

Report of Chief Officer Property and Contracts

Report to Director of Environments and Housing

Date: 20th March 2014

Subject: HRA Council House Investment Programme 2014/15

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

The total funding package for the Housing Revenue Account Council House Investment Programme was agreed at £78.3m by Executive Board on 14th February 2014. This was subsequently amended to £74.3m by full Council on 26th February 2014. Delegated approval is now required for the individual schemes that comprise the Capital Programme and these are detailed on the appendix to this Report.

Recommendations

The Director of Environments and Neighbourhoods is requested to

1. Note that within the programme there are existing commitments from 2013/14 which have slipped to 2014/15 which have ATS and are already on site and these total £9396.5k.
2. Note that the 2014/15 Sanctuary scheme £200k will be presented to Housing Decision Panel in March.
3. Authorise expenditure of £64,413.3k for the delivery of the Council House Investment programme in 2014/15.

1 Purpose of this report

- 1.1 To obtain approval for the individual schemes which comprise the Housing Revenue Account Council House Investment Programme for 2014/15.

2 Background information

- 2.1 The Council's Executive Board on 14 February approved the headline funding to be allocated to the Housing Revenue Account Council House Investment Programme for 2014/15 as follows:-

Council Housing Investment Programme – Housing Leeds and BITMO are currently coordinating the delivery of the 2013/14 capital programme and are projecting to spend £54.3m within available resources fulfilling a number of LCCs key priorities, improving housing conditions and energy efficiency, improvements to the environment through reduced carbon emissions and supporting more people to live safely in their own homes. Housing Leeds Service has been working with the ALMOs and BITMO to develop a citywide capital programme for 2014/15 to 2016/17. A draft capital programme is being developed for 2014/15 which will deliver £78.3m investment in Council Housing stock in 2014/15. A report was considered at November's Executive Board which outlined the main priorities for Housing Leeds for the 2014/15, in order to undertake essential investment and support the Council in meeting the city priorities.

There are 4 main priorities for Housing Leeds in delivering its capital programme to Council Housing in 2014/15:

- Delivering statutory investment into order for Housing Leeds to comply with its statutory responsibilities, including investment in fire precautionary measures and adaptations.
- Undertaking essential investment, including works to maintain housing stock to the decency homes standard.
- Additional investment in insulation and heating in order to improve the energy efficiency of housing stock.
- Additional investment in specific property types, such as multi storey flats and sheltered housing in order to increase their long term sustainability.

Included in the 2014/15 programme are additional resources of £11.5m which have been made available from the Housing Revenue Account and £4.4m of HRA reserves. The programme also incorporates the contribution from ALMO reserves which is now available to support Housing Leeds in undertaking additional capital investment which will increase the long term sustainability of housing stock.

- 2.2 The decision above was varied at the full Council meeting on 26th February 2014 to reduce the total amount allocated for the Investment Programme to £74.3 by transferring £4m to the Council Housing Growth Programme as follows:-

Capital Programme Update 2014-2017

a) That the capital programme, as attached to the submitted report, be approved subject to an amendment to the capital programme as set out below;
'an increase of £4m in the Council House building programme within the Housing Revenue Account to be funded by unsupported borrowing

3 Main issues

- 3.1 Now that the headline capital funding approval of £74.3m has been injected into the capital programme the authority to spend is required to put in place the budget heads and individual schemes within those heads that will deliver the proposed programme. The attached spread sheet gives details of those budget heads and individual schemes. Within the programme there are some schemes for which approvals are already in place as they are existing commitments some of which are already on site and these total £9396.5k as at March 2014 additionally the Sanctuary scheme will be presented in its own right at Housing Decision Panel for £200k. The remaining £64,413.3k of schemes all need block approval by the Director of Environment and Housing in order to proceed to delivery.
- 3.2 Once the block approval is granted then any subsequent variations within the main budget heads will be dealt with as an Administrative Decision by the Chief Officer Property and Contracts. Any new injection of capital funding over and above the £74.3m will be a Key Decision delegated to the Director of Environment and Housing as a category B refurbishment programme.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The draft programme was considered by Housing Advisory Board on 28 January 2014 and has been subject to Executive Member consultation

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An Equality, Diversity, Cohesion and Integration screening for the proposed capital scheme has been carried out and this concludes that a full Equality Impact Assessment (EIA) is not required.

