



Report of Head of Strategy and Investment

Report to Director of Resources and Housing

Date: 28th March 2018

Subject: HRA Housing Leeds Refurbishment Programme 2018-19.

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

- 1 As part of the overall capital programme report to February's 7th 2018 Executive Board the total funding package for the Housing Leeds Refurbishment programme from 2018-19 to 2020-21 was presented and injected into the capital programme by full Council on February 21st 2018 in the amount of £237.0m of which £77.0m was for 2018-19.

Since full council approval in February, further net slippage from 2017-18 to future years has been identified in the amount of £1.0m which sets the 2018/19 programme to £78.0m as at the end of March 2018.

Recommendations

- 1 The Director of Resources and Housing is requested to :-
- 2 Note the estimated outturn projection for the 2017/18 Housing Leeds Refurbishment Programme of £68.0m which will result in scheme slippage to future years of £13,478.5k based on the 2017/18 approved budget of £81,478.5 set in March 2017.
- 3 Note the previous net authority to spend (ATS) c/f from 2017/18 of £13,478.5k (including £2,604.4k for the Council Housing District Heating Network programme and £1,609.9k of the previously approved IT Housing Management Solution) carried forward from 2017/18.
- 4 Note the decision by Executive Board in February 2016 to approve and authorise expenditure of £5,565.1k on the Housing Solutions ICT programme of which £3,355.5k relates to 2018-19 and £278.7k to 2019-20.

- 5 Note the decision of Executive Board in July 2017 to approve the connection of the council housing District Heating Network of £17.42m funded through £11.64m of HRA capital and £5.78m of European Regional Development Fund (ERDF);
- 6 Approve the remaining 2018-19 HRA Housing Leeds Refurbishment programme for 2018-19 and authorise expenditure of £58,818.2k.
- 7 Note the overall 2018-19 HRA Housing Leeds Refurbishment programme in the amount of £78,000.0k.

1.0 Purpose of this report

- 1.1 This report sets out the Council's Housing Leeds investment priorities for the 2018/19 Refurbishment programme showing the individual schemes which will form the programme at Appendix 1.

2.0 Background information

- 2.1 Executive Board was presented with the headline funding to be allocated to the Housing Leeds Council House Investment Programme for 2018-19 to 2020-21 on 7th February 2018. This was approved by full Council on 21 February 2018.

Council Housing Refurbishment and Investment Programme

Housing Leeds are projecting to spend £238.0m over the coming 3 year period 2018-2021. This investment will fulfil a number of LCC's 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.

There are 4 main priorities for Housing Leeds in delivering its capital programme to as identified in the Asset Management Strategy:

- Delivering modern, fit for purpose, homes and neighbourhoods.
- Reducing fuel poverty, cutting carbon and improving health outcomes.
- Increasing affordable housing supply.
- Intelligence-led portfolio management.

3 Main issues

- 3.1 The Housing Leeds Council House Refurbishment Programme approved funding package totals £238.0m over the financial years 2018-19 to 2020-21 and is split as follows:

2018-19 to 2020-21 Council Housing Investment Programme

Total 2018-19 Capital Programme

£ 78,000.0k

Total 2019-20 Capital Programme	£ 80,000,0k
Total 2020-21 Capital Programme	£ 80,000.0k

Total Housing Leeds
 Refurbishment Programme 2018-19 to 2020-21 **£ 238,000.0k**

- 3.2 It should be noted that currently there are two schemes, the Council Housing District Heating Network (DHN) Programme and the Housing Mgt Solution ICT scheme already have ATS in place approved by Executive Board in July 2017 and February 2016 respectively. Current ATS c/f within the programme is as follows :-

Net slippage c/f from 2017-18 to 2018/19 excluding the 2 EB approved schemes mentioned above	£ 9,462.2k
Council Housing DHN programme 2017/18 slippage c/f	£ 2,406.4k
IT Housing Mgt Solution 2017/18 slippage c/f	£ 1,609.9k
Total current schemes with ATS 2018/19	£ 13,478.5k

