

# Report

# 12

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>13 July 2011</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Housing Investment Programme</b>
----------	-------------------------------------

## 1. Purpose of Report

1.1. the purpose of the report is to:-

- ◆ provide an update on the delivery of the Council's Housing Investment Programme in 2010/11.
- ◆ report on the development and ongoing delivery of the 2011/2012 programme.

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the content of the report be noted.
- (2) that a report be presented to the Executive Committee requesting approval for the amendments to the programme.

## 3. 2010/2011 Housing Investment Programme

- 3.1. As at 31 March 2011, the number of kitchens and bathrooms delivered in the 2010/11 programme was 2,850. This figure was 100 below our original target, although a further 200 properties were in progress at the end of March with works at an advanced stage. The achievement within 2010/2011 was adversely impacted upon by the severe winter weather as well as additional asbestos survey requirements and brought the total number of installations since the start of the programme to 23,535.
- 3.2. Seven external fabric projects were also completed with a further seven carrying forward for completion in the early part of the current year's programme. As at the end of financial Period 2 (13 May 2011), two of these projects had completed with the remainder due to complete by the end of July 2011.
- 3.3. In addition, the programme also delivered on a number of legislative compliance projects such as:-
- ◆ Water quality works – communal storage tanks were renewed in a further 11 multi-storey blocks.
  - ◆ Asbestos remedial works – common area surveys and works in relation to the kitchen and bathroom programme identified necessary asbestos removal/encapsulation works.
  - ◆ Refurbishment work in sheltered housing complexes.
  - ◆ Cyclical electrical testing to 3,500 homes.

#### **4. 2011/2012 Housing Investment Programme**

- 4.1. Housing and Technical Resources has a Capital Investment Programme of £41.928m in 2011/2012.
- 4.2. Kitchen and bathroom replacements will again form the main investment works to be carried out with a further 1,356 replacements planned during 2011/2012. These works will see the completion of the kitchen and bathroom replacement programme.
- 4.3. As at the end of financial reporting Period 2 (13 May 2011), 287 installations have been completed in 2011/2012 taking the total overall number completed in the programme to date to 23,822.
- 4.4. There are also a number of projects that were approved in 2010/2011 for which further phases will continue into 2011/2012. These include:-
  - ◆ St Leonards XI District Heating Replacement
  - ◆ Greenhill Court Upgrading
  - ◆ Coalburn Modernisation
  - ◆ Woodlands Crescent, Cambuslang Upgrading Works
  - ◆ Environmental Upgrading Works including Overton, Eddlewood and Central Cambuslang
  - ◆ Legislative Compliance Works (electrical testing, water quality, asbestos)
- 4.5. In addition to the above further projects have been included in the programme which will begin to address the Scottish Housing Quality Standard (SHQS) failures identified through stock condition surveys/information as well as repairs histories and include:-
  - ◆ Central Heating Upgrading
  - ◆ External Fabric Repairs including Roofs and Walls
  - ◆ Windows/External Doors
- 4.6. Through a technical appraisal of the stock information held, the initial priorities were identified for each of these work types allowing us to define where the works should start.
- 4.7. Due to the nature of some of the works in the approved programme, progress in their implementation has taken longer than originally anticipated due to external factors. This is particularly the case in a number of the major projects and in particular the new build proposals. In order to minimise any effect that these delays will have on the Council's stock achieving the Scottish Housing Quality Standard by the 2015 deadline, a supplementary works programme has been developed to bring forward projects to address property failures from future years from unaffected work streams. Full details of these proposals are attached as Appendix 1.
- 4.8. The programme will be monitored closely over the remainder of the year in order to ensure delivery of 2011/2012 programme spend and if necessary seek to bring forward further works in order to achieve this.

#### **5. Next Steps**

- 5.1. As noted above, 2011/2012 will see the commencement of the next phase of works needed in order that the Council meets its SHQS requirements by the Scottish Government's 2015 deadline.