4.3 Council policies and City Priorities

- 4.3.1 The Council House Investment Programme contributes to the Best City – to live ambition by improving housing conditions and energy efficiency. This year there is more focus on energy efficiency work than there has been in previous programmes.

4.4 Resources and value for money

- 4.4.1 The resources for delivery of the Programme are from within the Housing Revenue Account and associated balances and reserves. The majority of the schemes will be delivered through existing contractual arrangements which have been subject to procurement and competitive tender. Where works are to be

delivered by Internal Service Providers their costs are benchmarked against external contract costs.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no legal implications and the decision is not subject to call in as it stems from an earlier Key Decision.

4.6 Risk Management

- 4.6.1 If the Programme is not agreed before the start of the Financial Year then there is a risk of delayed start and potential under-delivery of schemes.

5 Conclusions

- 5.1 This decision will allow the Council House Investment Programme for 2014/15 to be delivered.

6 Recommendations

- 6.1 The Director of Environments and Housing is requested to
- 6.2 Note that within the programme there are existing commitments from 2013/14 which have slipped to 2014/15 which have ATS and are already on site and these total £9396.5k.
- 6.3 Note that the 2014/15 Sanctuary scheme £200k will be presented to Housing Decision Panel in March.
- 6.4 Authorise expenditure of £64,413.3k for the delivery of the Council House Investment programme in 2014/15.

7 Background documents¹

- 1 No background documents.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

27	Fire Safety - Safe Condition Signage - ENE	50.0	-	-	tbc	Fire Safety Works	CEL	N/A	tbc - communal areas only	Mandy Askham	Pat Gibbons																																							
28	Fire Safety - Safe Condition Signage - SSE	20.0	-	-	tbc	Fire Safety Works	CEL	N/A	tbc - communal areas only	Neil Diamond	Pat Gibbons																																							
29	Fire Safety - Safe Condition Signage - WNW	80.0	-	-	tbc	Fire Safety Works	CEL	N/A	tbc - communal areas only	Nesreen Lowson	Pat Gibbons																																							
30	Fire Safety - Sheltered Housing Scooter Parks - ENE	20.0	-	-	tbc	Fire Safety Works	Construction Services	N/A	tbc	Mandy Askham	Bob Munden																																							
31	Fire Safety - Sheltered Housing Scooter Parks - SSE	100.0	-	-	tbc	Fire Safety Works	Mears	N/A	tbc	Neil Diamond	Bob Munden																																							
32	Fire Safety - Sheltered Housing Scooter Parks - WNW	180.0	-	-	tbc	Fire Safety Works	Mears	N/A	tbc	Nesreen Lowson	Bob Munden																																							
33	Fire Safety - Electric Meter Cabinet Replacement - ENE	100.0	-	-	tbc	Fire Safety Works	Construction Services	N/A	270	Mandy Askham	Bob Munden																																							
34	Fire Safety - Electric/Gas Meter Cabinet Replacement - SSE	50.0	-	-	tbc	Fire Safety Works	CEL	N/A	500	Neil Diamond	Allan Naylor																																							
35	Fire Safety - Electric Meter Cabinet Replacement - WNW	50.0	-	-	tbc	Fire Safety Works	CEL	N/A	270	Nesreen Lowson	Allan Naylor																																							
36	Fire Safety - Fire Detection in Dwellings - ENE	60.0	-	-	tbc	Fire Safety Works	Construction Services	N/A	tbc	Mandy Askham	Bob Munden																																							
37	Fire Safety - Fire Detection in Dwellings - SSE	50.0	-	-	tbc	Fire Safety Works	Mears	N/A	tbc	Neil Diamond	Allan Naylor																																							
38	Fire Safety - Fire Detection in Dwellings - WNW	90.0	-	-	tbc	Fire Safety Works	Mears	N/A	tbc	Nesreen Lowson	Allan Naylor																																							
39	Fire Safety - Ventilation & Glazing - 3-storey walk-ups - WNW	60.0	-	-	tbc	Fire Safety Works	Mears	N/A	5	Nesreen Lowson	Paul Rounding																																							
40	Fire Safety - Cable Entanglement - High Rise Citywide	25.0	-	-	tbc	Fire Safety Works	CEL	N/A	4,000	Pat Gibbons	Bob Munden																																							
41	Random & planned rewires (identified from S&I, voids & day-to-day R&M)	-	1,200.0	1,200.0		Electrical																																												
42	Random & planned rewires (identified from S&I, voids & day-to-day R&M) - ENE	500.0	-	-	Multi-ward - ENE	Electrical	Construction Services	N/A	tbc	Anne Benson	Bob Munden																																							For urgently required rewires identified in 2014/15

