



Report to:

Northwards Housing Board

19th July 2007

Item No:

7c

Title:	Environmental Improvements		
Date:	27 th June 2007		
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Confidential:	No		
For: (Please tick action required)	NOTING	DISCUSSION	APPROVAL √

PURPOSE OF REPORT

To update the Board about the environmental improvements being carried out as part of the Capital Programme. To ask the Board to delegate to Procurement and Property Sub-Committee approval of future schemes, taking into consideration recommendations made by the Area Panels.

RECOMMENDATION

The Board are asked to note the current position in relation to environmental improvements being delivered through the Capital Programme; and to delegate to Procurement and Property Sub-Committee approval of future schemes, taking into consideration recommendations made by the Area Panels.

IMPLICATIONS

If and when the report is implemented, what will be the implications or changes to the current status of the organisation.

Equality & Diversity:	None arising from this report.
Financial:	The report updates on expenditure within the capital programme; and asks the Board to delegate approval of future spending in this area to Procurement and Property Sub-Committee.
Staffing:	None arising from this report.
Decency Target:	None arising from this report.
Governance:	None arising from this report.
Risk Assessment:	Delivery of the capital programme affects Northwards' ability to meet tenants' expectations.

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	It is proposed that Procurement and Property Sub-Committee has delegated responsibility to approve future schemes	
Area Panel:	Yes	Panels have received regular updates on schemes already agreed; and have considered potential schemes as part of developing the future programme	Various
Ward Councillors:	Yes	Ideas and suggestions from Ward Councillors have been considered by the Area Panels as part of the process of looking at potential schemes. Each Ward has a Councillor on the relevant Area Panel. Ward Councillors will also be consulted about recommended schemes prior to implementation.	
Task Groups	N/A		

1 Background

1.1 The Capital Programme contains £2.25m earmarked for environmental improvements. This has been apportioned to each Area Panel on the basis of property numbers. Each Panel considers potential schemes within its area and makes recommendations to the Board as to which schemes should be implemented (subject to local consultation, statutory consent review and other issues relating to deliverability).

2 Summary of Current Position

2.1 The current position can be summarised as follows.

This is based on schemes approved in 2006/7.

		Total £000s
Riverways	Already committed	271
	Available	<u>651</u>
	Total Allocation	922
Fourways	Already committed	190
	Available	<u>485</u>
	Total Allocation	675
Wilton	Already committed	199
	Available	<u>454</u>
	Total Allocation	653
Total	Already committed	660
	Available	<u>1590</u>
	Total Allocation	2250

3 Future Schemes

- 3.1 In developing a programme for 2007/9 the Panels have taken into account ideas from a range of sources including Panel Members; local Councillors; Tenant and Resident Groups; individual residents; and members of staff. Each Panel has agreed a list of schemes it wishes to recommend (subject to detailed costings, local consultation, statutory consents and other issues relating to deliverability).

The schemes cover a range of proposals, including car parking; fencing; clearance and landscaping of open space; creation of seating and recreational areas; and provision of new communal doors.

- 3.2 In considering proposed schemes the Panels took into account a number of issues including impact; feasibility; future maintenance costs; availability of funding from other sources; and contribution to wider agendas including crime reduction and traffic management.
- 3.3 The position in relation to schemes which the Panels wish to bring forward for recommendation can be summarised as follows.

	Amount available £000s	Recommended Schemes £000s	Potential Schemes £000s*
Riverways	651	476	178
Fourways	485	236	180
Wilton	454	447	107
Total	1819	1159	465

- * These are schemes which the Panel are not content to recommend at this stage but which are still under consideration or which may be reconsidered should funding become available (eg if any recommended schemes prove to be undeliverable or come in at a lower cost than was anticipated).

Note: all costings are indicative at this stage.

3.4 So that the Panel recommendations can be properly scrutinised by the Board, it is proposed that they should be given detailed consideration by Procurement and Property Sub-Committee before approval is given to take schemes forward.

4 Summary

4.1 £2.25m has been allocated to the Area Panels for recommending environmental improvements. £431k has been committed based on schemes approved in 2006/7. Over and above these schemes already committed, each Panel has considered potential future schemes within its area with a view to making recommendations to the Board as to which schemes should be taken forward.

5 Recommendations

5.1 The Board are asked to note the current position in relation to environmental improvements being delivered through the Capital Programme. In order to ensure that new proposals receive appropriate detailed consideration, it is recommended that the Board delegate approval to Procurement and Property Sub-Committee, taking into consideration recommendations made by the Area Panels.