -	£ -	£ -
Walls	£ 8,750.00	£ 15,000.00	£ 15,000.00	£ -	£ -	£ -	£ -
Party Wall	£ -	£ 3,000.00	£ 3,000.00	£ -	£ -	£ -	£ -
Roof / Drains	£ 2,200.00	£ 2,200.00	£ 2,000.00	£ -	£ -	£ -	£ -
Scaffold	£ 1,000.00	£ 1,000.00	£ 1,200.00	£ 1,000.00	£ 1,200.00	£ 1,000.00	£ 1,200.00
Externals	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ -	£ -	£ -	£ -
Plaster and paint/decoration	£ 900.00	£ 2,000.00	£ 3,000.00	£ -	£ -	£ -	£ -
Concrete Repairs	£ -	£ -	£ -	£ 1,000.00	£ 1,000.00	£ -	£ -
Structural Cladding	£ -	£ -	£ -	£ 11,000.00	£ 11,000.00	£ -	£ -
Concrete Repairs	£ -	£ -	£ -	£ -	£ -	£ 1,000.00	£ 1,000.00
Over Render	£ -	£ -	£ -	£ -	£ -	£ 7,750.00	£ 7,750.00
Re-roof	£ -	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00
Asbestos Removal (Roof)	£ 12,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00
Asbestos Removal (Internal)	£ -	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00
Management to 2010	£ 2,800.00	£ 2,800.00	£ 2,800.00	£ 2,800.00	£ 2,800.00	£ 2,800.00	£ 2,800.00
Annual Repairs	£ 3,600.00	£ 1,000.00	£ 1,000.00	£ 3,600.00	£ 3,600.00	£ 3,600.00	£ 3,600.00
Total per property	£ 47,650.00	£ 52,500.00	£ 56,625.00	£ 40,200.00	£ 43,475.00	£ 36,950.00	£ 40,225.00
Total for 70 properties	£ 3,335,500.00	£ 3,675,000.00	£ 3,963,750.00	£ 2,814,000.00	£ 3,043,250.00	£ 2,586,500.00	£ 2,815,750.00

The above costs exclude professional fees, disturbance allowance/decanting, VAT, contractors preliminaries etc.

£2,000 cost for foundations is considered to be an average, as some dwellings may not need extra foundations if walls are built directly off the existing bedrock.

£15,000 external wall cost is based on the construction of a new cavity wall with insulation.

The Audit Commission findings have also requested that costs of demolition works be considered. Whilst the costs for re-acquisition of privately owned properties is considered beyond the scope of this assessment, the cost of all demolition works are listed below.

The original condition survey report assumed demolition costs of £3,500 per property. However, it is considered that the following costs should be used when making an assessment of any demolition proposals.

Preliminary Demolition Costs

Demolition Works*	£4,500
Asbestos removal (internal)	£1,500
Asbestos removal (roof)	£2,000
Disconnection of services	£1,200
Total	<u>£9,200 per property</u>
Total (for 86 properties)	<u>£791,200</u>

* Demolition works includes removal of slabs and foundations, re-grading of gardens etc, and disconnection of services.

The above costs exclude professional fees, disturbance allowance / decanting, VAT, contractors preliminaries etc.

The following costs for acquisition of 14 private have been transferred directly from the re-calculated costs contained in the Audit Commission report dated 11 November 2004. Costs for home loss compensation and disturbance costs have been transferred directly from the original condition report.

	<i>Property Value £22,000</i>	<i>Property Value £44,000</i>	<i>Property Value £55,000</i>	<i>Property Value £62,000</i>
Acquisition of 16 private properties	<i>£352,000</i>	<i>£704,000</i>	<i>£880,000</i>	<i>£1,056,000</i>
Home Loss Costs	<i>£266,000</i>	<i>£266,000</i>	<i>£266,000</i>	<i>£266,000</i>
Disturbance Costs	<i>£43,000</i>	<i>£43,000</i>	<i>£43,000</i>	<i>£43,000</i>
Demolition	<i>£791,200</i>	<i>£791,200</i>	<i>£791,200</i>	<i>£791,200</i>
Total	£1,452,200	£1,804,200	£1,980,200	£2,156,200

The above costs exclude professional fees, disturbance allowance / decanting, VAT, contractors preliminaries etc.

The costs shown in italics above have been taken directly from the original reports as discussed above.

8.0 CONCLUSIONS

On the basis of the investigations undertaken, it is considered that the properties are in reasonable condition but have begun to deteriorate. Whilst the test results indicate that the concrete is in reasonable condition, it is clear that there are a number of areas where poor quality construction techniques could cause further reinforcement corrosion. Consequently, it is considered that as further moisture ingress occurs, so the number of instances of reinforcement corrosion will occur. It is therefore not possible to guarantee the future performance of these properties without undertaking repair works.

There are three repair schemes considered within these report, each of which will ensure a minimum future life of 30 years and meet the requirements of the Decent Homes Standards. The choice of solution is primarily a financial one and depends upon the individual circumstances of the local authority or RSL. If finance were available, it is recommended that a PRC Licensed Repair Scheme be adopted. This scheme removes the PRC elements and effectively converts the dwellings into traditional houses, with a projected lifespan of at least 60 years, but in all probability up to 80 years. However, it is possible that many more tenants will exercise their right to buy once the costly work has been undertaken.

If financial constraints exist, either of the two alternative schemes will provide a life span of at least 30 years. The render finish provided under the CGU scheme tends to be more robust than that used in the basic scheme. Whilst mortgages are available from some mortgage lenders, future sales of the properties, in say 20 years, may prove problematic.

Foundations exposed during the investigations do not meet current standards with respect to depth, width and quality of concrete. In some instances, the external walls are built directly off the existing rock strata. However, they appear to have performed adequately to date without showing signs of differential settlement. Whilst the continued long term performance of any foundations cannot be guaranteed, as they could be affected by flooding or drainage failure, the risk of any future movement is considered to be low

It is recommended that a proportion of the annual repair budget is used to inspect the drains adjacent to the dwellings and relay any damaged pipes as necessary.



Appendix A – Maltby Estate Site Layout

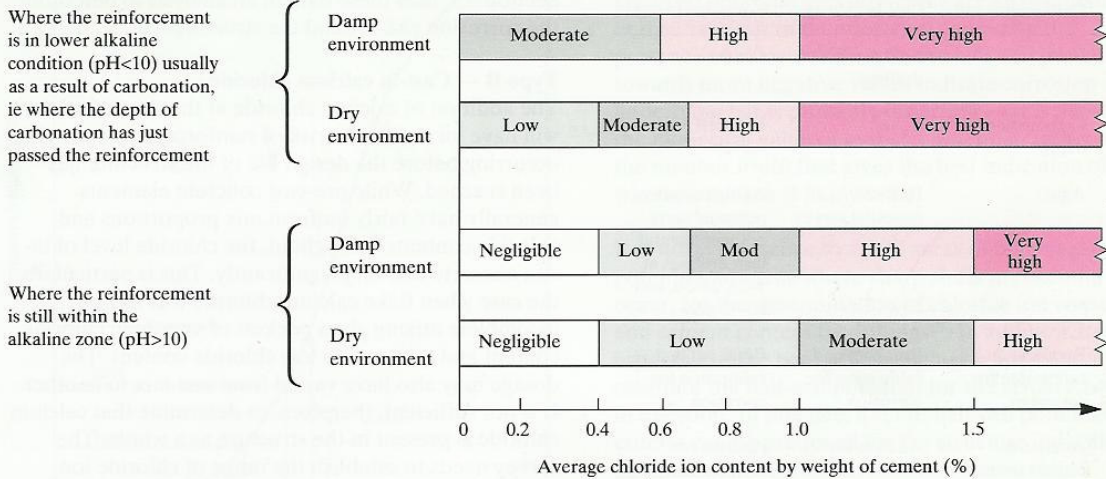




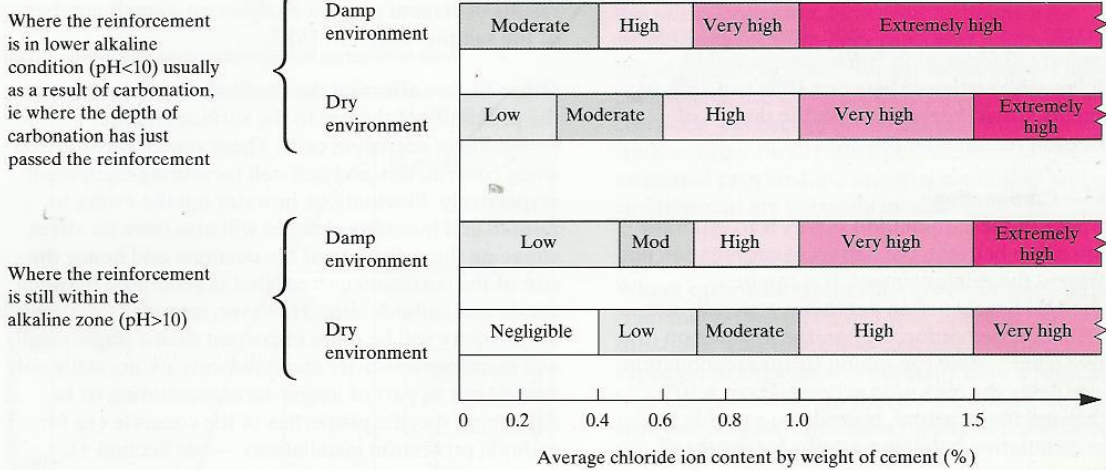
Appendix B – Building Research Establishment (BRE) Digest 444 Part 2, Table 1

Table 1 Estimated risk of corrosion in concrete structures with estimated cube strength of 35 N/mm² or above, relative to carbonation, chloride content and environment

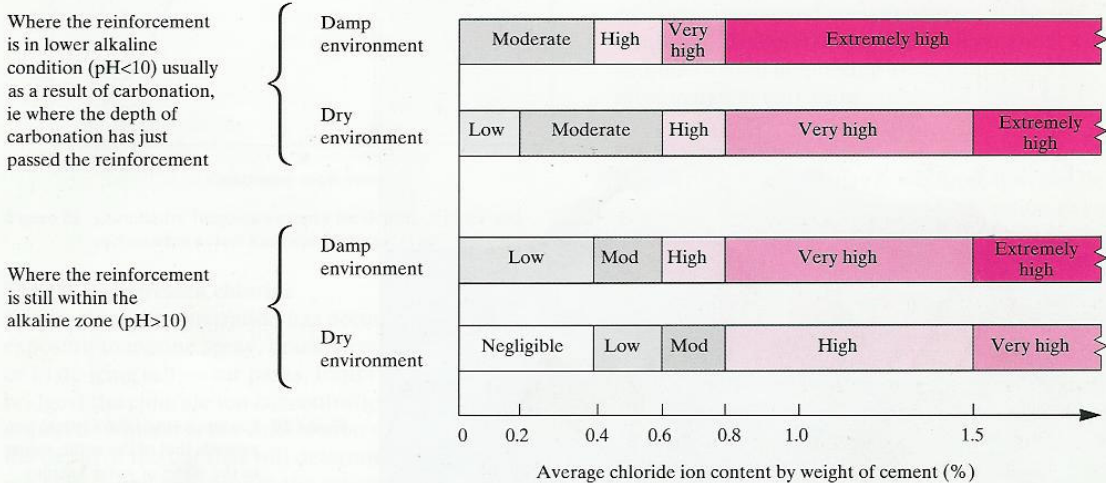
(a) 25-year-old concrete structures



(b) 40-year-old concrete structures



(c) 60-year-old concrete structures (extrapolated data)





