



Report to:

Northwards Housing Board
12th September 2006

Item No:

12b

Title:	Wilton Panel Area Empty Properties		
Date:	4 th September 2006		
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Confidential:	No		
For: (Please tick action required)	NOTING √	DISCUSSION √	APPROVAL √

PURPOSE OF REPORT

To advise Northwards Housing Board of the outcome of Property and Procurement consideration of the implications arising from undertaking fencing works as part of routine relet works in the Wilton panel area.

RECOMMENDATION

It is recommended that the Board:

Confirm the existing relet works policy of excluding non essential (i.e. not Health and Safety) fencing works to void properties and review this policy in light of resource availability at the next Northwards Housing budget process for 2007/08.

IMPLICATIONS

Equality & Diversity:	Quality Public Services affect all sections of the community
Financial:	There would be additional expenditure if implemented in the 2006 – 07 budget year.
Staffing:	No direct implication
Decency Target:	No direct implication
Governance:	No direct implication
Risk Assessment:	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	30.08.06
Area Panel:			
Ward Councillors:			

1.0	<p><u>Purpose of The Report.</u></p> <p>The report summarises findings and determination by Property and Procurement Sub Committee of an investigation of the implications for undertaking fencing works as part of standard relet works to all voids in the Wilton Panel area</p>
2.0	<p><u>Methodology</u></p> <p>During April, May and June 2006 Surveyors provided costs (using Schedule of Rates) for any fencing repairs required at the relet stage for all void inspections within the Wilton LAP area. Results were then collated and used to estimate annual costs if this measure was implemented as a standard item.</p>
3.0	<p><u>Findings & Recommendations</u></p>
3.1	<p>Total Void Inspections:- 188 Number of properties where Fencing Required: - 21 (11.2%) Total Cost:- £5449.50 Av Cost per void:- £259.50</p>
3.2	<p>Using figures for the first quarter to project an estimated annual void requirement, the projected expenditure to 31st March 2007 would be in the region of £21,798. The annual budget for similar works held by Local Services is £28,406 for the year. One in every 9 dwellings would require some work based on the same projection methodology. If this work was undertaken for new clients, there would be implications for existing clients in terms of remaining spend available for tenanted properties for 06/07 period.</p>
3.3	<p>By undertaking this work on voids approximately 77% of existing budget would be consumed, all but removing current capacity to deal with fencing work necessary to meet current priority pressure on responsive repairs budgets which is high, in the short to medium term, reducing as Decent Homes investment work is completed.</p>
3.4	<p>Service provision to existing tenants would reduce dramatically unless there was a significant increase in annual budget allocation to compensate for the additional void expenditure.</p>
4.0	<p><u>Conclusion</u></p> <p>Approximately 11.2% of void inspections were identified as requiring fencing works and the projected annual cost for such works represents approx 75% of existing annual fencing budgets for the Wilton area. Following discussion the Procurement and Property Sub Committee is making the following recommendation to the Board.</p>
5.0	<p><u>Recommendation</u></p> <p>It is recommended that the Board: Confirm the existing relet works policy of excluding non essential (i.e. not Health and Safety) fencing works to void properties and review this policy in light of resource availability at the next Northwards Housing budget process for 2007/08.</p>