

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 21 MARCH 2007

HOUSING INVESTMENT PROGRAMME 2007/2008

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To seek the Committee's approval to procure tenders for the Housing Investment Programme 2007/2008.

2. BACKGROUND

- 2.1 The Housing Investment Programme is the Council's statement of how it will annually translate the Standard Delivery Plan into a detailed programme of major works. In addition to the works necessary to bring all Council houses up to the Scottish Housing Quality Standard (SHQS) by 2015, the programme also includes other necessary capital/maintenance works not covered by the Housing Quality Standard criteria but which are necessary to provide quality housing for the tenants e.g. External Envelope Enhancement.
- 2.2 This report takes account of the anticipated completed works for 2006/07 and projects the future tendering requirements for the 2007/08 programme to allow early procurement and therefore continuity of contracts

3. HOUSING INVESTMENT PROGRAMME (HIP)

- 3.1 The updated summary five year Housing Investment Programme is attached as Appendix 1 to this report. The full updated address specific report will be placed in the Member's Information Point. Subject to Committee approval, the full programme will be published on the Council's web site and hard copies, available for inspection, will be placed in all local offices.
- 3.2 As can be seen from the attached summary, the pattern of major works continues along traditional lines with emphasis on kitchens, bathrooms, re-wiring, re-roofing etc, with projected expenditure of £15.027M in financial year 2007/08 and with future years' projections provided but subject to annual Committee approval.

4. FINANCIAL IMPLICATIONS

- 4.1 The full financial implications to 2015 are laid out in the updated Standard Delivery Plan, which was provided to members at the Housing Committee in May 2006. There are no additional financial implications for 2007/2008, as appropriate budgetary provision has been made through the rent setting exercise recently completed by the Council.

5. LEGAL AUTHORITY/IMPLICATIONS

- 5.1 The Council has a statutory and contractual duty towards its tenants in respect of the maintenance of its housing stock.
- 5.2 The Housing Investment Programme enables the Council to carry out its statutory and contractual obligations towards its tenants.

6. POLICY IMPLICATIONS

- 6.1 The production of a Housing Investment Programme meets the objectives of the Community Plan and the Local Housing Strategy, through the provision of good quality affordable housing, set within sustainable communities.

7 RISK IMPLICATIONS

- 7.1 Failure to carry out the requirements of the Housing Investment Programme and other necessary associated capital/maintenance works would have risk implications for the achievement of the Scottish Housing Quality Standard.

8. CONCLUSIONS

- 8.1 The Housing Investment Programme, as set out within this report, will ensure that the Council delivers its objectives in bringing the stock up to the SHQS by 2015.

9. RECOMMENDATIONS

- 9.1 The Committee are recommended to:
 - (i) Approve the updated five year Housing Investment Programme, as set out in Appendix 1;
 - (ii) Approve the publication and distribution of the Housing Investment Programme, as detailed in Paragraph 3.1 of the report; and
 - (iii) Otherwise note the contents of the report.

William Stafford
Executive Director of
Neighbourhood Services

20 February 2007

CMCA/JC2/LA

LIST OF BACKGROUND PAPERS

1. Standard Delivery Plan dated April 2005
2. Options Appraisal dated March 2005
3. Revised Standard Delivery Plan dated April 2006

Any person wishing to inspect the background papers listed should telephone (01563) 576658 and ask for Jim Clark.

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Housing Investment Programme Summary 2007 to 2012

APPENDIX 1

Housing Investment Programme	No Required by	Number		Number		Number		Number		Number	
Contract Type	2015 (SHQS)	2007/08	Cost (K)	2008/09	Cost (K)	2009/10	Cost (K)	2010/11	Cost (K)	2011/12	Cost (K)
Door and Screen replacement	4750	667	375	667	375	667	375	667	375	667	375
Efficient Central Heating	6300	700	2372	700	2372	700	2372	700	2372	700	2372
Re-roofing (inc. chimneys/gutters etc)	353	170	884	170	884	170	884	290	1477	290	1477
Specialist re-roofing (inc. " ")	0	10	121	10	121	10	121	10	121	10	121
Modern Facilities and Services	8084	1383	8140	1383	8140	1383	8140	1383	8140	1383	8140
External envelope enhancement	1462	18	847	200	515	235	515	235	515	235	515
ILM initiatives (energy efficiency)	n/a	n/a	490	n/a	490	n/a	490	n/a	490	n/a	490
Door Entry Systems	21	100	157	100	157	100	157	100	157	100	157
Window Replacements (single glazed)	2062	0	0	200	745	200	745	200	745	200	745
Asbestos Testing/Removal	n/a	n/a	132	n/a	132	n/a	132	n/a	132	n/a	132
Sheltered Housing Refurbishment	31	18	1017	8	592	5	593	0	0	0	0
Heating to NHER level	698	78	371	90	382	90	382	90	382	90	382
Timber House Preservation	0	50	121	50	121	50	121	50	121	50	121
Totals		3194	15027	3578	15027	3610	15027	3725	15027	3725	15027