Appendix C Site Photographs



Photograph 1 – Typical Front Elevation of Tarran Newland House



Photograph 2 – Vertical Cracking Of Corner Post



Photograph 3 – Spalling Of Corner Post



Photograph 4 – Linear Polarisation Corrosion Rate Monitoring



Appendix D Laboratory Analysis Results

Sample Ref	Address	Member Type	% Cement Content	% Chloride Content	% Cl in Cement	BRE Categorisation, Risk Due to Chloride Content in Cement		
1	26 Newland Avenue	Corner Post	16.37	0.136	0.83	.	MEDIUM RISK	.
2	26 Newland Avenue	Long Panel	15.39	0.126	0.82	.	MEDIUM RISK	.
3	26 Newland Avenue	Short Panel	15.39	0.136	0.88	.	MEDIUM RISK	.
4	26 Newland Avenue	Long Panel	15.39	0.087	0.57	.	MEDIUM RISK	.
5	26 Newland Avenue	Lintel	15.39	0.143	0.93	.	MEDIUM RISK	.
6	26 Newland Avenue	Corner Post	16.37	0.143	0.87	.	MEDIUM RISK	.
7	26 Newland Avenue	Long Panel	15.39	0.126	0.82	.	MEDIUM RISK	.
8	26 Newland Avenue	Long Panel	15.39	0.126	0.82	.	MEDIUM RISK	.
9	26 Newland Avenue	Long Panel	15.39	0.101	0.66	.	MEDIUM RISK	.
10	26 Newland Avenue	Long Panel	15.39	0.126	0.82	.	MEDIUM RISK	.
11	26 Newland Avenue	Long Panel	15.39	0.136	0.88	.	MEDIUM RISK	.
12	26 Newland Avenue	Long Panel	15.39	0.098	0.64	.	MEDIUM RISK	.
13	26 Newland Avenue	Ring Beam	15.39	0.094	0.61	.	MEDIUM RISK	.
14	26 Newland Avenue	Long Panel	15.39	0.094	0.45	.	MEDIUM RISK	.
15	26 Newland Avenue	Short Panel	15.39	0.105	0.50	.	MEDIUM RISK	.
16	26 Newland Avenue	Plinth	19.1	0.091	0.43	.	MEDIUM RISK	.
17	30 Newland Avenue	Long Panel	15.39	0.103	0.49	.	MEDIUM RISK	.
18	30 Newland Avenue	Short Panel	15.39	0.119	0.77	.	MEDIUM RISK	.
19	30 Newland Avenue	Corner Post	16.37	0.066	0.31	LOW RISK	.	.
20	30 Newland Avenue	Plinth	19.1	0.052	0.25	LOW RISK	.	.
21	30 Newland Avenue	Long Panel	15.39	0.101	0.48	.	MEDIUM RISK	.
22	30 Newland Avenue	Long Panel	15.39	0.101	0.48	.	MEDIUM RISK	.
23	30 Newland Avenue	Short Panel	15.39	0.098	0.64	.	MEDIUM RISK	.
24	30 Newland Avenue	Ring Beam	15.39	0.136	0.65	.	MEDIUM RISK	.
25	30 Newland Avenue	Lintel	15.39	0.206	0.98	.	MEDIUM RISK	.
26	30 Newland Avenue	Long Panel	15.39	0.126	0.60	.	MEDIUM RISK	.
27	30 Newland Avenue	Ring Beam	15.39	0.077	0.37	LOW RISK	.	.
28	5 Chadwick Drive	Plinth	19.1	0.087	0.46	.	MEDIUM RISK	.
29	5 Chadwick Drive	Long Panel	15.39	0.047	0.31	LOW RISK	.	.
30	5 Chadwick Drive	Corner Post	16.37	0.062	0.38	LOW RISK	.	.
31	5 Chadwick Drive	Long Panel	15.39	0.048	0.31	LOW RISK	.	.
32	5 Chadwick Drive	Short Panel	15.39	0.035	0.23	LOW RISK	.	.
33	5 Chadwick Drive	Short Panel	15.39	0.06	0.39	LOW RISK	.	.
34	5 Chadwick Drive	Lintel	15.39	0.056	0.36	LOW RISK	.	.
35	5 Chadwick Drive	Long Panel	15.39	0.043	0.28	LOW RISK	.	.
36	5 Chadwick Drive	Ring Beam	15.39	0.089	0.58	.	MEDIUM RISK	.
37	9 Chadwick Drive	Long Panel	15.39	0.043	0.28	LOW RISK	.	.
38	9 Chadwick Drive	Short Panel	15.39	0.048	0.31	LOW RISK	.	.
39	9 Chadwick Drive	Corner Post	16.37	0.047	0.29	LOW RISK	.	.
40	9 Chadwick Drive	Lintel	15.39	0.105	0.68	.	MEDIUM RISK	.
41	9 Chadwick Drive	Plinth	19.1	0.015	0.07	LOW RISK	.	.
42	9 Chadwick Drive	Ring Beam	15.39	0.062	0.30	LOW RISK	.	.
43	9 Chadwick Drive	Short Panel	15.39	0.056	0.27	LOW RISK	.	.
44	9 Chadwick Drive	Long Panel	15.39	0.085	0.40	.	MEDIUM RISK	.
45	53 Newland Avenue	Plinth	19.1	0.021	0.11	LOW RISK	.	.
46	53 Newland Avenue	Corner Post	16.37	0.052	0.25	LOW RISK	.	.
47	53 Newland Avenue	Ring Beam	15.39	0.079	0.38	LOW RISK	.	.
48	53 Newland Avenue	Long Panel	15.39	0.039	0.19	LOW RISK	.	.
49	53 Newland Avenue	Short Panel	15.39	0.041	0.20	LOW RISK	.	.
50	53 Newland Avenue	Long Panel	15.39	0.079	0.51	.	MEDIUM RISK	.
51	53 Newland Avenue	Lintel	15.39	0.12	0.57	.	MEDIUM RISK	.
52	53 Newland Avenue	Short Panel	15.39	0.058	0.28	LOW RISK	.	.
53	51 Newland Avenue	Plinth	19.1	0.012	0.06	LOW RISK	.	.
54	51 Newland Avenue	Ring Beam	15.39	0.029	0.14	LOW RISK	.	.
55	51 Newland Avenue	Short Panel	15.39	0.064	0.42	.	MEDIUM RISK	.
56	51 Newland Avenue	Long Panel	15.39	0.052	0.34	LOW RISK	.	.
57	51 Newland Avenue	Long Panel	15.39	0.052	0.34	LOW RISK	.	.
58	51 Newland Avenue	Corner Post	16.37	0.014	0.09	LOW RISK	.	.
59	51 Newland Avenue	Lintel	15.39	0.133	0.86	.	MEDIUM RISK	.
60	51 Newland Avenue	Long Panel	15.39	0.03	0.19	LOW RISK	.	.
61	25 Newland Avenue	Long Panel	15.39	0.051	0.33	LOW RISK	.	.
62	25 Newland Avenue	Short Panel	15.39	0.05	0.32	LOW RISK	.	.
63	25 Newland Avenue	Ring Beam	15.39	0.077	0.50	.	MEDIUM RISK	.
64	25 Newland Avenue	Plinth	19.1	0.055	0.29	LOW RISK	.	.
65	25 Newland Avenue	Short Panel	15.39	0.059	0.38	LOW RISK	.	.
66	25 Newland Avenue	Long Panel	15.39	0.027	0.18	LOW RISK	.	.
67	25 Newland Avenue	Corner Post	16.37	0.083	0.51	.	MEDIUM RISK	.
68	25 Newland Avenue	Lintel	15.39	0.118	0.56	.	MEDIUM RISK	.

Sample Ref	Address	Member Type	% Cement Content	% Chloride Content	% Cl in Cement	BRE Categorisation, Risk Due to Chloride Content in Cement		
69	15 Newland Avenue	Short Panel	15.39	0.053	0.25	LOW RISK	.	.
70	15 Newland Avenue	Ring Beam	15.39	0.046	0.22	LOW RISK	.	.
71	15 Newland Avenue	Long Panel	15.39	0.031	0.15	LOW RISK	.	.
72	15 Newland Avenue	Long Panel	15.39	0.036	0.23	LOW RISK	.	.
73	15 Newland Avenue	Short Panel	15.39	0.036	0.17	LOW RISK	.	.
74	15 Newland Avenue	Lintel	15.39	0.069	0.33	LOW RISK	.	.
75	15 Newland Avenue	Corner Post	16.37	0.015	0.07	LOW RISK	.	.
76	15 Newland Avenue	Plinth	19.1	0.013	0.06	LOW RISK	.	.
77	7 Newland Avenue	Ring Beam	15.39	0.036	0.23	LOW RISK	.	.
78	7 Newland Avenue	Long Panel	15.39	0.065	0.31	LOW RISK	.	.
79	7 Newland Avenue	Lintel	15.39	0.067	0.32	LOW RISK	.	.
80	7 Newland Avenue	Short Panel	15.39	0.065	0.31	LOW RISK	.	.
81	7 Newland Avenue	Plinth	19.1	0.032	0.15	LOW RISK	.	.
82	7 Newland Avenue	Long Panel	15.39	0.053	0.34	LOW RISK	.	.
83	7 Newland Avenue	Short Panel	15.39	0.044	0.29	LOW RISK	.	.
84	7 Newland Avenue	Corner Post	16.37	0.005	0.03	LOW RISK	.	.
85	5 Newland Avenue	Ring Beam	15.39	0.061	0.40	LOW RISK	.	.
86	5 Newland Avenue	Lintel	15.39	0.096	0.62	.	MEDIUM RISK	.
87	5 Newland Avenue	Short Panel	15.39	0.126	0.82	.	MEDIUM RISK	.
88	5 Newland Avenue	Long Panel	15.39	0.061	0.40	LOW RISK	.	.
89	5 Newland Avenue	Corner Post	16.37	0.031	0.19	LOW RISK	.	.
90	5 Newland Avenue	Lintel	15.39	0.134	0.87	.	MEDIUM RISK	.
91	5 Newland Avenue	Long Panel	15.39	0.057	0.37	LOW RISK	.	.
92	5 Newland Avenue	Plinth	19.1	0.038	0.20	LOW RISK	.	.
93	1 Newland Avenue	Long Panel	15.39	0.009	0.06	LOW RISK	.	.
94	1 Newland Avenue	Lintel	15.39	0.067	0.44	.	MEDIUM RISK	.
95	1 Newland Avenue	Short Panel	15.39	0.061	0.29	LOW RISK	.	.
96	1 Newland Avenue	Plinth	19.1	0.011	0.05	LOW RISK	.	.
97	1 Newland Avenue	Corner Post	16.37	0.017	0.08	LOW RISK	.	.
98	1 Newland Avenue	Ring Beam	15.39	0.055	0.26	LOW RISK	.	.
99	1 Newland Avenue	Short Panel	15.39	0.093	0.60	.	MEDIUM RISK	.
100	1 Newland Avenue	Long Panel	15.39	0.076	0.36	LOW RISK	.	.
101	6 Newland Avenue	Ring Beam	15.39	0.019	0.09	LOW RISK	.	.
102	6 Newland Avenue	Lintel	15.39	0.127	0.60	.	MEDIUM RISK	.
103	6 Newland Avenue	Corner Post	16.37	0.03	0.14	LOW RISK	.	.
104	6 Newland Avenue	Plinth	19.1	0.024	0.13	LOW RISK	.	.
105	6 Newland Avenue	Long Panel	15.39	0.054	0.26	LOW RISK	.	.
106	6 Newland Avenue	Short Panel	15.39	0.048	0.23	LOW RISK	.	.
107	6 Newland Avenue	Long Panel	15.39	0.048	0.23	LOW RISK	.	.
108	6 Newland Avenue	Short Panel	15.39	0.050	0.24	LOW RISK	.	.
109	2 Newland Avenue	Ring Beam	15.39	0.036	0.23	LOW RISK	.	.
110	2 Newland Avenue	Lintel	15.39	0.164	1.07	.	.	HIGH RISK
111	2 Newland Avenue	Long Panel	15.39	0.104	0.68	.	MEDIUM RISK	.
112	2 Newland Avenue	Short Panel	15.39	0.057	0.37	LOW RISK	.	.
113	2 Newland Avenue	Plinth	19.1	0.019	0.10	LOW RISK	.	.
114	2 Newland Avenue	Corner Post	16.37	0.042	0.26	LOW RISK	.	.
115	2 Newland Avenue	Long Panel	15.39	0.061	0.40	LOW RISK	.	.
116	2 Newland Avenue	Short Panel	15.39	0.081	0.53	.	MEDIUM RISK	.
117	85 Braithwell Road	Ring Beam	15.39	0.034	0.22	LOW RISK	.	.
118	85 Braithwell Road	Lintel	15.39	0.058	0.38	LOW RISK	.	.
119	85 Braithwell Road	Short Panel	15.39	0.098	0.64	.	MEDIUM RISK	.
120	85 Braithwell Road	Long Panel	15.39	0.174	1.13	.	.	HIGH RISK
121	85 Braithwell Road	Short Panel	15.39	0.108	0.70	.	MEDIUM RISK	.
122	85 Braithwell Road	Long Panel	15.39	0.050	0.24	LOW RISK	.	.
123	85 Braithwell Road	Corner Post	16.37	0.019	0.09	LOW RISK	.	.
124	85 Braithwell Road	Plinth	19.1	0.013	0.06	LOW RISK	.	.
125	65 Braithwell Road	Ring Beam	15.39	0.019	0.09	LOW RISK	.	.
126	65 Braithwell Road	Short Panel	15.39	0.123	0.80	.	MEDIUM RISK	.
127	65 Braithwell Road	Long Panel	15.39	0.098	0.47	.	MEDIUM RISK	.
128	65 Braithwell Road	Lintel	15.39	0.118	0.56	.	MEDIUM RISK	.
129	65 Braithwell Road	Corner Post	16.37	0.013	0.06	LOW RISK	.	.
130	65 Braithwell Road	Plinth	19.1	0.030	0.14	LOW RISK	.	.
131	65 Braithwell Road	Long Panel	15.39	0.040	0.26	LOW RISK	.	.
132	65 Braithwell Road	Short Panel	15.39	0.038	0.18	LOW RISK	.	.