- 3.3 The remaining ATS within the current programme is :-

IT Housing Mgt & Council Housing DHN Programme 2018-19	£ 5,703.3k
IT Housing Mgt & Council Housing DHN Programme 2019-20	£ 8,390.4k
Total current schemes with ATS 2018/19 and 2019/20	£ 14,093.7k

- 3.4 The net slippage c/f from 2017/18 of £13,478.5k together with the existing ATS £14,093.7k for the Council Housing District Heating Network (DHN) Programme and the Housing Mgt Solution ICT scheme are existing commitments which have authority to spend as part of the 2018-20 Housing Leeds Refurbishment Programme Capital Programme.

- 3.5 Authority to spend is now sought for balance of the 2018-19 programme £58,818.2k. Appendix 1 gives details of the full programme for 2018/19 of £78,000.0k by budget heads and individual named schemes.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The Housing Leeds Capital Programme for 2018-21 was presented to Executive Board on the 7th February and injected and approved at full council 21 February 2018 and has been subject to Executive Member Consultation.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no equality and diversity or cohesion and integration issues related to this decision.

4.3 Council Policies and Best Council Plan

- 4.3.1 The ongoing Council Housing Investment Programme supports a number of Best Council Plan objectives and priorities including bringing empty properties back into

use (via the voids budget and investment in remodelling of sheltered accommodation) and improving housing conditions by investing significant sums in improvements to the council housing stock.

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.

4.4.2 Capital Funding and Cash flow Statement

Total Capital Programme Injected Feb Full Council 2018	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
CONSTRUCTION (3)	306000.0		68000.0	78000.0	80000.0	80000.0	
TOTALS	306000.0	2017.0	68000.0	78000.0	80000.0	80000.0	0.0
Previous total Authority to Spend on this programme	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
CONSTRUCTION (3)	95572.2		68000.0	19181.8	8390.4		
TOTALS	95572.2	0.0	68000.0	19181.8	8390.4	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
CONSTRUCTION (3)	58818.2		0.0	58818.2			
TOTALS	58818.2	0.0	0.0	58818.2	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
HRA self financing	132906.9		59117.1	68287.7	5502.1		
HRA RTB receipts	13717.8		7217.8	6500.0	0.0		
Government Grant	354.0		30.0	324.0			
HRA RCCOs	1635.1		1635.1				
European Grant	5776.6		0.0	2888.3	2888.3		
Total Funding	154390.4	0.0	68000.0	78000.0	8390.4	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

4.5 Legal Implications, Access to Information and Call In

4.5.1 There are no legal implications on the Housing Leeds 2018-19 Refurbishment and Investment programme and the decision is eligible for call in.

4.6 Risk Management

- 4.6.1 Failure to agree the detailed programme before the start of the financial year will result in delays to the start of the programme and potentially result in under-delivery of schemes.

5 Conclusions

- 5.1 This approval of the detailed programme will allow the Council House Refurbishment and Investment Programme to be delivered in 2018-19 and the 2019-20 and the 2020-21 programme to be planned in conjunction with our contracting partners and internal service providers. Approval for procurement and call down on contracts relating to schemes in this Capital Investment programme will be subject to further individual reports as and when required.