63	Kitchens & Bathrooms - Bramley Town St - WNW	1,280.3	-	-	Bramley & Stanningley	Kitchens & Bathrooms	Mears	N/A	205	Nesreen Lowson	Paul Rounding																									Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 2	Budget allowance includes for all properties that have been surveyed and required work plus an allowance for no access properties. Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 2
72	Kitchens & Bathrooms - Upper Wortley - WNW	148.8	-	-	Farnley & Wortley	Kitchens & Bathrooms	Mears	N/A	29	Nesreen Lowson	Paul Rounding																								Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 2	Budget allowance includes for all properties that have been surveyed and required work plus an allowance for no access properties.	
76	Kitchens & Bathrooms - Poplars - WNW	443.2	-	-	Armley	Kitchens & Bathrooms	Mears	N/A	99	Nesreen Lowson	Paul Rounding																							Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 2	Budget allowance includes for all properties that have been surveyed and required work plus an allowance for no access properties.		
64	Kitchens & Bathrooms - Woodhouse - WNW	1,225.8	-	-	Hyde Park & Woodhouse	Kitchens & Bathrooms	Mears	N/A	232	Nesreen Lowson	Paul Rounding																								Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 3		

Scheme No.	Proposed Capital Schemes	2014/15	2015/16	2016/17	Ward(s)	ICS Level 4 Hierarchy	Procurement Route	Consultants	No. of Units	Budget Holder (responsible for producing addresses, brief, specification)	Lead Officer (responsible for delivery of scheme)	Feb -14	Mar -14	Apr -14	May -14	Jun -14	Jul -14	Aug -14	Sep -14	Oct -14	Nov -14	Dec -14	Jan -15	Feb -15	Mar -15	Apr -15+	Comments/Notes
65	Kitchens & Bathrooms - Cottingley - SSE	1,389.9	-	-	Beeston & Holbeck	Kitchens & Bathrooms	Mears	N/A	310	Neil Diamond	Allan Naylor																Being run as 1 scheme - SSE KITCHENS & BATHROOMS SCHEME 1
68	Kitchens & Bathrooms - Oulton - SSE	126.3	-	-	Rothwell	Kitchens & Bathrooms	Mears	N/A	39	Neil Diamond	Allan Naylor																Being run as 1 scheme - SSE KITCHENS & BATHROOMS SCHEME 1
69	Kitchens & Bathrooms - Westwood - SSE	301.7	-	-	Middleton Park	Kitchens & Bathrooms	Mears	N/A	120	Neil Diamond	Allan Naylor																Being run as 1 scheme - SSE KITCHENS & BATHROOMS SCHEME 1
70	Kitchens & Bathrooms - Athas - SSE	31.3	-	-	Beeston & Holbeck	Kitchens & Bathrooms	Mears	N/A	5	Neil Diamond	Allan Naylor																Being run as 1 scheme - SSE KITCHENS & BATHROOMS SCHEME 1
71	Kitchens & Bathrooms - Glen - SSE	162.8	-	-	Morley South	Kitchens & Bathrooms	Mears	N/A	35	Neil Diamond	Allan Naylor																Being run as 1 scheme - SSE KITCHENS & BATHROOMS SCHEME 1
66	Kitchens & Bathrooms - Moor Grange - WNW	158.6		-	Kirkstall	Kitchens & Bathrooms	Mears	N/A	25	Nesreen Lowson	Paul Rounding																Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 1
73	Kitchens & Bathrooms - Bramhope - WNW	7.8	-	-	Adel & Wharfedale	Kitchens & Bathrooms	Mears	N/A	8	Nesreen Lowson	Paul Rounding																Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 1
74	Kitchens & Bathrooms - Spen - WNW	586.7		-	Kirkstall	Kitchens & Bathrooms	Mears	N/A	100	Nesreen Lowson	Paul Rounding																Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 1
75	Kitchens & Bathrooms - St Matthias - WNW	528.5	-	-	Kirkstall	Kitchens & Bathrooms	Mears	N/A	80	Nesreen Lowson	Paul Rounding																Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 1
77	Kitchens & Bathrooms - Holt Park & Adel Mop-up	144.3	-	-	Adel & Wharfedale	Kitchens & Bathrooms	Mears	N/A	28	Nesreen Lowson	Paul Rounding																Being run as 1 scheme - WNW KITCHENS & BATHROOMS SCHEME 1
67	Kitchens & Bathrooms - Harehills Gipton South - ENE	-	-	-	Gipton & Harehills	Kitchens & Bathrooms	Construction Services	N/A	28	Mandy Askham	Bob Munden																No longer required - being done 13/14