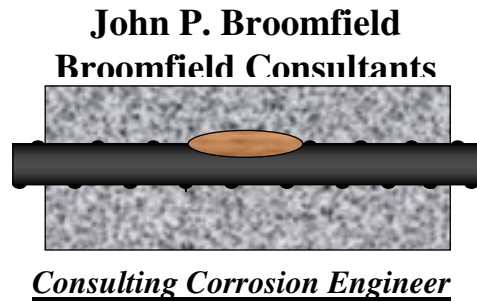


Appendix E

Linear Polarisation Corrosion Rate Monitoring Report Prepared by Messrs BGB

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**Corrosion Rate Survey
For Curtins Consultants
Maltby**

December 2004



Corrosion Rate Measurements Taken by Dr. K. Hladky
Report Written By Dr. J. P. Broomfield

Report No. JPB/0501/001

1.0 Introduction

Broomfield Consultants were requested by Mr. Ray Anderson of Curtins Consultants to undertake a survey of system built houses at Maltby Near Rotherham. Arrangements for access and for labour to break out steel was made by Mr Neil Parkinson of Curtins Leeds office. Previous surveys undertaken by Curtins had revealed the presence of chlorides in the concrete and carbonation to, or approaching, reinforcement depth. Both can lead to reinforcement corrosion. In combination the likelihood of corrosion is enhanced.

The survey was undertaken using the Bigfoot Polarisation Resistance Probe (small probe) which measures the instantaneous corrosion rate of reinforcing steel embedded in concrete. A brief description of the equipment, its use and interpretation of results is given in Appendix 1.

There are 86 Tarran houses on Newland Avenue, Braithwell Road and Chadwick Drive. They are precast concrete single family houses. A total of thirteen were the subject of this investigation.

2.0 Investigation,

The following houses were surveyed on 14 and 15 December 2004:

1, 2, 2, 15, 25, 26, 51 and 53 Newland Avenue
5 and 9 Chadwick Drive
65 and 85 Braithwell Road

A reinforcing bar in an external column, beam (window lintels) and a panel was exposed at each location by Curtins appointed personnel. All measurements were external. The condition of the steel was recorded. An electrical connection was made to the steel and the reference electrode potential (half cell potential) recorded. The polarisation resistance was recorded by the equipment and then converted to a corrosion rate in micrometres per year ($\mu\text{m}/\text{y}$) steel section loss as described in Appendix 1. Measurements were made at three locations on each of the 15 houses

Vertical upright - Either front or back, corner measured if possible. Measurement was not on the corner rebar, as it was often with very low cover and corroded, but on one of the other accessible bars. Two or three readings were taken in a vertical run above and below the excavation. It is possible that some of these hit horizontal ties. The bar was very thin (assumed to be 5mm) in all of them. Overall little corrosion, occasional small rust spotting.

Panel - Adjacent to the vertical. There is a reinforcement round the edges of the panel, again very thin. Took 2-3 readings on a vertical above and below the rebar connection opening.

Window lintel - Curtins advised that they had measured high chlorides in these units. Steel exposed by drilling to one corner in each. Usually a thicker rebar (assumed to be 8mm) found there. Measurements taken at 2-3 locations near the rebar connection.

All the reinforcement was very soft steel, sometimes with a 'twist' profile. On all the houses with visible corrosion this is due to very low cover (typically believed to be 1-2 mm). Those measured usually had a better cover (approximately 10 mm). On one of the houses the vertical had split in a number of places, probably due to a leaky gutter over many years. Curtins also did their own chlorides and carbonation tests (typical carbonation depth 10-15 mm).

3.0 Results and Discussion

The results of the corrosion rate, reference electrode potential and visual observations are recorded in Table 1, along with the steel diameter which was used to correct the reading for the surface area over which the corrosion current is measured. Table 2 records the statistics of the results. There is a high correlation between bars showing rust and measurements of 1.0 $\mu\text{m}/\text{y}$ section loss or more (highlighted in red in Table 1).

Simple arithmetic shows that at the highest corrosion rate recorded it will take 1000 years for a corrosion rate of 5 $\mu\text{m}/\text{y}$ to corrode through a 5mm diameter reinforcing bar. Even allowing for only 25% section loss for structural purposes there is still 250 years to reach a critical level.

While the rate of section loss is not likely to lead to structural problems in the foreseeable future, there is a risk of cracking and spalling of concrete which would happen sooner and lead to potential hazards of falling concrete, unsightly appearance and ingress of the elements into the structure. However, as described in Appendix 2, we can predict the time to first cracking and the time to spalling from the corrosion rate, steel diameter, cover depth and concrete compressive strength.

The results may be summarised as follows:

Cover	25 mm	25 mm	12 mm
Bar Diameter	5 mm	8 mm	8 mm
Compressive Strength	25MPa	25 MPa	50 MPa
Time to First Crack	25 y	20 y	1.2 y
Time to Spall	27 y	22 y	3.2 y

Thus it can be seen that using the worst corrosion rate measured, the time to cracking is 20 to 25 y for a 25 MPa concrete but only 1.2 y for a harder and therefore more brittle 50MPa concrete. The time to spalling is around 22 to 27 y for the 25MPa concrete reducing to 3.2 y for a 50MPa concrete with only 12mm cover.

The equations used were developed in the laboratory and have had only limited field validation. They do not take into account the geometry of the reinforcement, e.g. corners, or closely spaced bars which could accelerate cracking, delamination and spalling.

It can therefore be concluded from the corrosion rates measured and the information available that if the cover is generally 25mm there is a reasonable time to cracking and spalling of the concrete at the observed corrosion rates, assuming that they are

representative of the average corrosion rate throughout the year. However, in locations where the cover reduces to 12 mm or less, the time to cracking could be as low as one year, with spalling in 3.2 years.

However, if we look at a more typical high corrosion rate of say 1 $\mu\text{m}/\text{y}$ the figures increase by a factor of 5 giving a worst case time to cracking of about 6 years and a time to spalling of 16 years.

Measurements were taken at locations that had not cracked or spalled and where the cover was beyond 1-5 mm. Therefore to rehabilitate the houses it will be necessary to conduct repairs of damaged concrete and control ingress of moisture by cladding and waterproofing to bring the remaining service life up to useful levels. These corrosion rates are low (see Appendix 1) and should be controllable by conventional repair and enclosure. However given that the carbonation depth has reached the steel in many locations, extensive repairs will be needed.

4.0 Conclusions

1. Corrosion rate measurements were undertaken at 126 locations lintels, columns and panels in 13 “Taran” precast concrete houses in Maltby, Rotherham.
2. Corrosion rates ranged from 0.1 to 4.7 $\mu\text{m}/\text{year}$ section loss per year.
3. Even at the highest corrosion rate the time to structurally significant section loss would be hundreds of years.
4. However, times to cracking and spalling would be only a few years if the cover is 12 mm or less at the highest corrosion rate, and 6 to 16 years to cracking and spalling if a typical high corrosion rate of 1 $\mu\text{m}/\text{year}$ section loss is used. This rate was measured at 19% of the locations.
5. Extensive concrete repairs and efforts to enclose the concrete to protect it from moisture ingress will be required to preserve the houses for any significant useful life.

**TABLE 1 – REFERENCE ELECTRODE POTENTIALS
(E_{CORR}) AND CORROSION RATE**

E_{corr} [mV Ag/AgCl]	Est. Diameter [mm]	Rate Corrected [μm/year]	Location	Comments
1 Newland Avenue				
17.3	5	2.3	Vertical	Some very slight rust spots
24.8	5	1.5	Vertical	
1.5	5	1.8	Vertical	
76.6	5	1.8	Vertical	
78	5	2.0	Panel	Slight rust spots
16.8	5	1.5	Panel	
39.6	5	1.8	Panel	
38	5	1.5	Panel	
65.7	5	0.3	Lintel	Clean steel
65.3	5	0.3	Lintel	
3 Newland Avenue				
88.2	5	0.8	Vertical	Clean steel
101.3	5	0.8	Vertical	
123.1	5	0.7	Vertical	
22.8	5	0.2	Panel	Clean steel
71.2	5	0.2	Panel	
90.5	5	0.4	Panel	
124.5	8	0.4	Lintel	Slight rust spots
147.8	8	0.5	Lintel	
6 Newland Avenue				
-29.7	5	1.5	Vertical	Slight rust spots
-14.6	5	1.5	Vertical	
-10.6	5	1.7	Vertical	
39.5	5	0.8	Panel	Clean steel
39.3	5	0.7	Panel	
45.4	8	0.5	Lintel	Clean steel
64.3	8	0.4	Lintel	

