



Report to:

Northwards Housing Board – 16th May 2006

Item No:

8b

Title:	Northwards Housing Capital Programme – 2007/08 to 2010/11		
Date:	16 th May 2006		
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Confidential:	No		
For: (Please tick action required)	NOTING	DISCUSSION √	APPROVAL √

PURPOSE OF REPORT

Northwards Housing Board has already approved the investment plan for 06/07 and the overall investment plan to 2010/11. At that time the Board requested that the detailed year by year plan for 2007/08 to 2010/11 be brought back to them.

This report details proposals for 2007/08 to 2010/11 and has already been endorsed by the Procurement and Property Sub Committee on 19th April 2006 for presentation to the Board.

RECOMMENDATION

That the Board approves the recommended capital programme for the years 2007/08 to 2010/11.

IMPLICATIONS

Equality & Diversity:	No direct implication
Financial:	This plan is subject to securing the £131m ALMO funding post Inspection.
Staffing:	No implication
Decency Target:	The successful delivery of this programme will ensure that Northwards Housing achieves the 2010 decency target.
Governance:	No direct implication

Equality & Diversity Implications (Please tick where relevant):

BME	<input type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input type="checkbox"/>
Elderly	<input type="checkbox"/>	Single Parents	<input type="checkbox"/>
Young	<input type="checkbox"/>	Domestic Violence	<input type="checkbox"/>
Disability	<input type="checkbox"/>	Alcohol / Drug Mis-users	<input type="checkbox"/>

Consultation/Consideration:

	Yes, No or N/A:	Name:	Date:
Sub-Committee:	Yes	Procurement & Property	19 th April 2006
Area Panel:	No		
Ward Councillors:	N/A		

NORTHWARDS HOUSING CAPITAL PROGRAMME –

2007/08 TO 2010/11

1. Background

- 1.1 The Board approved the detailed capital programme for 2006/07 on 14 February 2006. Subject to achieving Two Stars at the Inspection, and the release of £131m ALMO funding, all projects within this years' programme should be on site before the end of the financial year.
- 1.2 The Board has also approved the overall indicative programme on 14 March 2006 and requested that the detailed year by year programme for 2007/08 to 2010/11 be brought back for approval.

This report breaks down that overall programme into a year on year basis and by 3 Area Panels.

- 1.3 This report has been endorsed by the Procurement and Property Sub Committee on 19th April 2006 for presentation to the Board.

2. Future programme

A summary of the proposed 2007/08 to 2010/11 programme is now presented for approval (please see the attached spreadsheets).

The programmes show, on an estate-by-estate basis, when properties are due to have: -

- a) Windows replaced (or maintained), plus any associated works such as repairs to doors, fencing, and rainwear
- b) Kitchens or bathrooms renewed, plus any associated works such as rewiring, boiler replacement and lead mains replacement
- c) External works, which could include reroofing, chimneys, or walls, unless specific structural/remedial works are mentioned (all work will be subject to detailed survey).

In addition to this, properties with poor insulation will be receiving either cavity wall and/or top up loft insulation, where required.

After the delivery of the 2006/07 programme, there should be scope within the capital budget to do more estate based security and environmental improvements. This will be the subject of further Board reports at a later date.

3. What the future programme will achieve

a) All tenants will have some work programmed to their property by the end of 2007/08, although some work may not actually be completed until later in 2008.

b) All tenants will receive UPVC double glazing on all single glazed windows. A small number of tenants in a conservation area will receive wooden framed double glazing. We are still in discussion with English Heritage about our proposals for our listed building at Victoria Square.

c) All tenants will receive either a new kitchen or bathroom (unless it has been replaced within the capital programme within the last five years).

d) Northwards Housing will achieve the Government's target of making all homes Decent by December 2010.

4. Recommendation

That the Board approves the recommended capital programme for the years 2007/08 to 2010/11.

Larry Patrick
Director of Property Services