	Kitchens & Bathrooms - Scarcroft & Thorne - ENE	234.7	-	-	Harewood	Kitchens & Bathrooms	Construction Services	N/A	30	Mandy Askham	Bob Munden														
78	Asbestos Removals (for capital works noted above - roofing, windows, doors, k&bs)	1,515.9	2,755.2	2,856.1	Multi-ward - cross city	Service Delivery Associated Costs	N/A	N/A	tbc	Costs to be allocated to individual schemes so as per schemes	Lead officer for individual schemes														Supports delivery of Windows & Doors, Kitchens & Bathrooms and Reroofing. Budget increased from 10% to 15%.
	Asbestos Surveys & Removal for Schemes in following financial year due on site in April	100.0	100.0	100.0	Multi-ward - cross city	Service Delivery Associated Costs	N/A	N/A	tbc	Costs to be allocated to individual schemes so as per schemes	Lead officer for individual schemes														
80a	Boiler replacements & new installations (clean slate works - SSE & WNW)	4,000.0	4,000.0	4,000.0	Multi Ward - addresses to be identified throughout year	Heating & Energy Efficiency	Mears	N/A	2,748	AVH - Mick Field WNW - Adam Crampton	AVH - Mick Field WNW - Adam Crampton														
80b	Boiler replacements & new installations (sheltered housing)	500.0	500.0	500.0	Multi Ward - addresses to be identified throughout year	Heating & Energy Efficiency	Construction Services	N/A	tbc	Rob Goor	Rob Goor														
80c	Boiler replacements & new installations (ENE)	800.0	800.0	800.0	Multi Ward - addresses to be identified throughout year	Heating & Energy Efficiency	Liberty Gas	N/A	tbc	Rob Goor	Rob Goor														
80d	Boiler replacements & new installations (ENE)	1,900.0	1,900.0	1,900.0	Multi Ward - addresses to be identified throughout year	Heating & Energy Efficiency	Efficiency North	N/A	tbc	Rob Goor	Rob Goor														
	Asbestos Surveys & Removal for Boiler replacements & new installations above	1,080.0	1,080.0	1,080.0	Multi-ward - cross city	Service Delivery Associated Costs	N/A	N/A	tbc	Costs to be allocated to individual schemes so as per schemes	Lead officer for individual schemes														
81	Electrical heating replacements (citywide)	250.0	250.0	250.0	Multi Ward - addresses to be identified throughout year	Heating & Energy Efficiency	tbc	N/A	tbc	Adam Crampton	Adam Crampton														
82	Commercial heating plant replacements/legionella prevention	180.0	180.0	180.0	Multi Ward - addresses to be identified throughout year	Heating & Energy Efficiency	Use of existing arrangements	N/A	20	Adam Crampton	Adam Crampton														
83	Single glazing and partial c/h upgrades	438.5	500.0	500.0	Multi-ward - cross city	Window & Door Replacement	tbc	N/A	tbc	Phil Charlton	Bob Munden / Mick Foster														To follow on from Roker estate scheme (#14)