2 Newland Avenue				
-13.3	5	0.8	Vertical	Slight rust spotting
-11.4	5	0.4	Vertical	
-49.3	5	0.6	Vertical	
120.5	5	0.3	Panel	Slight rust spots
123.7	5	0.3	Panel	
78.8	8	0.1	Lintel	Clean steel
60	8	0.2	Lintel	
7 Newland Avenue				
123.7	5	0.2	Vertical	Clean steel
118.6	5	0.2	Vertical	
110	5	0.2	Vertical	
22.8	5	0.2	Panel	Clean steel
40.9	5	0.1	Panel	
33.2	5	0.2	Panel	
-175.5	8	0.5	Lintel	Clean steel
-188.2	8	0.3	Lintel	
-190.6	8	0.6	Lintel	
15 Newland Avenue				
46.8	5	0.6	Vertical	Slight rust spots
71.6	5	0.4	Vertical	
30	5	0.1	Panel	Clean steel
68.3	5	0.1	Panel	
149.7	8	0.1	Lintel	Clean steel
93.4	8	0.1	Lintel	
25 Newland Avenue				
-20.7	5	1.8	Vertical	Some very slight rust spots
-37.2	5	1.3	Vertical	
-26	5	1.0	Vertical	
126.5	5	0.8	Panel	Some very slight rust spots
130	5	0.6	Panel	
137.1	5	0.6	Panel	
76.4	8	0.3	Lintel	Clean steel
73.5	8	0.3	Lintel	

26 Newlands Avenue				
-105.2	5	1.9	Vertical	Slight rust spots
-72.5	5	1.0	Vertical	
-32.7	5	1.1	Vertical	
-55.9	5	0.3	Panel	Some very slight rust spots
-41.9	5	0.3	Panel	
-33.5	5	0.3	Panel	
-74.3	8	0.3	Lintel	Clean steel
-49.7	8	0.3	Lintel	
-8.3	8	0.2	Lintel	
30 Newland Avenue				
128.7	5	1.1	Vertical	Slight rust spots
136.3	5	1.6	Vertical	
147	5	0.8	Vertical	
99.9	5	0.3	Panel	Clean steel
124.3	5	0.3	Panel	
126.4	5	0.2	Panel	
38	8	0.4	Lintel	Clean steel
55.9	8	0.2	Lintel	
67	8	0.2	Lintel	
51 Newland Avenue				
-173.1	5	1.0	Vertical	Some very slight rust spots
-180.6	5	0.8	Vertical	
-164.5	5	1.1	Vertical	
4.3	5	0.1	Panel	Clean steel
53.2	5	0.1	Panel	
87.3	5	0.2	Panel	
125.4	8	0.2	Lintel	Clean steel
118.4	8	0.1	Lintel	
53 Newland Avenue				
192.1	5	1.5	Vertical	Rust spots
256.3	5	4.7	Vertical	
208.9	5	1.2	Vertical	
35.8	5	0.2	Panel	Clean steel
44.9	5	0.2	Panel	
27.9	5	0.2	Panel	
44.7	8	0.3	Lintel	Clean steel
27.7	8	0.2	Lintel	
48.6	8	0.3	Lintel	
5 Chadwick Drive				

-92	5	0.4	Vertical	Some very slight rust spots
-74.5	5	0.3	Vertical	
-87	5	0.4	Vertical	
49.9	5	0.2	Panel	Clean steel
79.7	5	0.2	Panel	
75.6	5	0.2	Panel	
-96.9	8	0.2	Lintel	Clean steel
-99.3	8	0.1	Lintel	
-38.6	8	0.1	Lintel	
9 Chadwick Drive				
55.6	5	0.4	Vertical	Some very slight rust spots
68	5	0.4	Vertical	
70	5	0.3	Vertical	
70.7	5	0.2	Panel	Clean steel
66	5	0.1	Panel	
20.6	5	0.1	Panel	
15.6	8	0.0	Lintel	Clean steel
115.2	8	0.2	Lintel	
106.3	8	0.2	Lintel	
65 Braithwell Road				
97.3	5	0.9	Vertical	Some very slight rust spots
102.7	5	0.9	Vertical	
105.1	5	0.7	Vertical	
120.3	5	0.5	Panel	Some very slight rust spots
113.4	5	0.4	Panel	
160	5	0.3	Panel	
45	8	0.2	Lintel	Clean steel
64.1	8	0.2	Lintel	
109.9	8	0.2	Lintel	
85 Braithwell Road				
115.7	5	0.8	Vertical	Some very slight rust spots
109.2	5	0.7	Vertical	
113.9	5	0.7	Vertical	
127	5	0.5	Panel	Some very slight rust spots
153.9	5	0.5	Panel	
170.3	5	0.6	Panel	
140	8	0.2	Lintel	Clean steel
110.2	8	0.1	Lintel	
143.8	8	0.1	Lintel	

Table 2 – Statistics of corrosion rate measurements.

Average	0.6 $\mu\text{m}/\text{y}$
Maximum	4.7 $\mu\text{m}/\text{y}$
Minimum	0.1 $\mu\text{m}/\text{y}$
Number of Measurements	126
Number >1.0 $\mu\text{m}/\text{y}$	24
Percentage ≥ 1 $\mu\text{m}/\text{y}$	19%

APPENDIX 1

*Measuring the corrosion rate of reinforced concrete
using linear polarisation resistance*

Concrete Society Current Practice Sheet 132

See Also Concrete Society Technical Report 60
Electrochemical tests for reinforcement corrosion

**APPENDIX 2 – CONVERSION OF SECTION LOSS RATES
TO TIME TO CRACKING AND TIME TO SPALLING**

Section loss to achieve first crack is given by:

$$x_o = 83.8 + 7.4c/d - 22.6f_{c,sp} \quad \text{See reference 1 – Gonzalez et al. 1996}$$

where x_o = radius reduction (= 1/2 of section loss)
 c = cover (mm)
 d = bar diameter (mm)
 $f_{c,sp}$ = tensile splitting strength = $0.3(\text{compressive strength})^{2/3}$ (Ref. 2).

However, 1st crack is not a delamination or a spall. Typically spalling occurs when cracks are over 0.1mm wide.

This can be calculated from the formula

$$w = 0.05 + B[x - x_o] \quad \text{See reference 1 – Gonzalez et al. 1996}$$

were w = crack width ≤ 1 mm
 B = 0.01 for top cast steel and 0.0125 for bottom cast steel
 x = bar radius reduction for crack width w
 x_o = bar radius reduction for 1st crack as above

Therefore

$$x = x_o + (w - 0.05)/B$$

Therefore Time to first cracking is $2x_o/S$
Time to spalling is $2x/S$

Where S is the corrosion rate in micrometres section loss per year

REFERENCES

1. Rodriguez, J. Ortega L. M. Casal J. and Diez J. M. Corrosion of Reinforcement and Service Life of Concrete Structures. 7th Intl. Conf on Durability of Building Materials and Components. 1996; Stockholm.
2. Neville, A. M. Properties of Concrete. 1995; 4th Edition. pp309, 310.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1	Meeting:	Cabinet Member for Housing and Environmental Services Cabinet Member for Social Services
2	Date:	28th February 2005 (Housing) 4th March 2005 (Social Services)
3	Title:	Employment Opportunity – People with a Learning Disability and the Gardens of Older People in Council Housing Wards Affected - All
4	Programme Area:	Neighbourhoods Social Services

5 Summary

After a delayed start, the scheme has proved to be very successful and has a promising future with funding being secured from the Single Regeneration Budget and the Valley Partnership.

This report is to inform Members on developments and the future of the scheme.

The project is set to expand in March 2005 when new funding is available.

6 Recommendations

THAT MEMBERS NOTE THE PROGRESS OF THE SCHEME.

7 Proposals and Details

The project is a partnership between the Learning Disability Service, Adult Community Learning, Mencap, Housing Services, people with a learning disability and now the Valley Partnership. All are aware of the developments in this report.

The project has proved popular with customers and team members. Thirty people have gained valuable employment opportunities. The project is now to expand with the help of increased Single Regeneration Budget funding and the Valley Partnership. There are exciting future prospects for people with a learning disability to gain more employment opportunities.

8 Finance

The Single Regeneration Fund money is for £120,000 over two years two months. Funding from Adult Community Learning is to continue and Housing Services will pay for each visit made to their nominations at the current cost – approximately £35 per visit.

9 Risks and Uncertainties

The amount of gardens to be tended within the Valley Partnership is not known but is believed to be over 1,000. As it is, the project would be unable to take on this amount as well as the 400 requests that Housing Services receive each year. It is proposed therefore that the project continues with the 50 gardens nominated by Housing Services within the Valley Partnership and the rest are dealt with by the traditional method of using outside contractors.

10 Policy and Performance Agenda Implications

The scheme fits with the Council's aims and working in partnership; opening up learning opportunities for all and raising educational achievements and skill levels; and supporting vulnerable people and improving life chances for all.

The scheme fits with the objective of education and training opportunities to build skills and capabilities. It promotes lifelong learning and widening participation in learning activities. It also provides on-the-job training, improves basic skills and promotes the voluntary sector.

11 Background Papers and Consultation

Since the last report there have been significant developments in this scheme to provide work opportunities for people with a learning disability. 250 gardens were tended by the two teams by the end of the growing season. All hedges and lawns were trimmed. This work proved to be very popular, both for the people involved and the tenants who received the service. Questionnaires were issued in the final week to gauge customer satisfaction and those received back were all positive. The team also received numerous complimentary phone calls from satisfied tenants. If anything, enthusiasm has grown throughout the project.

To extend and develop the project, a bid was made to the Valley Partnership for Single Regeneration Funding. This bid centred on an all year round scheme and a Development Officer post. The role of the Development Officer is to provide more work opportunities, develop systems and to look at future options of making the teams permanent, employment-based and self-sufficient organisations, eg social firms. The Valley Partnership were also concerned that many of the people within their area had pointed out the need for such a gardening service.

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LDS/DIC/JFr/R038
(14.2.05)

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Housing and Environmental Services
2.	Date:	
3.	Title:	Customer Satisfaction Survey – Refuse Collection and Recycling Services Contract 2002-2008
4.	Programme Area:	Neighbourhoods

5. Summary

- 5.1** To outline to Members the results of the second customer satisfaction survey undertaken on waste collection services. This report will highlight the positive elements of our service and the areas where further actions are required to provide improvements in future service delivery.

6. Recommendations

6.1 MEMBERS ARE REQUESTED TO NOTE THE CONTENTS OF THIS REPORT INCLUDING:

- A) THE HIGH LEVEL OF CUSTOMER SATISFACTION ACROSS ALL SIX SERVICES**
 - B) THE OVERALL INCREASE IN CUSTOMER SATISFACTION LEVELS FROM THE PREVIOUS YEAR**
 - C) THE MAIN SERVICE ISSUES WHERE ACTION IS REQUIRED TO CONTINUE TO DELIVER SERVICE IMPROVEMENTS**
-

7. Proposals and Details

- 7.1** The Refuse Collection and Recycling Services Contract was awarded to the Waste Management Operations Team in July 2003. One of the conditions of this contract is for an annual customer survey to be completed to inform on the current satisfaction with service delivery and to outline areas for service improvement. The aim of this survey is to ensure we develop a culture of continuous improvement to meet our customers needs in the provision of front line services.
- 7.2** This is the second customer satisfaction survey to be completed since the commencement of the contract.
- 7.3** The previous survey was sent out to 1,000 premises covering domestic and commercial waste collection, bulky items and the paper recycling service. This year, due to the expansion of the recycling collection services we have increased the sample size to 2500. This is to incorporate the new Blue Box and Green Waste Kerbside recycling schemes, which were implemented throughout 2003/2004.
- 7.4** The results of this survey have been shared within the Waste Management team, to highlight the things we do well and recognise areas of good performance. They will be used to identify opportunities for service improvement and development; where possible acting upon customer improvement suggestions. The results will also be discussed in detail with our Waste Paper Collection Service Partner Cutt's Brothers, with the aim driving continuous improvement in their service delivery.

8. Finance

- 8.1** The cost of undertaking the customer satisfaction survey forms part of the contract rates contained within the Refuse Collection and Recycling Services Contract.