6 Recommendations

- 6.1 The Director of Resources and Housing is requested to :-
- 6.2 Note the estimated outturn projection for the 2017/18 Housing Leeds Refurbishment Programme of £68.0m which will result in scheme slippage to future years of £13,478.5k based on the 2017/18 approved budget of £81,478.5 set in March 2017.
- 6.3 Note the previous net authority to spend (ATS) c/f from 2017/18 of £13,478.5k (including £2,604.4k for the Council Housing District Heating Network programme and £1,609.9k of the previously approved IT Housing Management Solution) carried forward from 2017/18.
- 6.4 Note the decision by Executive Board in February 2016 to approve and authorise expenditure of £5,565.1k on the Housing Solutions ICT programme of which £3,355.5k relates to 2018-19 and £278.7k to 2019-20.
- 6.5 Note the decision of Executive Board in July 2017 to approve the connection of the council housing District Heating Network of £17.42m funded through £11.64m of HRA capital and £5.78m of European Regional Development Fund (ERDF);
- 6.6 Approve the remaining 2018-19 HRA Housing Leeds Refurbishment programme for 2018-19 and authorise expenditure of £58,818.2k.
- 6.7 Note the overall 2018-19 HRA Housing Leeds Refurbishment programme in the amount of £78,000.0k.

7 Background documents¹

- 7.1 None

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.

Housing Leeds Council House Investment Programme 2018-19

Total 2018/19 Delivery Programme							
Scheme No	Sub Scheme No	Capital Scheme	Contract	Asbestos Removal	Other Costs	Asbestos Survey	2018/19 Programme
RESPONSIVE							
32032	ED5	Capitalised Repairs	1,780.0	0.0	0.0	0.0	1,780.0
32030	ED1	Adaptations	5,100.0	0.0	0.0	0.0	5,100.0
32031	ED3	Capitalised Voids	6,400.0	0.0	0.0	0.0	6,400.0
32032	ED8	Disrepair	1,000.0	0.0	0.0	0.0	1,000.0
32031	ASB	Asbestos Responsive	0.0	714.0	0.0	286.0	1,000.0
TOTAL RESPONSIVE			14,280.0	714.0	0.0	286.0	15,280.0
PLANNED							
Windows & Doors							
32021	000	Windows & Doors	0.0	0.0	0.0	0.0	0.0
32021	GA1	18/19 Windows & Doors Anglian	990.6	0.0	0.0	0.0	990.6
32021	GA2	18/19 Windows & Doors Kiers	990.6	0.0	0.0	0.0	990.6
32021	GA3	Windows & Doors Mears Conservation	400.0	0.0	0.0	0.0	400.0
Total			2,381.2	0.0	0.0	0.0	2,381.2
Heating & Hot Water							
32022	000	Boiler Replacements & New Installations	0.0	0.0	0.0	0.0	0.0
32022	FA2	Boilers South (Lot 1)	1,042.4	0.0	0.0	0.0	1,042.4
32022	FA3	Boilers East (Lot 2)	1,241.0	0.0	0.0	0.0	1,241.0
32022	FA4	Boilers West (Lot 3)	981.0	0.0	0.0	0.0	981.0
32022	FA5	Boilers West (Lot 4)	490.0	0.0	0.0	0.0	490.0
32022	FA6	Boiler Replacements & New Installations -Materials	2,980.0	0.0	0.0	0.0	2,980.0
32022	FA7	Electric Heating & Hot Water	144.0	0.0	0.0	0.0	144.0
32022	GC2	Sheltered & Commercial	175.0	0.0	0.0	0.0	175.0
32022	FA1	District Heating - RERF Scheme	5,690.1	0.0	774.0	0.0	6,464.1
32022	CON	> Heat & Hot Water Consultants	200.0	0.0	0.0	0.0	200.0
32022	ASB	Asbestos -Heating & Energy Efficiency	0.0	530.4	0.0	261.9	792.4
Total			12,943.5	530.4	774.0	261.9	14,509.9
Re-Roofing							
32025	000	Roofs -Parent	0.0	0.0	0.0	0.0	0.0
32025	GD3	18/19 Roofs - LBS	500.0	0.0	0.0	0.0	500.0
32025	GD1	18/19 Roofs - Connolly	740.6	0.0	0.0	0.0	740.6
32025	GD2	18/19 Roofs - Liberty	740.6	0.0	0.0	0.0	740.6
32025	FC3	Roof - MSF's	1,000.0	0.0	0.0	0.0	1,000.0
32025	GD4	Pointing /Walls	130.0	0.0	0.0	0.0	130.0
32025	ASB	Asbestos - Roofing	0.0	155.6	0.0	62.2	217.8
Total			3,111.2	155.6	0.0	62.2	3,329.0
Kitchen, Bathrooms & Rewires							
32026	000	Kitchen & Bathroom & Rewires	0.0	0.0	0.0	0.0	0.0
32026	GA9	18/19 KBR LBS	4,000.0	0.0	229.3	0.0	4,229.3
32026	GA8	18/19 KBR Keepmoat	2,873.8	0.0	181.2	0.0	3,055.0
32026	GA6	18/19 KBR Kier	2,155.3	0.0	134.6	0.0	2,289.9
32026	GA7	18/19 KBR Mears	2,155.3	0.0	134.6	0.0	2,289.9
32026	ASB	Asbestos - Kitchens and Bathrooms	0.0	559.2	0.0	223.7	782.9
Total			11,184.4	559.2	679.7	223.7	12,647.0
Environmentals							
32027	000	Environmental Improvements	450.0	0.0	0.0	0.0	450.0
32395	YO5	Hall Park Skate Park	40.0	0.0	0.0	0.0	40.0
32396	LO7	Well Court Handrails Project	130.0	0.0	0.0	0.0	130.0
32394	PO7	York Road & Inglewoods	153.3	0.0	0.0	0.0	153.3
32394	PO1	King Alfred's Drive	46.0	0.0	0.0	0.0	46.0
32394	PO2	Potternewton Heights	70.0	0.0	0.0	0.0	70.0
32394	PI2	Queensway	46.0	0.0	0.0	0.0	46.0
32394	PI5	Fairfax Avenue	86.1	0.0	0.0	0.0	86.1
32027	FI1	Cross Green - Growing Together Project	7.0	0.0	0.0	0.0	7.0
32027	GF7	Cottingley Play Area	20.0	0.0	0.0	0.0	20.0
32027	GF9	Bawn Avenue Fencing	2.0	0.0	0.0	0.0	2.0
32027	EG7	Estate Garages	249.5	0.0	0.0	0.0	249.5
Total			1,299.9	0.0	0.0	0.0	1,299.9

