

**ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBER**

<b>1.</b>	<b>Meeting:</b>	<b>Cabinet Member for Safe and Attractive Neighbourhoods</b>
<b>2.</b>	<b>Date:</b>	<b>7 April 2014</b>
<b>3.</b>	<b>Title:</b>	<b>Housing Investment Programme 2014/15 to 2016-17</b>
<b>4.</b>	<b>Directorate:</b>	<b>Neighbourhoods and Adult Services</b>

**5.0 Summary**

The purpose of this report is to provide details of the Housing Investment Programme for the financial years 2014/15 to 2016/17.

**6.0 Recommendations**

**That Cabinet Member receives and notes the Housing Investment Programme for 2014-15 to 2016-17.**

## 7.0 Proposals and Details

- 7.1 The budget process that led to the original Capital Programme for 2013/14 to 2016/17 ensured that the Council's capital investment plans were aligned with its strategic priorities and vision for Rotherham.

In order to maintain that strategic link, and make best use of the capital resources available to the Council, it is important that the programme is kept under regular review and where necessary revisions are made.

The table below provides an overview of the HIP programme for the period 2014-15.

<b>Description</b>	<b>Budget 2014-15 £</b>
Refurbishments	11,995,000
Other Capital Projects	13,563,000
Fair Access to All (Adaptations)	3,389,000
Regeneration/ Neighbourhood Renewal – Public Sector	5,086,000
Regeneration/ Neighbourhood Renewal – Private Sector	971,000
<b>Total</b>	<b>35,004,000</b>

## 7.2 Details

### **7.2.1 Housing Improvement Programme 2014-15 Capital Works**

Appendix A provides a detailed budget breakdown by scheme for 2014-15 to 2016-17 and how the programme will be funded, it should be read in conjunction with the following explanations for works in 2014-15

#### **7.2.2 Refurbishments – Budget £11,995,000**

This budget is to fund works for internal and external refurbishments to properties. Internal works will include elements such as new kitchen and bathrooms. External elements include re-roofing, external render, fascias, soffits & bargeboard replacements and outhouse improvements. This does not include any virement which will be made if approved by Cabinet member when considering the P11 HIP report of 7 April 2014.

#### **7.2.3 Other Capital Works – Budget £13,563,000**

The sections below, breakdown individual spend within the Other Capital Works budget.

#### **7.2.4 Environmental Works – Budget £1,612,000**

This budget will fund a variety of projects throughout the borough currently subject to consultation with tenants and members. Works funded through this

scheme will include bin store improvements, shrub bed enhancements, off street parking and footpath re-surfacing etc.

#### **7.2.5 Empty Homes – Budget £2,900,000**

This budget is to fund major voids where the cost exceeds £4,000. This often occurs when a previous tenant has refused decency works so properties require new kitchens and bathrooms etc. prior to re-letting.

#### **7.2.6 Replacement Communal Entrance Doors – Budget £840,000**

This is a continuation of the scheme in 2013-14 and will result in all communal entrances to flats having high security entrance doors fitted.

#### **7.2.7 Electrical Board & Bond – Budget £200,000**

This is a demand led service and is to fund electrical improvement works to properties (e.g. consumer units, rewires etc.) following fixed wire electrical testing.

#### **7.2.8 Asbestos Removal & Testing – Budget £380,000**

This budget is to fund asbestos surveys and removals to properties that are receiving planned capital improvement works.

#### **7.2.9 Boundary Wall Treatments – Budget £825,000**

This budget is to fund improvements to boundary/ retaining walls and footpaths throughout the borough. This does not take account of any virement which will be made if approved by Cabinet Member when considering the P11 HIP report of 7 April 2014.

#### **7.2.10 District Heating Conversion/ Upgrades – Budget £2,000,000**

It is proposed to fund district heating upgrades and replacements as to be detailed within the report to cabinet member in June 2014.

#### **7.2.11 External Insulation – Budget £50,000**

This will fund ad hoc top ups of insulation to external wall cavities and lofts.

#### **7.2.12 New IT System – Budget £245,000**

This budget is to fund the purchase and implementation of the new integrated Housing Management System.

#### **7.2.13 General Structures - Budget £650,000**

This budget is to fund remedial works to building structures and includes pointing, rendering, underpinning and damp proof works.