9. Risks and Uncertainties

- 9.1** The customer survey was sent out to 2,500 premises covering domestic and commercial waste collection, bulky items, blue box and green waste recycling collections and the paper recycling service.

We have received 945 responses, which provided a 37% response rate. This was slightly down on last years 39.9% response rate. Advice from Performance & Quality Unit suggests an average response rate is around 30%. We will use the information received to determine where service improvements can be made to meet our customer's requirements.

10. Policy and Performance Agenda Implications

10.1 There is a need to ensure we provide high quality waste collection services to the residents of Rotherham to ensure we minimise the risk to public health and maintain a clean local environment.

10.2 All functions of the Waste Management Unit, covered in this customer satisfaction survey, link directly from the Programme Area's mission: ***'Building Sustainable Neighbourhoods' A place to live where people have choice, quality and aspiration.*** The strategic objective for our service is: ***'Delivering a long-term approach to waste and recycling to minimise the need for disposal.'***

Our involvement in achieving this objective, includes (amongst others) maintaining high service standards and customer satisfaction levels.

10.2 Maintaining high levels of customer satisfaction is also key in achieving our Best Value Performance indicators.

BV82a	% of waste recycled
BV82b	% of waste composted
BV82d	% of waste landfilled
BV90	% of people satisfied with Waste services

Customers are unlikely to participate in the schemes if they are dissatisfied with the services offered.

10.3 The Audit Commission Best Value Inspection of Waste Management in July judged the service as "a good service (2 star) with promising prospects for improvement"

Feedback included a number of strengths, of which the following can be linked to the Refuse Collection and Recycling Services Contract:

- Efficient and effective refuse collection and streetcare services that are accessible and responsive to users
- **Increased user satisfaction**
- An extensive recycling infrastructure has ensured that the council's statutory target has been achieved.

11. Background Papers and Consultation

11.1 Appendix 1 – Summary Table illustrating overall customer satisfaction.

11.2 Appendix 2 - Service Issues and Intended Action/Resolutions

11.3 Refuse Collection and Recycling Service Contract

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APPENDIX 1: Table Showing Satisfaction Levels: % of customers describing their overall satisfaction as either good or very good

	2003	2004	Variance
Refuse Collection Service	98%	98%	-
Commercial Waste Collection Service	87.5%	97%	↑ 9.5%
Waste Paper Collection Service (Blue Bag)	91%	89%	↓ 2%
Bulky Item Collection Service	95%	98%	↑ 3%
Multi Material Recycling Service (Blue Box)	N/A	100%	-
Green Waste Collection Service	N/A	98%	-

Customer Satisfaction Survey - Refuse Collection**Overall Satisfaction: 98% (Good/Very Good)**

SERVICE ISSUE	RESOLUTION
Collect excess/side refuse	<ul style="list-style-type: none"> • Council policy not to collect side refuse • Drive needs to be to minimise waste • Recycling agenda will provide necessary capacity
Litter spillage	<ul style="list-style-type: none"> • Issue instruction to all staff • Ensure all crews have brush/shovel • Monitoring Officers check equipment on regular basis
Service failure information card	<ul style="list-style-type: none"> • 19% improvement on last year (61%) • Re-Issue instruction to all staff • Maintain supply of cards • Ensure all crews have stock of cards • Monitoring Officers to undertake regular checks
Bins not returned to correct location/blocking driveways	<ul style="list-style-type: none"> • Re-Issue instruction to all staff
Politeness of collection staff	<ul style="list-style-type: none"> • Issue instruction to all staff. • Assess through PDR - additional training as required • Look at individual surveys to identify individuals involved (where possible)
Problem Resolution	<ul style="list-style-type: none"> • Assess information provided to customers • Ensure clear explanation given to resolve problems • Provide information when action will be taken •
Missed Collection	<ul style="list-style-type: none"> • Procedure is in place for assessment of missed bins. • HES 88 – Monitors current performance
Employ people to steam clean bins	<ul style="list-style-type: none"> • Several private firms offering this service. Would not be cost effective
Name of Officer Dealing with Enquiry	<ul style="list-style-type: none"> • Re-affirm telephone answering procedure

ROTHERHAM METROPOLITAN BOROUGH COUNCIL
Neighbourhood Services

Customer Satisfaction Survey - Commercial Waste Collection Service

Overall Satisfaction: 97% (Good/Very Good)

SERVICE ISSUE	RESOLUTION
Missed bin	<ul style="list-style-type: none"> • Procedure is in place for missed bins
Remove excess waste	<ul style="list-style-type: none"> • Commercial Waste Agreements determine waste to remove • Re-affirm instruction to crews where excess waste generated • Monitoring Officer to advise customer
Wrong collection day/Missed collections	<ul style="list-style-type: none"> • Service delivery issue due to vehicle breakdown • Now have new hired vehicles operating - whilst awaiting new replacement vehicles. • Vehicle downtime is now much reduced • Should see dramatic improvement on next survey
Container damaged	<ul style="list-style-type: none"> • Any damaged bin should be reported and replaced/repaired. • Re-affirm instruction to crews
Have lockable wheelie bins to prevent unauthorised use.	<ul style="list-style-type: none"> • Create operational difficulties if customer does not leave unlocked on collection days (have similar problems at present with lockable bin stores)
Could you make it more cost effective.	<ul style="list-style-type: none"> • The service is operated in competition with Private Sector. • Prices are reviewed and agreed by members

ROTHERHAM METROPOLITAN BOROUGH COUNCIL
Neighbourhood Services

Customer Satisfaction Survey - Waste Paper Collection (Blue Bag)

Overall Satisfaction: 89% (Good/Very Good)

SERVICE ISSUE	RESOLUTION
Lack of blue bag	<ul style="list-style-type: none"> • Contractor will collect paper in any plastic bag • Contractor must leave blue bag • Discuss with Cheshire Recycling
Lack of information/Produce calendar with collection dates	<ul style="list-style-type: none"> • Calendar recently re-issued (since survey returned) • Also gives details of what can be recycled on each scheme
Missed Collection	<ul style="list-style-type: none"> • Procedure is in place for missed bins • HES 88 – Monitors current performance
Ensure bags don't blow away	<ul style="list-style-type: none"> • Contractor must secure bag after collection • On-going issue to discuss with Cheshire Recycling
Change containers from bags to bins	<ul style="list-style-type: none"> • Cost implication • Storage implication • Consider extension of recently trialed hessian bag • Discuss with Abitibi Consolidated
Problem Resolution	<ul style="list-style-type: none"> • Assess information provided to customers • Ensure clear explanation given to resolve problems • Provide information when action will be taken
Provide bigger bags/Weekly Collection	<ul style="list-style-type: none"> • Discuss with Abitibi Consolidated - consider extension of recently trialed hessian bags
Service Management	<ul style="list-style-type: none"> • Discuss Management of service with Abitibi Consolidated/Cutts Bros. They are to strengthen arrangements
Politeness of staff dealing with enquiry	<ul style="list-style-type: none"> • Investigate individual cases and take appropriate action • Consider additional training/ instruction (as required)

ROTHERHAM METROPOLITAN BOROUGH COUNCIL
Neighbourhood Services

Customer Satisfaction Survey - Bulky Item Collection Service

Overall Satisfaction: 98% (Good/Very Good)

SERVICE ISSUE	RESOLUTION
Service failure information card	<ul style="list-style-type: none"> • 17% improvement on last year (67%) • Re-Issue instruction to all staff • Maintain supply of cards • Ensure all crews have stock of cards • Monitoring Officers to undertake regular checks
Collection charge is too high	<ul style="list-style-type: none"> • Collection charge allows for collection of up to three items • Collection cost is subsidised • Collection cost is good in comparison to other nearby authorities • Annual Review of Collection Charges
Why are discounts given to some - we all pay our council tax.	<ul style="list-style-type: none"> • Discount is only given to Rothercard holders. • The Rothercard provides discounts on this service for persons over 60, people on benefits/low income etc. • Card valid for five years.
Get big items out of the house	<ul style="list-style-type: none"> • Not undertaken due to potential insurance implications
Give times and stick to them	<ul style="list-style-type: none"> • Our new appointment system currently only allows us to specify the day of collection which is adhered to.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL
Neighbourhood Services

Customer Satisfaction Survey:

Blue Box Recycling Scheme - New service rolled out to 100,000 properties over 2003/4

Overall Satisfaction: 100% (Good/Very Good)

SERVICE ISSUE	RESOLUTION
Problems with boxes in windy weather.	<ul style="list-style-type: none"> • Where possible crews are instructed to return boxes to the curtilage of the property (over the wall/gate to prevent them being blown away. • If resident leaves a brick or similar - this is used by collectors to weigh the box down after emptying.
Missed collection	<ul style="list-style-type: none"> • Procedure is in place for missed bins • HES 88 – Monitors current performance
Confusion over collection week/ Need More Information of what can go in the box	<ul style="list-style-type: none"> • Calendar recently re-issued (since survey returned) • Also gives details of what can be recycled on each scheme • Several Roadshows completed throughout the Borough
Provide a wheeled bin instead of Box. (Health & Safety handling concerns/ Blue Box isn't large enough for their needs.)	<ul style="list-style-type: none"> • Consultation was undertaken prior to implementing the scheme to determine the best and most cost effective type of container. • There were a number of concerns over space required for the existing box • The current box is designed to provide maximum capacity, whilst ensuring compliance with acceptable carrying and lifting limits specified in the Manual Handling Regulations • As with our other recycling schemes, excess waste will be taken or an extra box supplied upon request.
Boxes not returned to correct location/ Own box not returned	<ul style="list-style-type: none"> • Re-Issue instruction to all staff
Service failure information card	<ul style="list-style-type: none"> • Re-Issue instruction to all staff • Maintain supply of cards • Ensure all crews have stock of cards • Monitoring Officers to undertake regular checks
Have a more specified time - sometimes miss the collection if it is too early and if left out overnight they are usually all over the street the next morning	<ul style="list-style-type: none"> • Should be similar time if same route covered • Unfortunately as we start at 07:00, someone will always have to be at the beginning of one route!

ROTHERHAM METROPOLITAN BOROUGH COUNCIL
Neighbourhood Services

Customer Satisfaction Survey:
Green Waste Collection Scheme

Overall Satisfaction: 98% (Good/Very Good)

SERVICE ISSUE	RESOLUTION
Many comments in other surveys requesting to go on the scheme	<ul style="list-style-type: none"> • This should be addressed upon approval of the Municipal Waste Management Strategy in April. This advocates a phased implementation of alternate weekly collections of recyclable and residual waste streams
Bin returned to wrong location (1 report)	<ul style="list-style-type: none"> • Re-Issue instruction to all staff
Confusion over Winter collection Dates	<ul style="list-style-type: none"> • Information was provided upon delivery of bins and again shortly before winter operations commenced. • Alternate weekly collections will recommence in March
Assistance for the elderly	<ul style="list-style-type: none"> • As with refuse and blue box operations, assisted collections are available to the elderly and/or infirm upon application.
Weekly collections during summer	<ul style="list-style-type: none"> • Although we are unable to provide a weekly collection scheme we do allow excess waste on recycling schemes
Unsure of what can go in the bin (1 Report)	<ul style="list-style-type: none"> • Information was provided upon delivery of bins • There was also a sticker underneath the lid explaining exactly what would go in the bin • Recycling Help line number is on all information issued, in case further information or clarification is required
Second bin for those with large gardens	<ul style="list-style-type: none"> • As with our other recycling schemes, excess waste will be taken • We also promote home composting for those with large gardens and provide bins at a subsidised rate of £5 through our 'Everyone Loves a Rotter' Campaign (Funded by Defra)
Spillage	<ul style="list-style-type: none"> • Issue instruction to all staff • Ensure all crews have brush/shovel • Monitoring Officers check equipment on regular basis
Not all materials removed (1 report)	<ul style="list-style-type: none"> • All materials should be removed. It may have been compacted at the bottom of the bin. • Re-Issue instruction to staff

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Cabinet Member for Housing and Environmental Services
2.	Date:	28th February 2005
3.	Title:	Rehousing of Homeless Applicants Wards Affected – All
4.	Programme Area:	Neighbourhoods

5. Summary

To reduce the number of outstanding homeless applicants and to establish improved procedures for maintaining contact with applicants until rehousing is achieved.