79	Capitalised Voids	7,500.0	6,000.0	6,000.0	Multi Ward - addresses to be identified throughout year	Voids	Use of existing arrangements	N/A	N/A	Tony Butler	Tony Butler																For new referrals identified in 2014/15
101	Maintenance of Leased HRA Assets	100.0	100.0	100.0	Multi-ward - cross city	Estate Shops & Leased Residential Properties	tbc	N/A	N/A	Mandy Dove	Mandy Dove																

Budget/Funding Contributions Only - No Programme Required (APPROVALS REQUIRED)

2	Little London Community Hub NHO	252.0	-	-	Hyde Park & Woodhouse	Conversion/Regeneration Works	N/A	N/A	N/A	Mandy Dove	Mandy Dove	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Budget provision only. Scheme managed and delivered by City Development.
7	East End Park / Nevilles - Highways Works	200.0	-	-	Temple Newsam	Environmentals	N/A	N/A	N/A	Mandy Askham	Mandy Askham/Claire Pickering	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ENE contribution to scheme being carried out by Highways dept.
8	Sanctuary Scheme (for victims of domestic violence)	Separate report to HDP for £200k	220.0	364.4	Multi-ward - cross city	Miscellaneous	N/A	N/A	N/A	Rob McCartney	Rob McCartney/Anthony Hodgkinson	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Budget provision only. Scheme managed and delivered by Housing Needs. Budget drawn down as and when needed.
10	Extensions to foster carer properties	100.0	100.0	100.0	Multi-ward - cross city	Conversion/Regeneration Works	N/A	N/A	N/A	Mandy Askham	LCC - tbc	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Budget provision only. Scheme managed and delivered by Adult Social care. Budget drawn down as and when needed.
104	Capitalisation of salaries (ALMO staff)	1,610.0	1,610.0	1,610.0	N/A	Service Delivery Associated Costs	N/A	N/A	N/A	Mark Grandfield		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Will need to be reviewed once new structures are in place.
105	Capitalisation of salaries (ABCL staff)	1,568.0	1,568.0	1,568.0	N/A	Service Delivery Associated Costs	N/A	N/A	N/A	Mark Grandfield		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Will need to be reviewed once new structures are in place.
106	MFS Overheads	5,711.9	4,711.9	4,711.9	N/A	Service Delivery Associated Costs	N/A	N/A	N/A	Neil Kenny		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	Heatlease Termination Fees	-	1,124.8	869.8	N/A	Service Delivery Associated Costs	N/A	N/A	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Payments to lessor in lieu of returning boilers at end of lease period. Figures as advised by JW (also need

																									238,264 in 17/18).
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Total **74,009.8** (excludes Revenue schemes and other non Housing Leeds funded schemes below)

Revenue Schemes

	ENE Painting	???	???	???	tbc	N/A	Construction Services	N/A	N/A	Rob Goor	Bob Munden	???													
	SSE Painting	???	???	???	tbc	N/A	Mears	N/A	N/A	John Metcalf	Allan Naylor	???													
	WNW Painting	???	???	???	tbc	N/A	Mears	N/A	N/A	Nesreen Lowson	Paul Rounding														

Non Housing Leeds Funded Schemes (being delivered by Housing Leeds)

	Cross Green Group Repair	2,250.0	1,617.5	182.5	Burmantofts & Richmond Hill	N/A	tbc	N/A	tbc	Mark Ireland	Paul Clarke															Funding provision on Green Book under Environmental Health. Phasing as per Green Book.
	Acquisition of 20 Empty Properties	1,995.0	-	-	Multi-ward - cross city	N/A	tbc	N/A	20																	
	Alston Lane/Wyther Park Community Centre Conversions	248.0	-	-		N/A	tbc	N/A	2	Mandy Dove	Richard Stokes	???														

Colour Key:

15/16+ Budgets reduced to make overall programme balance to available resources	Schemes being combined into 1 for delivery purposes.	New schemes not included in Exec Board approval	Queries and/or missing data and/or needs to be re-checked to see if correct	Budget changed from Exec Board approval
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