#### **7.2.14 Replacement of Central Heating/ Boilers - Budget £3,761,000**

There is an ongoing programme of Central Heating replacements in order to reduce the revenue burden as a result of increasing repairs to Buderus and Alpha boilers.

#### **7.2.15 Community Centre Improvements – Budget £100,000**

This will fund essential upgrades to lighting and fire equipment within the centres.

### **7.3 Fair Access to All**

#### **7.3.1 Disabled Adaptations (Public Sector) – Budget £2,078,000**

#### **7.3.2 Disabled Adaptations (Private Sector) – Budget £1,311,000**

This will fund the ongoing provision of disabled adaptations to council and private dwellings.

### **7.4 Regeneration / Neighbourhood Renewal Public Sector**

#### **7.4.1 Non-Traditional Investment – Budget £1,400,000**

This budget is to complete external refurbishment and insulated render works to non traditional properties. This is part of an ongoing programme to extend the life of non traditional stock by circa 25 years.

#### **7.4.2 Garage Site Investment – Budget £250,000**

This will fund improvements works to garage sites across the borough. Works will include re-surfacing to the highway, re-roofing, new doors and general environmental improvements.

#### **7.4.3 New Build DPU Bungalows – Budget £500,000**

It is proposed to construct 4 DPU bungalows, 2 located in Kimberworth and 2 located in Thurcroft using cost savings generated to date through the Repairs and Maintenance contract with Morrison FS and Wilmot Dixon Partnerships.

#### **7.4.4 Enabling Works (HRA Land) – Budget £100,000**

This will facilitate development/ access to HRA sites identified for disposal or new build development opportunities for private developers.

#### **7.4.5 Opportunity/ Strategic Acquisition – Budget £2,835,915**

This funding is part of a multi year commitment to acquire properties to add to the council's social housing stock through the 30 Year HRA Business Plan.

## **7.5 Regeneration/ Neighbourhood Renewal Private Sector**

### **7.5.1 Dinnington Transformational Change – Budget £1,200**

This project was funded through the Regional Housing Board and was the installation of temporary art work to Dinnington Town centre. This budget will fund the removal during 2014-15.

### **7.5.2 Canklow Phase 1 & 2 – Budget £690,000**

This is a multi-year programme of activity to regenerate an area within Canklow through Housing Market Renewal. The project is focused on demolition, buy back and refurbishment of public and private sector properties in the area.

### **7.5.3 Bellows Road Service Centre Clearance – Budget £280,000**

This is an ongoing Housing Market Renewal scheme and includes the construction of new shop units and provision of new housing within the area.

## **7.6 Slippage to 2014/15**

The 2014-15 Budget proposals include any previously approved slippage from 2013-14. Approval for any further slippage will be sought in June 2014 when reconciliation of actual spend in 2013-14 is complete.

## **7.7 Housing Improvement Programme 2015-16 to 2016-17**

Details of the proposed HIP for 2015-16 onwards are attached at Appendix A for information, along with details of how this will be funded.

## **8.0 Finance**

**8.1** Financial implications are contained within the body of this report. Any revenue implications from the revised programme have been fully reflected in the HRA's latest 2013/14 outturn revenue forecast.

## **9.0 Risks and Uncertainties**

The Capital Programme is funded through a number of sources: borrowing, capital grants & contributions, revenue contributions and capital receipts. Any uncertainty over the funding of the Programme rests on confirmation that grants/contributions and capital receipts continue to be available in coming years. Where funding sources are volatile in nature the risks will be managed by continually keeping the programme under review.

## **10.0 Policy and Performance Agenda Implications**

The HIP supports the Corporate plan priorities and is central to the longer term Housing Strategy:

- Making sure no community is left behind
- Helping to create Safe and Healthy Communities
- Improving the environment

The preparation of the Medium Term Financial Strategy incorporating a profiled capital programme and the associated revenue consequences, together with regular monitoring, highlights the Council's commitment to sound financial management.

## **11.0 Background Papers and Consultation**

Dave Richmond, Director of Housing and Neighbourhoods, Stuart Booth, Director of Financial Services and Budget Holders have been consulted during the preparation of this report.

Reports to Cabinet Member for Safe and Attractive Neighbourhoods

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