**Capital Repairs, Maintenance,
Miscellaneous**

32032	FI9	Prior to Painting Repairs	100.0	0.0	0.0	0.0	100.0
32028	DE3	Sanctuary scheme (for victims of domestic violence)	50.0	0.0	0.0	0.0	50.0
Total			150.0	0.0	0.0	0.0	150.0

Structural Remedials & Energy Efficiency

32034	CH3	MSF Highways Blocks 1 & 2	2,494.7	0.0	0.0	0.0	2,494.7
32034	DG9	MSF Parapet & Wall Repairs Phase 2	1,177.7	0.0	0.0	0.0	1,177.7
32034	EE4	MSF Shakespeare's EWI	2,577.5	0.0	0.0	0.0	2,577.5
32034	FE3	Westwood Enveloping	650.0	0.0	0.0	0.0	650.0
32034	FE4	Parkwoods EWI	200.0	0.0	0.0	0.0	200.0
32034	FE1	Cavity & Loft Insulation	80.0	0.0	0.0	0.0	80.0
32034	FE2	Crosshills Court Subsidence & Roof	500.0	0.0	0.0	0.0	500.0
32034	ASB	Asbestos - Structural Remedials and Insulation	0.0	459.7	0.0	178.8	638.5
Total			7,679.9	459.7	0.0	178.8	8,318.4