- 5.2. The SHQS sets out clearly the standard each home has to achieve. Prior to commencement of this initial phase of the Home Happening Housing Investment Programme in 2004/05, the number of Council properties passing this standard was estimated at 26%. As at 31 March 2011 it is now estimated that 66% of the housing stock meets this standard and that the Council remains on target for all retained stock to achieve the SHQS by 2015.
- 5.3. Due to previous capital investment works or repairs carried out to the stock it will not always be necessary to carry out every element of work defined in the SHQS to all of our properties. This will result in more individually targeted investment in the stock until the standard is fully met.
- 5.4. Work to analyse stock condition information will continue to be undertaken on an ongoing basis and the findings of this will be used in the preparation of proposals for future years' works programmes.

## **6. Consultation**

- 6.1. As in the initial phase of Home Happening, Elected Member/Tenant consultation continues to be important and will take place throughout the development and delivery of future works programmes.
- 6.2. Consultation will continue to be undertaken on the specifications and processes to be used in the programme and also to help inform the procedures for carrying out the works and the development of any literature required. A number of the existing procedures will be transferrable into many of the work streams to be taken forward in this next phase of the programme. Where this is not the case new processes will be jointly developed and agreed.
- 6.3. Regular updates on the development and delivery of the programme will also be provided to the Council as well as the various levels of Tenants Groups/Forums.

## **7. Employee Implications**

- 7.1. None.

## **8. Financial Implications**

- 8.1. There will be no additional costs to the Housing Capital Programme due to the proposed amendments.

## **9. Other Implications**

- 9.1. The risk to the Council is that it will not achieve SHQS requirements for Council Housing by the 2015 deadline if it does not properly implement a programme of required works. There are no sustainability issues related to the content of this report.

## **10. Equal Opportunities and Human Rights Impact Assessments**

- 10.1. Regular consultations with stakeholders continue through established forums.
- 10.2. This report does not introduce a new policy, function or strategy, or recommend a change to an existing policy, function or strategy, and, therefore, no impact assessment is required.

**Lindsay Freeland**  
**Executive Director (Housing and Technical Resources)**

14 June 2011

**Link(s) to Council Objectives**

- ◆ Improve the quality, access and availability of housing.
- ◆ Develop services for older people.
- ◆ Improve community service.

**Previous References**

- ◆ Housing and Technical Resources Committee (Special) – 11 February 2011 – Housing Revenue and Capital Account Budget 2011/2012.

**List of Background Papers**

- ◆ None

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Danny Lowe (Head of Property Services)

Ext: 5621 (Tel: 01698 455621)

E-mail: [daniel.lowe@southlanarkshire.gov.uk](mailto:daniel.lowe@southlanarkshire.gov.uk)

**Housing Investment Programme 2011/12**  
**Supplementary Programme - June 2011**

Appendix 1

<b>Priority</b>	<b>Area</b>	<b>Project Description</b>	<b>Anticipated Net Installations 2011/2012</b>	<b>2011/12 Budget</b>
1	SLC	Kitchens & Bathrooms	70	£770,000
2	SLC	Kitchens & Bathrooms	32	£352,000
3	Clydesdale	Refurbishment	4	£250,000
4	SLC	Boiler Replacements	600	£1,200,000
5	SLC	Window/Door Replacement	466	£625,000
6	SLC	Gas Infrastructure		£629,000
			<b>Total</b>	<b>£3,826,000</b>

<b>Priority</b>	<b>Area</b>	<b>Project Description</b>	<b>Anticipated Net Installations 2011/2012</b>	<b>Savings/Slippage</b>
1	SLC	Kitchens and Bathrooms	Not applicable	£425,000 (saving)
2	Rutherglen	Greenhill Court Refurbishment	Not applicable	£491,000 (slippage)
3	SLC	New Build Council Housing	Not applicable	£2,910,000 (slippage)
			<b>Total</b>	<b>£3,826,000</b>