6. Recommendations

That the report is received and the improved procedures noted.

7. Proposals and Details

At the Cabinet Member meeting held on 8th December 2003, following the Void Property Monitoring Report, it was agreed “that, when complete, the review of the homeless waiting list and procedures for keeping on contact be submitted to the Cabinet Member.”

The review of the Housing Register undertaken in December 2003 highlighted a significant number of outstanding homeless applicants awaiting rehousing. At 31st January 2004 some 500 outstanding homeless applicants were identified.

A review of these cases has been carried out and contact made, wherever possible, by telephone/letter. Following this review the number of applicants awaiting rehousing has reduced to a core of approximately 300. The number fluctuates continually as, although cases are reduced by rehousing or following changes in circumstances, new applicants are being accepted daily.

(For information, in the period from 1st April to 30th December 2004 the average number of homeless applicants accepted per week was 14)

Improved procedures have been established to assist with rehousing:

- Establishment of a Resettlement Officer within the Prevention and Support Team (following the recent restructure a permanent appointment has been made from 20th December 2004).
- Regular daily liaison with Allocation Officers at the Neighbourhood Offices.
- Improved Nomination Agreements and Protocols with Registered Social Landlords which have resulted in increased numbers of vacancies being offered to homeless applicants.
- Regular daily contact with Registered Social Landlords
- Joint working with relevant agencies e.g. Ricochet Project, Robond, Action Housing, Rotherham Women’s Refuge.
- Increased prevention work to reduce the number of homeless applicants through the use of the pilot family mediation scheme and increased housing advice.
- Allocation Officers at the Neighbourhood Offices were experiencing problems in contacting homeless applicants when they were due for an offer of a property and new measures have been put in place to help maintain contact.

All homeless applicants accepted for rehousing are issued with a Registration Card which must be stamped at their local Neighbourhood Housing Office on a monthly basis. This establishes contact and gives the opportunity for details such as address and contact telephone numbers to be regularly checked.

8. Finance

The measures outlined are contained within current budgetary provisions.

9. Risks and Uncertainties

There will always be a number of homeless applicants where, because of the very nature of their circumstances, maintaining contact proves difficult.

If applicants cannot be contacted easily there is a risk that, because of pressure to let properties quickly in order to reduce the void turnaround time, homeless applicants may be bypassed.

10. Policy and Performance Agenda Implications

Prevention of homelessness is one of the government's key targets.

Reducing the number of outstanding homeless applicants and improving contact whilst applicants are awaiting rehousing is helping to ensure a better quality of life and is protecting and supporting vulnerable people.

Performance Indicator

BV 203 - Percentage change in average number of families in temporary accommodation, compared with the year 2003/04.

By preventing and reducing the number of homeless applicants we are ensuring that we continue to meet our target for this indicator.

11. Background Papers and Consultation

Housing Act 1996, Parts V1 and V11

Homelessness Act 2002

Homelessness Strategy 2003 - 2008

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ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Housing and Environmental Services
2.	Date:	28th February, 2005
3.	Title:	Homelessness Strategy 2003-2008. Report on Current Progress against Action Plan Wards affected: All
4.	Programme Area:	Neighbourhoods

5. Summary

The Council's Homelessness Strategy was published on 31st July, 2003 and identifies three Strategic Objectives:-

1. To reduce homelessness through appropriate prevention measures.
2. To ensure appropriate accommodation and support services are available.
3. To improve information and service quality.

The Action Plan attached to the Strategy identifies the work needed to achieve the three Objectives. An updated Action Plan, showing progress to date, is attached (Appendix A).

An evaluation by Government Office on the homelessness five-year strategy and action plan concluded with significant praise on the documents vision and content in respect of fit with other strategies, national, regional and local agenda. Furthermore radically changing the culture in which homelessness operates in conjunction with the development and delivery of services. Delivery of the action plan has been set within a context of extreme staffing difficulties, however despite this the team have successfully achieved against its performance indicators whilst developing and delivering against areas of work in the action plan which will have maximum impact for improvement on services delivery.

6. Recommendations

THAT THE REPORT IS RECEIVED AND THE PROGRESS TO DATE AGAINST THE ACTION PLAN IS NOTED.

7. Proposals and Details

The present situation with regard to the Homelessness Strategy is shown in Appendix A, with details given against the individual action points.

The position is, to some extent, of an interim nature as with the previous staffing levels/use of Agency staff within the Homelessness Team there have been limited opportunities for progress since the previous progress report in May 2004. However, this situation has been addressed with the restructuring of the Community Services Unit and the establishment of the Prevention and Support Team.

Nevertheless, there are a number of areas where significant progress has been made e.g. mediation, elimination of the use of bed and breakfast accommodation for families, development of furnished tenancies, etc. and ongoing monitoring is being undertaken to ensure that this progress is sustained.

However, there are also areas where progress is behind target and these will be addressed by the newly formed team. The Homelessness Team is now the Prevention and Support Team with the emphasis on preventing homelessness rather than the present reactive service. The development of the Choice Based Lettings Scheme and of the Housing Advice Team will also have a positive impact on the Homelessness Strategy.

In August 2004, the Office of the Deputy Prime Minister published the results of an independent evaluation of local authorities' Homelessness Strategies which was carried out by Housing Quality Network Services (HQNS). Their summary of Rotherham's Homelessness Strategy is attached at Appendix B.

Their overall assessment is that Rotherham's Homelessness Strategy is an inclusive document which reflects an extensive multi-agency approach and shows a clear picture of homelessness in the area. The Action Plan is assessed as being clear, achievable and deliverable.

Two areas of weakness were identified in the evaluation:-

1. Lack of direct consideration of the health needs of the homeless.
2. Lack of identified involvement of homelessness staff within the review strategy process.

We will be looking to address these weaknesses during the coming financial year.

8. Finance

The staffing resources used are met from the Housing General Fund and the Housing Revenue Account.

Some funding is available through the Homelessness Directorate of ODPM, particularly to help authorities reduce bed and breakfast usage for families, reduce levels of rough sleeping and reduce the use of temporary accommodation for homeless families. The grant for the present financial year for Rotherham is

£31,000. (£31,000 per annum was received for the years 2002/03 and 2003/04). A grant of £31,000 has now been confirmed for the year 2005/06.

Funding is also available through the Supporting People Framework with a number of successful areas of development during 2004 which have had a positive impact on homelessness including:-

1. Supported housing project at Flanderwell for young mothers/mothers-to-be in conjunction with YWCA and Hallam Housing Association.
2. Development of new premises with increased number of bedspaces for Rotherham Women's Refuge in conjunction with Hallam Housing Association.
3. Fourteen units of supported interim accommodation for single homeless applicants at Elliott Court in conjunction with Action Housing and Hallam Housing Association.
4. Employment of a Project Support Worker to work with homeless applicants placed in temporary accommodation.

9. Risks and Uncertainties

Staffing resources within the Homeless Team have been difficult over the last 12/18 months with reliance on temporary agency staff to maintain day to day performance. However, the restructuring process is now complete and the streamlining of the Team, together with the development of the Choice Based Lettings and Housing Advice Teams, will enable the emphasis of the work to focus on housing advice, housing options and the prevention of homelessness.

The risk analysis contained within the Strategy identifies two high risk factors:-

- lack of resources
- opposition from local communities in connection with accommodation and support provision.

Resource availability must be considered and, if a shortfall is identified, priorities and timing within the Action Plan will need to be re-established to ensure actions are not started unless funding is available.

The successful establishment of the Supported Housing Project for young mothers at Flanderwell has eventually overcome the considerable obstacle of opposition from local communities. However, other vulnerable groups which are perceived as presenting a greater threat to local communities e.g. drug/alcohol abuse, could find local opposition overwhelming.

With the development of the ALMO from 1st April, 2005, robust service level agreements will need to be in place between the Community Services Unit and the Neighbourhood Offices to ensure that sufficient suitable council accommodation will be made available for homeless applicants and other vulnerable groups.

Further work needs to be carried out to ensure that the service is accessible to and meets the need of minority communities and hard to reach groups.

10. Policy and Performance Agenda Implications

Achieving the Strategic Objectives of the Homelessness Strategy directly supports the aims of the Community Strategy, Corporate Plan, Housing Strategy and Supporting People Strategy.

The objectives of the Homelessness Strategy meet social needs by helping to ensure a better quality of life, improving facilities for fair access and choice, protecting and supporting vulnerable people, reducing factors that contribute to ill-health and improving the life chances of vulnerable children and young people.

There are direct links with “The Year Ahead Statement” and the resolve to strengthen our engagement with disadvantaged groups – to improve access and involvement in the design, delivery and monitoring of services and enable people to thrive and participate fully within the community.

Performance Indicators

At present there are four Performance Indicators which monitor homelessness issues with targets being consistently met in all cases:-

HES 67 Proportion of homeless applicants where decision is made within 33 days

Results: consistently achieving 100%

BV 183 Average length of stay of families in bed and breakfast accommodation

Results: No families placed in bed and breakfast since April 2004

BV 202 Snapshot of number of rough sleepers on a single night

Results: Rough Sleepers Count undertaken in March 2004 found no rough sleepers. Snapshot figures from April to October show two – four persons

BV 203 Percentage change in average number of families in temporary accommodation compared with year 2003/4

Results: Numbers consistently well within target figure

The Audit Commission are proposing to establish two additional Performance Indicators from 1 April 2005.

BV (X16) Households who considered themselves as homeless, who approached the local authority’s housing advice service and for whom housing advice casework intervention resolved their situation.

BV (X17) Proportion of households accepted as statutorily homeless who were accepted as statutorily homeless by the same or another authority within the last two years (which is a measure of repeat presentations).

