

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE – 6 MARCH 2001

HOUSING CAPITAL ALLOCATION AND CAPITAL PROGRAMME 2001/2002

Report by the Director of Homes and Technical Services.

1. PURPOSE OF REPORT

- 1.1 To advise Members of the Government's financial allocation and to set out proposals for the Housing Capital Programme 2001/2002.

2. BACKGROUND

- 2.1 At the meeting held on 4 June 1999, the Housing Capital Sub Committee approved a 3 year Capital Programme for the years 1999/2000 – 2001/2002.
- 2.2 Over the term of the proposed 3 year plan, House Warming 2000 was successfully completed and a number of the outline proposals were re-examined and re-prioritised to better reflect the identified needs of the housing stock. These programmes were of course approved by Committee.
- 2.3 In 2000/2001, a House Attribute Survey was commissioned to provide core information for the integrated housing management system and additional direction for the Capital programme in terms of life expectancy of components. This survey has now been completed and it is therefore considered necessary to review the Capital Programme and make proposals accordingly.

3. FINANCIAL ASSUMPTIONS

- 3.1 The Council has just received information from the Scottish Executive of the level of borrowing consent and anticipated Right to Buy sales receipts for 2001/2002. The figure for borrowing consent is the same as last year at £3.489M. However, for the purposes of allocating resources at this time, the funding expectation for 2001/2002 is as follows:

Borrowing consent	£	3.489M
Useable capital receipts – house sales	£	1.610M
Useable capital receipts – other	£	0.060M
C.F.C.R.	£	4.373M
<u>Deduct</u> - Retentions Generally	£	(0.286)M
- Repurchase R.T.B.	£	(0.035)M
Total	£	<u>9.210M</u>

4. PROPOSED CAPITAL PROGRAMME 2001/2002

4.1 Energy Efficiency

i) Doors and Screens

The replacement of doors and screens with uPVC as proposed and adopted for the 2000/2001 capital programme has proved very successful in terms of both reductions in repair requests and addressing tenants expectations. It is proposed to continue this replacement on the same basis by providing the same level of commitment for this financial year (£0.5M)

ii) Central Heating – replacement of obsolete systems

As previously reported, investment is required to address obsolescence of systems generally exceeding 15 years since installation. It is estimated that a replacement level of 650-700 units at a cost of £1.5M is required in 2001/2002 to maintain this necessary commitment.

iii) Central Heating – upgrading to gas

A small number of requests are received annually from tenants which exhibit medical needs, have refused all previous offers or are subject to a new allocation, and it is proposed to set aside a modest budget of £0.16M to address these requests.

iv) External wall insulation and thermal improvement

Following completion of the majority of properties suitable to receive cavity insulation and in consideration of the Council's commitment to the Home Energy Conservation Act (HECA) it is proposed to alter the emphasis of this element from cavity fill installation to general energy saving measures, where justified on the basis of the detail of the property type.

The cavity fill element would continue at the current level under the jointly funded ILM project and re-apportionment would allow a funding reduction under this heading to £0.2M whilst addressing other energy saving measures.

v) Heatwise ILM Project

This project is jointly funded by the Council and Heatwise Limited (through ESF funding) and has continued since 1997/98. The project provides an Energy Auditing, Draught proofing and Insulation Service with the insulation now extending to cavity fill as described previously.

The estimated cost to the Council for 2001/2002 is £0.490M as previously reported and favourable indications have been received regarding the large number of workers transferring from this intermediate labour market to full time employment as a result of the training opportunity provided.

4.2 Dampness and Condensation

i) Re-roofing

The 2000/2001 programme will complete replacement of asbestos tiled roofs thereby removing this element from future repair or replacement consideration and it is proposed that future selection of roofs be divided into two sections to address structural design problems and problems related to the breakdown of existing roofing materials.

The proposed funding is £1M, with £0.4M being directed towards the ongoing replacement of roofs utilising internal parapet guttering and the remaining £0.6M being directed to the general replacement of defective roofing due to material failure.

ii) External Painterwork and Roughcast

There are currently approximately 6400 houses with coloured or repainted external finishes and/or damaged roughcast throughout the Council area and it is proposed to increase the funding to £0.25M to address the increased level of roughcast repairs currently being encountered.

iii) Structural repairs

The structural repairs to address flooding at Irvine Road, Crosshouse have been completed and it is proposed to re-allocate funding to works being undertaken in tenement flats in Fulton's Lane, Kilmarnock but at the reduced level of £0.05M required to complete the external fabric repairs.

