

# AGENDA ITEM 3

## COMMUNITY & SOCIAL AFFAIRS COMMITTEE

27 OCTOBER 2010

### REPORT OF THE HEAD OF SOCIAL & ECONOMIC DEVELOPMENT

#### IMPROVING HOUSING REPAIRS-HOUSING STOCK CONDITION SURVEY

##### 1.0 PURPOSE OF THE REPORT

- 1.1 To update members on the findings from the Housing Stock condition survey and to seek approval from members on the revised HRA capital programme.

##### 2.0 RECOMMENDATION

- 2.1 **Members note the Housing Stock Condition Survey Presentation.**
- 2.2 **Members approve the revised 2010/11 HRA Capital Programme.**
- 2.3 **Members comment and note on the current progress on the Housing Void process.**

##### 3.0 KEY ISSUES

- 3.1 In June 2010 the Council commissioned CPC to undertake a comprehensive survey of council housing conditions in order to provide data on the Council's own stock, with particular regard to the Decent Homes Standard and any repair or improvement requirements needed to meet this standard.
- 3.2 In addition, the report seeks to present adequate data on repair and renewal costs to enable an assessment of the future financial requirements for stock maintenance over the next 30 years. Such data is needed as an integral component of the Council's on going obligation to maintain their housing stock.
- 3.3 The report is provided as a background paper. It highlights the survey methodology, sample and representation; hard copies will be made available on request.
- 3.4 The presentation (Appendix A) provides further information on the:
- General make-up of the stock
  - The Decent Homes Standard
  - Catch-up repairs
  - Future major works.
  - Improvements
  - Contingent major works
  - Response and void repairs
  - Cyclical maintenance
  - Estate works
  - Exceptional extensive works
- 3.5 The current 2010/11 HRA capital programme was in draft format, as agreed with members, until the outcomes of the stock condition survey were known when a revised programme would be developed. Therefore, in response to this report, officers are requesting members to approve a revised 2010/11 HRA capital programme, so that

resources are targeted to start tackling the key areas identified in the report. This is shown as Appendix B. Members are asked to note that the 'forecast' column is the revised programme. A 5 year HRA capital programme up to March 2015 will be provided to members at their January 2011 committee meeting. Members are asked to note that this late revision of the 2010/11 capital programme may result in not being able to complete the entire programme; however, members will be kept notified of progress.

3.6 One of the key issues affecting the HRA in terms of potential income lost and supply of social housing is the level of empty properties and section 3.6 of the report provides further information on this area. Members will note elsewhere in the agenda a report seeking members' approval for disposal, due to being surplus, of some HRA assets which will contribute to HRA and General Fund capital programmes.

3.7 In addition, officers have been carrying out a 'lean' challenge process on the way the Council manages void properties, looking to identify efficiencies. Appendix C provides some initial analysis of the process.

#### 4.0 POLICY AND CORPORATE IMPLICATIONS

4.1 There are clear and direct links to affordable housing and decent homes priorities.

#### 5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

5.1 Members are asked to approve the revised 2010/11 capital programme, in response to the findings from the stock condition survey.

5.2 In addition, members are asked to note the summary of all costs for the next 5 years:

	Year 1	Year 2	Year 3	Year 4	Year 5	Total 30 years
Catch-up repairs	£265,018	£265,018	£265,018	£265,018	£265,018	£1,325,090
Future major works	£966,706	£966,706	£966,706	£966,706	£966,706	£31,849,701
Improvements	£196,200	£196,200	£150,000	£150,000	£150,000	£2,442,400
Contingent major works	£120,858	£122,228	£120,253	£120,221	£120,221	£2,336,612
Response and void repairs	£835,472	£927,164	£927,164	£927,164	£927,164	£27,264,768
Cyclical Maintenance	£524,846	£481,615	£481,615	£481,615	£481,615	£14,491,681
Estate Works	£85,000	£80,000	£80,000	£80,000	£80,000	£1,755,000
Exceptional Extensive	£14,687	£11,062	£15,000	£15,000	£15,000	£70,749
<b>Sub total</b>	<b>£3,008,787</b>	<b>£3,049,993</b>	<b>£3,005,756</b>	<b>£3,005,724</b>	<b>£3,005,724</b>	<b>£81,536,001</b>
Preliminaries	£114,234	£114,234	£110,538	£110,538	£110,538	£2,849,375
<b>Grand Total</b>	<b>£3,123,021</b>	<b>£3,164,227</b>	<b>£3,116,294</b>	<b>£3,116,262</b>	<b>£3,116,262</b>	<b>£84,385,376</b>

5.3 Members are asked to note that on average approximately £2.4m p.a. is raised through capital and revenue resources for Housing repairs, maintenance and improvements, therefore members are asked to note the 'gap' between the cost summary identified in the survey report and funding available.

5.4 The potential of securing some additional resources through the 'HRA Finance Reform' proposals are still a possibility, however, recent information from the new government suggests that this will not be until 2012/13, as the early adoption through 'volunteering' has not been seen as an option.

#### 6.0 LEGAL IMPLICATIONS/POWERS

6.1 No direct issues have been identified.

**7.0 COMMUNITY SAFETY**

7.1 No direct issues have been identified. Health and safety works are included into planned and responsive HRA budgets.

**8.0 EQUALITIES**

8.1 There are no direct equality issues.

**9.0 RISKS**

A detailed risk register will be drawn up for this project.

**Probability**

Very High A				
High B			1.	
Significant C				
Low D				
Very Low E				
Almost Impossible F				
	IV Negligible	III Marginal	II Critical	I Catastrophic

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Risk No.	Description
1	Insufficient resources to tackle all issues identified in the Survey report
2	.

**10.0 CLIMATE CHANGE**

10.1 There are no issues relating to climate change arising from this report.

**11.0 CONSULTATION**

11.1 The survey was based on a robust survey methodology.

**12.0 WARDS AFFECTED**

12.1 All wards are affected.

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Date: 14 October 2010

Appendices:

A: Survey Presentation (To be circulated at the meeting)

B: Revised Capital Programme 2010-11

C: Void Lean process

Background Papers: Survey of Council Housing Conditions 2010