11. Background Papers and Consultation

Housing Act 1996, Parts VI and VII

Homelessness Act, 2002

Housing Strategy

Homelessness Review

Homelessness Strategy 2003-2008

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APPENDIX A

ROTHERHAM MBC: HOMELESSNESS STRATEGY - ACTION PLAN

OBJECTIVE: 1: To reduce homelessness through appropriate prevention measures	
OUTCOME: Reduction in numbers of homeless applications by 10%, as a result of good quality, timely advice tailored to individuals requirements through the development of an independent Housing Advice Service, Personal Housing Plans and Mediation Service by March 2005	

Ref	Action	Priority	Lead Officer	Completion Date	Measure of Achievement/Anticipated Outcome	Progress to Date	Status (Red/ Amber/ Green)
1.1	Market services more effectively	1		1 st October 2003	Develop 5 Year marketing plan	Key component in 5-year plan is to reduce the number of homeless presentations including repeat homeless presentations. This has been the key focus for the Prevention & Support Team. Marketing plan is to be reviewed, effectiveness evaluated and refreshed plan developed during April 2005	Amber
					Establish service directory	Developed, distributed and in use	Green
					Produce leaflets/posters	Developed and in use	Green

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1.2	Undertake prevention work in schools	2	1 st Jan 2004	Engage head teachers	Ricochet-led Peer Education Project continues – now delivered in 5 comprehensive schools and 2 additional units (Rowan project for school-age mothers & Whiston Grange unit for pupils excluded from mainstream education) Project well received by teachers and pupils with some schools requesting repeat presentations for further groups of pupils.	Green
1.3	Establish clear links with prisons	2	1 st Jan 2004	Establish training/information programme and resources packs	Established as integral part of project – Peer Educators, who are young people with direct experience of homelessness, are using project to obtain B.Tec. qualification. Lottery funding for Ricochet granted for 3 years from Oct. 2004 – includes ongoing requirement to continue Peer Education project Young Persons' Focus Group, which meets monthly at Youth Café, is advertised in all comprehensive schools. As links are established rehousing of ex-offenders will be better planned and tenancies will have improved sustainability	Green

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				<p>Establish links/outreach programme</p>	<p>Links established at regular meetings of South Yorkshire Resettlement Group. Protocol established to develop consistent approach with ex-offenders across South Yorkshire. Shelter contract for employment of Resettlement Officers established across Yorkshire and Humberside. Resettlement Officers now employed at all local prisons. Joint meeting to take place between Resettlement Officers and Sheffield, Barnsley, Doncaster and Rotherham Homelessness Officers to examine ways forward.</p>	<p>Green</p>
				<p>Develop prison information pack</p>	<p>Prison Information Pack developed in partnership with South Yorkshire Offenders Group, pack to be piloted following agreement with group – June 2005</p>	<p>Amber</p>
				<p>Evaluate effectiveness and benefits</p>	<p>Monitor through above Group to establish number of ex-offenders obtaining and sustaining tenancies</p>	<p>Green</p>

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					Continue/expand if successful	To be considered following period of monitoring	Green
1.4	Increase housing advice	1	1 st Nov 2003	Establish gaps in advice/tenancy relations	Drop-in Surgeries established at Community Alcohol Services and Shiloh Project, operational on a monthly basis. Young Peoples' Focus Group held monthly at Youth Café. Portfolio of Private Landlords developed and available for staff use. To be made available for public following consultation with landlords, following links with Private Landlords Forum.	Green	
				Agree priority for development of additional services	In-house independent housing advice service established from 1 st October 2004, initially operating from Norfolk House. Staffing of Advice Team now established as part of the restructure. Advice Service will ultimately be delivered from Property Shop which is due to be opened by April 2005 (in conjunction with Choice Based Lettings, Home Improvement Agency and Energy Efficiency Team)	Green	

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1.5	Establish helpline	1	1 st Nov 2003	Identify cost including free-phone option. Develop resource pack. Train help-line staff. Identify and cost interpreting services. Identify and publicise number. Evaluate – continue if effective.	Free help-line established at all Neighbourhood Offices in private interview room locations giving direct link to Homelessness Team. External free-phone help-line yet to be investigated.	Green
1.6	Develop personal housing plans	3	1 st April 2004	Draft framework for plans Consult service users Run pilot	Initial framework developed Pilot undertaken Outcome of pilot under evaluation by Homelessness Team . Findings developing a framework that will be utilised by Housing Assessment Team and Housing Advice Team.	Green Green Green
1.7	Increase life-skills	3	1 st April 2004	Evaluate – offer service if effective Identify priority client group(s)	Evaluation underway with Housing Assessment Team and Housing Advice Team Priority Group identified – ex-offenders	Amber Green

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				Develop training/support programme	Outreach services in operation with range of agencies Staff Training completed with Neighbourhood Offices New officers within Prevention and Support Team now in post to undertake training during February and April 2005 Evaluation to be undertaken of training, training package to then be cascaded to partner agencies June 2005	Red
				Identify funding sources	£1,000 training budget identified within Grant for 2005/2006	Green
				Commission service provider for pilot	Commissioning work to be undertaken July 2005	
				Evaluate – continue/expand service if effective	Evaluation November 2005	
1.8	Establish mediation service(s)	1	1 st Nov 2003	Agree priority groups for service Cost service before commissioning Develop performance measures and outputs Commission service provider(s) for pilot Evaluate – continue/expand service if successful	Family mediation service within Homelessness Team Costs of different mediation services investigated Monitor number of referrals and outcomes South Yorkshire Family Mediation Service commissioned to run pilot from April 2004 Results have been monitored and are being analysed following operation of pilot mediation service from April to November. Report submitted to Cabinet	Green Green Green Green

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						Member on 20 th December 2004 and agreement reached to continue pilot until March 2005.	
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OBJECTIVE: 2: To ensure appropriate and timely accommodation and support services are available
OUTCOME: Elimination of use of bed and breakfast accommodation through provision of increase in number of units of temporary and emergency overnight accommodation to 32 units in total by September 2004
Introduction of Choice based letting Scheme by April. 2005 which will facilitate sustained tenancies
Maintenance of referral processes to floating support services through Supporting people programme

Ref:	Action	Priority	Lead Officer	Completion Date	Measure of Achievement/Anticipated Outcome	Progress to Date	Status
2.1	Ensuring appropriate accommodation and support	1		1 st October 2003	Production of a thorough review document of the Out of Hours Service	Preliminary review undertaken effectiveness being monitored	Green
2.2	Provision of direct access services	1		1 st Jan 2004	Identify capital and revenue requirements and resources. Scope the scheme(s) Identify development and service delivery partners. Seek capital and long term revenue funding guarantees. Develop service(s) if funding available.	Rotherham Homeless Project have leased former White Swan premises on Westgate and have commenced refurbishment to provide supported, temporary direct access emergency accommodation and drop in support services. The Project is currently seeking funding and was hoping to open before the end of 2004. There have been delays due to planning difficulties but these have now been resolved and the Project is now hoping to open in Spring 2005. However, funding problems remain an ongoing issue.	Amber Planning issues resolved but delay remains an issue because of funding.

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2.3	Increased temporary housing	1	1 st April 2004	<p>Identify priority groups Identify partners Research and confirm unit needed Identify potential stock Identify housing management costs Cost refurbishment works Identify additional support services needed Cost and resources support services Commission use of accommodation</p>	<p>Units of temporary furnished accommodation increased to 32 (17 RMBC Properties plus 15 through SYHA) Also 3 units of emergency overnight accommodation now in use, which are accessed by door entry codes and are, therefore, available through the “out of hours” service. Furnished house now in use as move-on accommodation from Women’s Refuge Currently investigating 2/3 additional units for people with mental health problems moving on from crisis situations. Fourteen units of supported self-contained accommodation at Elliott Court opened 4.10.04 - interim accommodation let on 12 week license and used whilst homelessness circumstances are investigated &, if duty accepted, alternative rehousing is found.</p>	Green
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2.4	Increased permanent accommodation accessible by homeless people	1			<p>Confirm unit numbers needed</p>	<p>Number of homelessness acceptances 2004 to 31st Jan 2005 – 560 Number of homelessness acceptances 2003/2004 - 553 Number of Voids available for re-let 2004/2005 2039 1/3rd of presentations accepted as homeless Average of 600 properties per year required to address homelessness Rigorous monitoring of nominations form RSL's operational now achieving 50% nomination rights</p>	Green
					<p>Maximise use of s.106 agreements and HIP</p>	<p>To be linked with Housing Strategy</p>	
					<p>Ensure priorities in line with regional and sub regional priorities to access capital funding</p>	<p>Yorkshire and Humber Government Office regional homelessness forum established to raise profile and joint working regionally and sub regionally</p>	Green
					<p>Identify development partners</p>	<p>All new housing developments, affordable housing pursued with nomination arrangements. Interim Housing scheme developed with Action Housing and Chevin Housing</p>	Green
				<p>Identify and re-designate low demand stock</p>		<p>Local lettings policy operational</p>	Green
				<p>Refurbish stock</p>		<p>Decent Homes programme operational</p>	Green

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2.5	Engagement with the private sector	2	1 st January 2004	<p>15 units of dispersed accommodation with South Yorkshire Housing Association refurbished</p> <p>20 units of interim accommodation established and operational</p> <p>Supporting People Floating Support service operational</p> <p>ODPM Grants £31,000 utilised to develop temporary and interim accommodation</p> <p>Links to be established through Private Landlords' Forum, first meeting 28th February 2005</p>	<p>Green</p> <p>Green</p> <p>Amber</p>
2.6	Increase in choice of housing by homeless people	2	1 st Nov 2003	<p>Identify additional support services</p> <p>Cost and resource support services</p> <p>Meet with private sector landlords</p> <p>Identify barriers and opportunities</p> <p>Select potential partners</p> <p>Establish actions to deliver access to private sector</p> <p>Cost and resource actions</p> <p>Pilot actions</p> <p>Evaluate effectiveness and benefits</p> <p>Continue/expand if effective</p> <p>Establish choice based lettings pilot for homeless</p>	<p>Green</p> <p>Approval by Cabinet Member to introduce Choice Based Lettings (CBL) across the Programme Area by April 2005. It is proposed that applicants in the Priority Group, including homeless applicants, will receive priority for 50% of vacancies.</p>

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					Develop publicity	Consultation exercise now complete – publicity will be developed to link with with commencement date of CBL	Green
					Implement scheme and monitor outcomes	Scheme to be introduced by April 2005 and outcomes will be closely monitored	Green
					Identify role of property shop and time-scales for implementation	Property Shop will be an integral part of Choice Based Lettings. Suitable premises currently under preparation, to be operational by April 2005. Property Shop will also be the base for the newly formed Housing Advice Team.	Green
					Link choice based lettings if successful to property shop services	See above	Green
2.7	Increased provision for women fleeing domestic violence	1	1 st Oct 2003		Identify options with client group. Establish priority of options. Identify partners. Cost options and additional support services. Establish resources. Timetable delivery options. Evaluate effectiveness.	Following successful joint bid to Housing Corporation by Rotherham Women's Refuge and Hallam Housing Association, funding now available for new, purpose built Women's Refuge to be completed by May/June 2005. This will increase the capacity of the Refuge and will enable support to be provided to an increased number of women and children. Additional unit of furnished accommodation now in use as move-on accommodation from Refuge.	Green

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2.8	Furnished Homes project	2	1 st Oct 2003	Establish expected outcomes Monitor effectiveness Continue/expand if successful	Two further units are under consideration	Green
2.9	Availability of storage facilities for homeless people's possessions	1	1 st Oct 2003	Consult on storage needs. Identify and cost options. Decide on most effective option(s/ Ensure resources available to meet expectations	Historically there have been few demands on the Homeless Team for storage facilities. Consultation has been undertaken with service users limited interest in proposal. Formal expression of interest to be advertised	Green

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2.10	Lack of access for pets	2	1 st Jan 2004	<p>Storage options identified following benchmarking with Sheffield, Barnsley and Doncaster.</p> <p>Further investigation into most effective option now needed</p> <p>Contact and discussions undertaken with providers in South Yorkshire, limited assistance and availability offered.</p> <p>Further contact work with providers to be undertaken April 2005</p>	Green
				Identify relevant charities to temporarily re-home pets	Amber
				Identify schemes where pets will be allowed	Amber
				Establish ground rules for pets with services users	
				Engage RSPCA/animal welfare charities	

OBJECTIVE: 3: To improve information gathering and service quality

OUTCOME: To develop a streamlined homelessness service with well trained, knowledgeable staff with clear values shared through partnership working and increased customer involvement

Ref	Action	Priority	Lead Officer	Completion Date	Measure of Achievement/Anticipated Outcome	Progress to Date	Status
3.1	Better co-ordination of existing services in particular to reduce offending and substance misuse	1		1 st Nov 2004	Establish directory of all services offered	Guide to overall services in Rotherham compiled – To be distributed February 2005 Ricochet Project are producing a South Yorkshire directory which is due for completion by early 2005	Green
					Obtain agreement of other Services for better co-ordination	Joint protocol established with Social Services for homeless 16/17 year olds. Assessment procedures and joint working practices are being established with Social Services and Bridges Project for care-leavers.	Green