4.3 Improvement and Repairs

i) Modernisation (Non-traditional)

There are 9 prefabs still to be modernised under this programme and it is proposed to complete these within this financial year at a cost of £0.4M. This will complete the programme as there are no further prefabs within the Council area that require these modernisation works.

ii) Electrical Rewiring

It is proposed to continue to invest £0.78M in rewiring to carry out replacement to houses with wiring in excess of 25 years and other addresses identified from repair complaints and by the house attributes survey. These latter houses, although incorporating wiring of less than 25 years of age are exhibiting a less than adequate amount of socket outlets or have sub standard wiring in areas of their circuitry.

iii) Bathroom Refurbishment

The refurbishment programme as introduced in 2000/2001 has proved extremely popular with tenants. The costs of full replacement of all sanitary

fittings provides an immediate new and modern bathroom with a close coupled wc, wash hand basin pedestal, tiling etc. and provides value for money against single fitting renewal over a period of time.

To further address our tenant's aspirations and ensure value for money by volume of work, it is proposed to increase expenditure on this item to £0.375M thereby providing some 500 renewals

iv) Environmental Works

An allowance for environmental works was introduced last year (2000/2001) to provide funding for previously unaddressed problems such as fencing renewal, path reinstatement, retaining walls, road adoption and other schemes.

It is proposed to continue with the same level of funding (£0.2M) for 2001/2002 with schemes to be identified following area survey.

v) Kitchen Refurbishment

The previous report on the need to provide quality kitchens fitments in the majority of our homes was borne out by the findings of the house attributes survey and the popularity and satisfaction provided by kitchen contracts undertaken in this financial year has resulted in both praise by those in receipt and multiple enquires from tenants who await the work.

Accordingly it is proposed to increase the number of kitchens undertaken to a figure in excess of 850 at a projected cost of £1.79M.

4.4 Safety and Crime Prevention

i) Lead Pipe Removal

There are currently some 13800 council homes with lead piping which forms part of the external water feed piping. Although tests of supplies confirm that the water supply is potable and within tolerances, it is recommended that replacement continue at current level of expenditure (£0.125M) and in conjunction with the West of Scotland Water Authority.

ii) Door Entry Systems and Security

It is proposed to continue replacement of existing systems that are approaching obsolescence on the same basis and financial commitment as previously undertaken. This will provide £0.06M towards door entries and a further £60K funding as the councils contribution to the Heatwise Home Security Project.

iii) Demolitions

Proposals have been submitted to Committee suggesting selective demolition of unoccupied properties in areas and communities where there is a lack of demand.

A proposed budget of £0.4M is suggested to address this issue following further Committee consideration.

iv) Asbestos Removal

Completion of asbestos tank removal is now substantially complete although survey has identified other areas of concern mostly within the non-traditional housing stock still retained by the Council.

It is proposed to continue the current level of expenditure (£0.17M) and direct removal towards non-trad properties where the asbestos affects the ability to carry out other contract works such as rewiring and kitchen/bathroom replacement.

4.5 Office Accommodation (Disability Discrimination Act)

i) Housing Offices

This is a proposed contingency sum (£0.05M) to address the requirements of the Disability Discrimination Act and provide minor refurbishment to district offices

4.6 Operational Requirements

i) Information Technology

The implementation of the Integrated housing management system is now substantially complete. In addition information technology is now generally acquired on a leasing basis. However, the department will continue to require to meet costs of software licences and hardware support and a reduced budget of £0.15M is necessary to support this.

4.7 Estate Initiatives

i) Timber Clad Houses

There are some 450 timber clad properties within the district which require phased external decoration and timber preservation works to maintain the exterior envelope in sound condition. It is proposed to introduce a painting programme of initial value £0.1M to address the maintenance and improve the visual aspect of these properties.

ii) Tenement Upgrading

A number of the tenement properties throughout the district would benefit from both common entry decoration and improvement work to the balconies and external features. Work of this nature would enhance the access areas and external appearance of the properties and it is proposed to introduce a programme to the value of £0.1M to initiate this.

iii) Area Initiatives

It is proposed to introduce area initiatives directed to areas and buildings where there is low demand. The purpose of the scheme is to upgrade buildings, enhance visual amenity, improve security and thereby increase demand for those properties. It is anticipated that a budget of £0.3M will be set aside for this work with outline schemes being presented to Committee at a later date for consideration and approval.

5. FINANCIAL IMPLICATIONS

5.1 The financial implications are as detailed in para 3.1 of this paper

6. LEGAL IMPLICATIONS

6.1 Nil

7. RECOMMENDATIONS

That the Sub-Committee

7.1 Note the contents of the report

7.2 Consider and approve the proposals for the 2001/2002 capital programme

7.3 Refer these recommendations to the Housing Committee for approval

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JL/JC/AB

LIST OF BACKGROUND PAPERS

1. Reports to Capital Programme Monitoring Group of February 2001
2. Findings of the house attributes survey 2000/2001

Any person wishing further information should contact Jim Clark, Senior Project Planning Officer, Homes and Technical Services on (01563-576658)

AGENDA