

	Report to: Northwards Housing Board 15 th January 2008	Item No: <h1>11b</h1>
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Title:	Decent Homes Summary Progress Report 2007/08 Quarter 3		
Date:	05 th January 2008		
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Confidential:	No		
For: (Please tick action required)	NOTING √	DISCUSSION	APPROVAL

PURPOSE OF REPORT

To provide an update at the end of the third quarter 2007/08 and project forward to year end on progress with Northwards Housing capital investment programme.

RECOMMENDATION

That the Board note the information included in the report.

IMPLICATIONS	
Equality & Diversity:	No direct implication
Financial:	The successful delivery of this programme will ensure resources are maximised and budget spent within target
Staffing:	No direct implication
Decency Target:	The successful delivery of this programme will ensure that Northwards Housing achieves the 2010 decency target.
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"/>
Gender	<input type="checkbox"/>	Single Parents	<input type="checkbox"/>
Age	<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:	N/A		
Area Panel:	N/A		
Task Groups:	N/A		
Ward Councillors:	N/A		

NORTHWARDS HOUSING DECENT HOMES PROGRAMME 2007/08 **SUMMARY PROGRESS REPORT**

1. Background

- 1.1 In March 2007, the Board approved the Northwards 2007/08 capital programme of £54.227m. That programme meant that by the end of March 2008, we would carry out work to fit UPVC double glazed windows to 3060 properties, new kitchens to 2964 properties, and new bathrooms to 799 properties. Kitchen or bathroom work includes rewires/upgrades and boilers where required.
- 1.2 In June 2007, the Board approved 10 schemes being accelerated because of savings elsewhere on the programme.
- 1.3 In December 2007, the Board approved 6 further schemes being accelerated because of reprofiling by the CLG of ALMO SCE, brought forward from future years.
- 1.4 In addition, extra MRA and grant from the DTI was made available to fit Photovoltaic Panels on multi storey blocks, and RCCO from the City Council made available to replace the windows to the Hendham Vale estate.

2. Progress - Expenditure

- 2.1 Up to the end of December 2007, the certified spend on the Northward's capital programme was £34m.
- 2.2 By the end of March 2008, we are projecting to spend £58m which includes some of the brought forward ALMO resources this financial year.

3. Progress - Number of Properties Improved

- 3.1 As at the end of December 2007, fitting of UPVC double glazed windows was completed to 3248 properties, new kitchens to 1567 properties, and new bathrooms to 339 properties. This includes rewires and boilers where required.
- 3.2 It is now anticipated that by the end of March 2008, we will have carried out work to fit UPVC double glazed windows to 4001 properties. New kitchens will have been fitted to 3348 properties, and new bathrooms to 591 properties (including rewires and boilers where required).