Communal Replacements

32035	FG1	MSF Lift Replacements	1,377.5	0.0	0.0	0.0	1,377.5
32035	FG2	Low Rise Lift Replacements	300.0	0.0	0.0	0.0	300.0
32035	GB2	Communal Electrical Package	1,000.0	0.0	0.0	0.0	1,000.0
32024	CI5	CCTV upgrades	432.9	0.0	0.0	0.0	432.9
32035	GB3	Controlled Entry	390.0	0.0	0.0	0.0	390.0
32035	GB4	Communal Facilities & Equipment - MSF Binchutes, lightening conductors etc	232.7	0.0	0.0	0.0	232.7
32035	ASB	Asbestos - Communal replacements	0.0	147.3	0.0	76.7	224.0
Total			3,733.1	147.3	0.0	76.7	3,957.1

Conversion, Preventative & Regeneration Work

32036	DG7	Sheltered - Union Court	1,258.7	0.0	0.0	0.0	1,258.7
32036	EG2	Miscellaneous Properties	231.4	0.0	0.0	0.0	231.4
32036	GD9	Misc Props - Moortown Housing Office	200.0	0.0	0.0	0.0	200.0
32036	EG1	Sheltered - Priorities	300.0	0.0	0.0	0.0	300.0
32036	FE8	Back to Back Properties	200.0	0.0	0.0	0.0	200.0
32036	ASB	Asbestos - Conversion & Regeneration Work	0.0	76.2	0.0	30.5	106.7
Total			2,190.1	76.2	0.0	30.5	2,296.8

Fire Safety Works

32037	000	Fire Safety	0.0	0.0	0.0	0.0	0.0
32037	EF6	> Fire Stopping Medium & Low Rise	87.5	0.0	0.0	0.0	87.5
32037	EF5	> Fire Stopping Medium & Low Rise	87.5	0.0	0.0	0.0	87.5
32037	FF5	> Isolated Fire Doors - Low Rise	180.0	0.0	0.0	0.0	180.0
32037	FF4	> Leaseholder Fire Doors	106.0	0.0	0.0	0.0	106.0
32037	FF8	> Smoke Detection	229.9	0.0	0.0	0.0	229.9
32037	GE1	>Victorian Properties	235.0	0.0	0.0	0.0	235.0
32037	FF9	> Hopper Replacements	40.0	0.0	0.0	0.0	40.0
32037	EE9	> High Rise Fire Safety	200.0	0.0	0.0	0.0	200.0
32037	FF3	> Back to Back Properties	323.0	0.0	0.0	0.0	323.0
32037	FF7	> Sprinklers - Refuse Areas	20.0	0.0	0.0	0.0	20.0
32037	FF0	> Minor Works	30.0	0.0	0.0	0.0	30.0
32037	FD9	Windmill Green Fire Doors	25.0	0.0	0.0	0.0	25.0
32037	SPR	Fire Safety Sprinklers (inc PFI funding)	1,291.5	0.0	0.0	0.0	1,291.5
32037	ASB	Asbestos - Fire Safety	0.0	128.2	0.0	51.3	179.5
Total			2,855.4	128.2	0.0	51.3	3,034.9

Estate Shops & Leased Residential

32038	EH6	Maintenance of Commercial & Leased HRA Assets	130.0	0.0	0.0	0.0	130.0
32038	ASB	Asbestos - Non Standard Referrals	0.0	2.5	0.0	1.0	3.5
Total			130.0	2.5	0.0	1.0	133.5

Service Delivery Associated Costs

32033	TSC	Mears Overheads TSC	0.0	0.0	2,000.0	0.0	2,000.0
32033	SAL	Capitalisation of salaries	0.0	0.0	4,734.1	0.0	4,734.1
32033	000	Service Delivery Improvements/Risk Pot	0.0	0.0	672.7	0.0	672.7
32033	DD6	IT Projects (inc Orchard)	0.0	0.0	3,255.5	0.0	3,255.5
Total			0.0	0.0	10,662.3	0.0	10,662.3
TOTAL PLANNED			47,658.7	2,059.1	12,116.0	886.2	62,720.0

TOTAL RESPONSIVE & PLANNED			61,938.7	2,773.1	12,116.0	1,172.2	78,000.0
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GRAND TOTAL			Total 18/19 Programme				78,000.0
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