

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 17 MAY 2006**

#### **HOUSING INVESTMENT PROGRAMME 2006/2007 to 2010/2011**

##### **Report by Executive Director of Neighbourhood Services**

#### **1. PURPOSE OF REPORT**

- 1.1 To seek the Committee's approval for the five year Housing Investment Programme (HIP), 2006/2007 to 2010/2011.

#### **2. BACKGROUND**

- 2.1 A Housing Investment Programme is a local authority's statement of how it will annually translate the Standard Delivery Plan (2006/2007 to 2014/2015) into a detailed programme of major works. In addition to the works necessary to bring all the houses up to the Scottish Housing Quality Standard (SHQS), the HIP also includes other necessary capital/maintenance works not covered by the SHQS criteria but which are necessary to provide quality housing for the tenants e.g. External Envelope Enhancement.

#### **3. HOUSING INVESTMENT PROGRAMME (HIP)**

- 3.1 The summary five year HIP is attached as appendix 1 to this report. The full address specific report will be placed in the Member's Information Point. Subject to Committee approval, the full HIP 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 HIP, the pattern of major works continues along traditional lines with emphasis on kitchens, bathrooms, re-wiring, re-roofing etc, with projected expenditure of £13.66M per annum.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 The full financial implications to 2015 are laid out in the updated SDP, which is the subject of a separate report to members on this agenda. There are no additional financial implications for 2006/2007, as appropriate budgetary provision has been made through the rent setting exercise recently completed by the Council for the current financial year.

#### **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 HIP meets the objectives of the Community Plan and the Local Housing Strategy, through the maintenance of good quality affordable housing, set within sustainable communities.

## **7. CONCLUSIONS**

7.1 The HIP, as set out within this report, will ensure that the Council remains a responsive landlord, which provides a best value housing management service to its tenants, and delivers its objectives in bringing the stock up to the SHQS by 2015.

## **8. RECOMMENDATIONS**

8.1 The Committee are recommended to:

- (i) Approve the five year Housing Investment Programme, as set out in Appendix 1;
- (ii) Approve the publication and distribution of the HIP, 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**

26 April 2006

CMCA/JC/LA

### **LIST OF BACKGROUND PAPERS**

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

Any person wishing to inspect the background papers listed should telephone (01563) 576617 and ask for Joe Cassidy.

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## Housing Investment Programme Summary 2006 to 2011

## APPENDIX 1

Housing Investment Programme	No Required by	Number		Number		Number		Number		Number	
Contract Type	2015 (SHQS)	2006/07	Cost (K)	2007/08	Cost (K)	2008/09	Cost (K)	2009/10	Cost (K)	2010/11	Cost (K)
Door and Screen replacement	6000	667	341	667	375	667	413	667	456	667	499
Efficient Central Heating	6300	700	2156	700	2372	700	2609	700	2870	700	3156
Re-roofing (inc. chimneys/gutters etc)	713	323	1528	170	884	289	1654	290	1823	290	2006
Specialist re-roofing (inc. " ")	0	10	110	10	121	10	133	10	146	10	161
Modern Facilities and Services	9300	1000	5885	1383	8140	1383	8953	1383	9848	1383	10832
External envelope enhancement	1677	251	1290	18	847	235	515	235	563	235	619
ILM initiatives (energy efficiency)	n/a	n/a	490	n/a	539	n/a	593	n/a	652	n/a	717
Door Entry Systems	43	100	143	100	157	100	173	100	190	100	209
Window Replacements (single glazed)	2062	0	0	0	0	200	745	200	820	200	902
Asbestos Testing/Removal	n/a	n/a	120	n/a	132	n/a	145	n/a	158	n/a	176
Sheltered Housing Refurbishment	50	29	1105	21	968	0	0	0	0	0	0
Heating to NHER level	788	90	382	78	371	90	462	90	508	90	559
Timber House Preservation	0	50	110	50	121	50	133	50	146	50	161
<b>Totals</b>		3220	<b>13660</b>	3197	<b>15027</b>	3724	<b>16528</b>	3725	<b>18180</b>	3725	<b>19997</b>