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					Develop joint working practices and agreed protocols including data sharing linked to reduce offending, substance misuse and training and employment options	Protocol to be established between Homelessness, Probation Service, Youth Offending Team and Supporting People. Links need to be established with Drug Strategy Team – meeting to be arranged for February 2005 Not yet applicable	Green
3.2	Further research into a number of hard to reach groups	2	1 st April 2004		Identify full costs and confirm re-alignment of resources Establish research project plan	Action Plan developed to improve contact with BME groups following issues identified at BME Conference.	Green
					Establish lead research role for each area	Prevention and Support team recruited specialisms allocated operational form March 2005	Green
					Identify and cost what professional research is needed	Special Needs Housing Study commissioned	Green
					Amend/reprioritise Strategy in line with findings and available resources	To be amended following receipt of Special Needs Housing Study findings	Green
3.3	Develop innovative ways of involving customers and stakeholders in identifying services improvements	2	1 st Jan 2004		Research involvement options from existing good practice	Monthly “drop-in” surgeries will lead to improved relationships with customers which will enable this area of work	Green

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									to be developed. Benchmark with ODPM "Good Practice" guidance.	
									Evaluation of drop in sessions October 2005	Green
									Involvement plan established with time-scales Resources identified and plan implemented within resources available	
									Identify areas to be monitored	
									1 st Oct 2003	
3.4 (a)	Continuous development of stretching performance measures	1							Two new Audit Commission Performance Indicators established from 1 st April 2004 to measure :- <ul style="list-style-type: none"> • numbers of rough sleepers • numbers of families in temporary accommodation. This is in addition to the existing Performance Indicators which measure <ul style="list-style-type: none"> • Percentage of homeless decisions made within 33 days. • Average length of stay for families in bed & breakfast accommodation 	Green

APPENDIX A

			Establish regular benchmarking information	Performance and Quality Unit constantly monitor Performance Indicators against other local authorities and publish quarterly results	Green
			Develop continuous improvement targets	Three year targets set for all Performance Indicators aiming for continuous improvement	Green
3.4 (b)	Deliver improved quality and continuous improvement	1	Review current structure	Restructuring of Community Services including Homeless Team currently underway	Green Prevention & Support Team established Jan 2005
			Re-align to produce high quality service	Emphasis will be on prevention of homelessness with increased advice available about choice and housing options	Green
3.5	Develop communications/information strategy	1	Establish gaps in effective communication and data sharing following actions in plan to improve co-ordination	Not yet undertaken	Red To be undertaken by Prevention & Support Team in 2005/06
			Improve information availability	Posters and leaflets developed and distributed. Services Standards under review	Green

APPENDIX A

					Produce effective strategy after involvement of stakeholders	Strategy to be reviewed and updated October 2005	Green
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Appendix B

Housing Quality Network Services

Evaluation of Homelessness Strategies

ROTHERHAM SUMMARY

Narrative Overview including Key Strengths/Weaknesses and Areas of Good Practice.

1. **Main Themes** – the main themes of the strategy are to reduce homelessness through appropriate prevention measures, ensure appropriate and timely accommodation and support services are available and to improve information and service quality.
2. **Fit with Other Strategies** – Many national, regional, internal and external strategies have been considered as part of the review and strategy development and these have generally been inclusive of all client groups.
3. **Strategy Development Process** – There has been an extensive multi-agency approach to both the Review and the development of the Strategy and Action Plan. Large working groups were established to assist in the development of the Strategy and their work has been continued into the delivery of the Action Plan which has enabled a consistent and inclusive approach.
4. **Impact of Contracting Out** – Not relevant at this time.
5. **Link between Review, Strategy and Action Plan** – The key findings of the Review are set out within the Strategy and have informed the strategic objectives. These objectives head individual action plans. The same agencies, of which there are a lot, have been involved in the Review, development of the Strategy and Action Plan.
6. **Strengths and Weaknesses:**
 - **Strengths** – The multi-agency approach to the whole process and the use of relevant working groups to ensure key actions are focused. The Action Plan is inclusive.
 - **Weaknesses** – The lack of consideration of the health needs of the homeless and the lack of involvement of homelessness staff within the review process.
7. **Action Plan** – The Action Plan is inclusive, ensuring that lead officers and agencies are appointed, resources are identified and each action is prioritised.

8. **Mechanisms for Monitoring and Evaluation** – There are clear and effective mechanisms for reporting to key stakeholders, not least through their involvement. Also there are clear reporting routes to the Local Authority including the Cabinet Member and Scrutiny Committee.
9. **Overall Assessment** – An inclusive document which has presented a true picture of homelessness in Rotherham. A holistic approach has been taken with the extensive involvement of key stakeholders which has resulted in an Action Plan which is both achievable and deliverable.
10. **Gaps and Good Practice** –
 - **Gaps** – lack of direct consideration of the health needs of the homeless and the lack of identified involvement of homelessness staff within the Review process.
 - **Good Practice** – The extensive multi-agency approach to the Review, Strategy and Action Plan which has enabled not only a holistic approach to be taken but also has ensured that the document is inclusive and shows a clear picture of homelessness within the area. The Action Plan is also clear, achievable and deliverable.

ROTHERHAM BOROUGH COUNCIL – Delegated Powers Housing & Environmental Services
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1.	Meeting:	Delegated Powers Housing & Environmental Services
2.	Date:	28th February 2005
3.	Title:	Proposed Fees & Charges Cemeteries & Crematorium
4.	Programme Area:	Neighbourhoods

5. Summary

In line budget setting process for the program area and following budgets considered by the Corporate Management Team, fees and charges for cemetery & crematorium fees effective 1st April 2005 require consideration. Proposed fees and charges are shown in the table at appendix 1.

6. Recommendations

6.1 Cabinet Member approves the increase in fees effective from the 1st April 2005

7. Proposals and Details

In considering the budget requirements for 2005 / 06, regard has been taken of the requirement to increase all income by 2%. In addition pressure on the cemetery & crematorium budget through additional costs have been considered. Specifically an additional £92K increase in costs incurred through the re tendered grounds maintenance contract. General price inflation is currently 3%, salaries have risen by 2.95% and superannuation rates have risen significantly - from 13.8% to 15.1%

The proposed fees and charges shown at appendix. 1, represent an overall increase of 13.5%, with the exception of cremation fees, which have risen by 11.75%.

Currently Rotherham's cremation fees are 2.5% below our benchmarked group and in line with our neighbouring Authorities of Barnsley, Doncaster & Sheffield. Currently Rotherham's burial fees are 1.7% below our benchmarked group and in line with our neighbouring Authorities. Since this benchmarking some of our neighbouring authorities have applied further increases in fees. This suggests that a rise in fees in cremation services would be sustainable within the market. Appendix 2 shows benchmarking information with Yorkshire Burial & Cremation Authorities

8. Finance

The additional fees and charges will achieve a balanced budget position at the same time as returning the required 2% additional income from the unit.

9. Risks and Uncertainties

There could be a risk of cross boundary drift if Rotherham's cremation fees become out of line with those of our neighbors. This will be kept under review.

10. Policy and Performance Agenda Implications

NA

11. Background Papers and Consultation

Officers of the Programme Area Finance Team have been consulted

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Appendix 1 Proposed Cemetery & Crematorium fees and charges.

Cemeteries fees	Current fee	Proposed from 1 April 2005
Purchase of Exclusive rights of burial		
• In an earthen grave for 100 years	£346	£393
• In a cremation plot for 100 years	£227	£258
Interments		
• Of a non-viable-foetus, still born child or child not exceeding two months of age	£29	£33
• Of a child exceeding two months but less than than eighteen years of age	£55	£62
• Of a person exceeding Eighteen years of age	£521	£591
• Of cremated remains (removal of turf will constitute an interment)	£247	£280
• Scattering remains on a grave	£54	£61
• Extra depth for additional burials over two people	£34	£39
• Extra width where a grave is excavated for a coffin 28" or larger	£66	£75
• Adult grave lining Muslim section	£319	£362
• Childs grave lining Muslim section	£159	£180

Cemeteries fees	Fee from April 2003	Proposed from 1 April 2005
<p>Cemetery Memorials The fees indicated below represent the purchase of the right to erect a memorial, together with administrative charge in respect of verifying the inscriptions on memorials</p> <ul style="list-style-type: none"> • For placing a headstone • For placing a vase, plaque or a tablet • For each additional inscription. 	£125	£142
	£52	£59
	£50	£57
<p>Miscellaneous cemetery fees</p> <ul style="list-style-type: none"> • Certified copy of an entry in the burial register • Use of the cemetery chapel • Searches in registers for genealogical research from : • Photocopies A4 • Photocopies B.4 	£10	£12
	£42.5	£48
	£15	£17
	50p	50p
	£1	£1

Crematorium fees	Fee from April 2003	Proposed from 1 April 2005
Cremation Fees <ul style="list-style-type: none"> • The cremation of an infant not exceeding two months • The cremation of a child exceeding two months and less than 18 years • The cremation of a body exceeding 18 years • The cremation of retained organs (each occasion) new charge • Charge for the cancellation of a booking within 24 hrs of allocated service time 	£30	£34
	£48	£54
	£326	£364
	£53	£60
	£60	£68
Disposal of remains <ul style="list-style-type: none"> • Disposal of remains from elsewhere • Aluminium urn • Polytainer (provided in all cases when remains are collected where an urn is not requested) • Certificate of cremation • Certified copy of an entry in cremation register 	£25	£28
	£23	£26
	£10	£11
	£14	£16
	£14	£16

Crematorium fees	Fee from April 2004	Proposed from 1 April 2005
Books of remembrance		
• 2 line inscription	£33.00	£37.00
• 3 line inscription	£46.50	£52.00
• 4 line inscription	£60.00	£67.00
• 5 line inscription	£73.50	£82.00
• 6 line inscription	£87.00	£97.00
• 7 line inscription	£100.50	£112.00
• 8 line inscription	£114	£127
Cards of remembrance		
• 2 line inscription	£20.50	£24.00
• 3 line inscription	£23.50	£28.00
• 4 line inscription	£26.50	£32.00
• 5 line inscription	£29.50	£36.00
• 6 line inscription	£32.50	£40.00
• 7 line inscription	£35.50	£44.00
• 8 line inscription	£38.50	£48.00
Memorial Plaques		
• Memorial plaque with 10 years lease period	£148.50	£169.00
• Replacement plaque with 2 nd inscription expiry date unaltered	£101.00	£115.00
• Renewal of lease only for 10 years	£75.00	£85.00

Comparison of fees with Benchmarked Authorities 2004 / 05

Authority	A) Burial Rights	Years leased	B) Interment fee	A+ B New grave with 1 st interment	Cremation fee	Headstone Approval	Add inscription
	£	£	£	£	£	£	£
Wakefield	495	100	390	885	325	95	0
Leeds	434	50	468	902	352	118	50
Barnsley	392	99	423	815	316	113	28
Dewsbury	480	50	420	900	320	0	0
Doncaster	636	75	303	939	340	130	30
York	Na		277		455.50	62	43
Halifax	490	75	358	848	321	76	18.50
Sheffield	448	40	393	841	315	109	43
Rotherham	346	100	521	867	326	125	50
Bradford	572	100	426	998	279	84	0
Harrogate	635	50	392	1027	356	113	48
Hull	225	60	450	675	300		0
Average	465.80		402.82	881.54	334.59	105.75	38.81

Note increases of 13% & 6% have 13% & 6% have since been applied to Barnsley Cemetery & Cremation fees respectively respectively

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