

	AGENDA ITEM NO.
Report Cover Sheet	
Name of Meeting:	Executive
Date of Meeting:	11th February 2008
Report Title:	Improvement Work to Housing Revenue Account Properties.
Summary of report:	To request approval for tenders to be sought for various works to HRA dwellings, where the estimated value of the proposed scheme will exceed £50,000, in accordance with the Council's Code of Contract Practice. All the individual schemes fall within the proposed Housing Investment Programme for 2008/2009.
For Further Information Please Contact (report author):	Tony White, Building and Construction Manager Housing and Property Services Tel. (01926) 456047 anthony.white@warwickdc.gov.uk
Business Unit:	Housing and Property Services
Would the recommended decision be contrary to the Policy Framework:	No
Would the recommended decision be contrary to the Budgetary framework:	No
Wards of the District directly affected by this decision:	Leamington Clarendon (Chandos Court, Kennedy Square, Clarendon Square, Lansdowne Crescent) Leamington Crown (The Crest) Leamington Milverton (Stamford Gardens, Westbrook House, Dell House, Malvern Court) Warwick West (Crompton Street)
Key Decision?	Yes
Included within the Forward Plan?	Yes - Ref 67
Is the report private & confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No
Date and name of meeting when issue was last considered and relevant minute number:	
Background Papers:	

Consultation Undertaken		
Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.		
Consultees	Yes/ No	Who
Other Committees	No	
Ward Councillors	No	
Portfolio Holders	Yes	Councillor Doody
Other Councillors	Yes	Councillor Mrs. Grainger
Warwick District Council recognised Trades Unions	No	
Other Warwick District Council Service Areas	No	
Project partners	No	
Parish/Town Council	No	
Highways Authority	No	
Residents	No	
Citizens Panel	No	
Other consultees	No	
Officer Approval		
With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services.		
Officer Approval	Date	Name
Relevant Director(s)	18/1/08	Mary Hawkins
Chief Executive	18/1/08	
CMT	18/1/08	
Section 151 Officer	18/1/08	Mary Hawkins
Legal	17/1/08	Simon Best
Finance	17/1/08	Mike Snow
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. RECOMMENDATION(S)

1.1 To approve the seeking of tenders for the following work to Housing Revenue Account homes in accordance with the Council's Code of Contract Practice:

- Replacement of the roof at the Chandos Court sheltered housing scheme, Leamington.
- Structural improvements and external cladding at Crompton Street , Warwick.
- Fire Safety works at multi-storey blocks at Eden Court, Aston Court, Southorn Court, Westbrook House and Stamford Gardens and low rise flats at Winston Crescent, Stamford Gardens, Malvern Court , Dell House and Lansdowne Crescent.
- Digital TV Aerial Systems at various properties.
- External cladding of blocks of flats at Kennedy Square, Leamington Spa

2. REASON(S) FOR THE RECOMMENDATION(S)

2.1 Chandos Court Roof:

Problems with the roof at the Chandos Court sheltered scheme have been experienced over recent years with the fixings of individual slates failing in high winds and adverse weather conditions. This has created a health and safety issue with the possibility of falling slates harming residents or members of the public. In response 'snow guards' have been fitted to the building to catch falling slates but this has not addressed the actual problem. As more slates fail the potential exists for the roof to begin to leak and cause damage to the flats within the sheltered housing scheme. Due to both the location and height of the building, repairs are becoming increasingly expensive and difficult to address and with continuing numbers of slates slipping it is considered that the most cost effective solution is to re-roof the building.

2.2 Crompton Street structural repairs and external improvements:

Following the completion of the improvement works to the flats in Monks Way over the previous and current financial year the final block requiring improvement in this area is 50-56 Crompton Street. The repairs are essential to maintain the fabric of the building and combined with the external improvements will contribute to the achievement of the Decent Homes Standard.

2.3 Fire Prevention Works:

Housing and Property Services has commissioned a programme of fire risk assessments to ensure compliance with current fire safety regulations. These have now been undertaken on all multi-storey blocks and medium rise blocks and flats and will be extended to low rise blocks during the coming financial year. The

completed inspections have identified various works required to the blocks, essential to protect residents and ensure rapid egress of the occupants in the event of a fire. Capital works provision within the 2007/08 Housing Investment Programme is being utilised to undertake the required work to the multi-storey blocks at Christine Ledger Square and Radcliffe Gardens and this recommendation provides for the work from all remaining completed inspections to be progressed.

2.4 Digital TV Aerial Systems:

An on-going programme of upgrading communal TV aerial systems to HRA properties has been operating for several years to ensure all systems will be capable of receiving digital transmissions in anticipation of the switch-off of analogue signals in 2011. For this programme to continue a further tender is required.

2.5 Kennedy Square Thermal Cladding:

A programme of thermal cladding to improve the insulation and minimise the condensation problems experienced in certain dwellings is already underway for block 1-7, Kennedy Square. This recommendation provides for the programme to be extended to the remaining blocks at Kennedy Square. It is envisaged that this programme would commence in 2008/09 but continue into 2009/10.

3. **ALTERNATIVE OPTION(S) CONSIDERED**

3.1 Chandos Court:

To do nothing and accept the ongoing cost of repairs to the roof as slates continue to dislodge. As the slate fixings continue to deteriorate repair costs are likely to increase. Replacing the roof will minimise the danger of falling slates and remove the high ongoing maintenance costs of the existing roof.

3.2 Crompton Street:

If the works were not undertaken, tenants may take the view that the flats are less desirable than those already refurbished with a potential adverse impact on our ability to let them and increased void rent loss.

3.3 Fire Prevention Works:

An alternative to carrying out the fire precaution improvements is to do nothing. However if there were a fire leading to a loss of life or serious injury the Council would be subject to serious criticism and possible prosecution.

3.4 Digital TV Aerial Systems:

An alternative would be to do nothing and the tenants connected to communal TV distribution system would receive no signal when the analogue signal is switched off in these areas in 2011.

3.5 Kennedy Square Cladding:

The alternative to the Kennedy Square proposal is to do nothing but the problems of cold bridging and condensation would then continue. This would prevent these blocks meeting the Decent Homes Standard.

4. BUDGETARY FRAMEWORK

4.1 The financing of the schemes detailed above can be met in full from the proposed 2008/09 Housing Improvement Programme.

4.2 The estimated scheme costs are:

• Chandos Court roof:	£160,000.
• Crompton Street structural and external improvements:	£150,000.
• Fire prevention works:	£75,000.
• Digital TV aerial systems:	£50,000.
• Kennedy Square external cladding:	£300,000
• Total costs	£585,000

4.3 It is proposed that £435,000 is committed from the 2008/09 HIP but that £150,000 of expenditure would be deferred to 2009/10 allowing the programmed work at Kennedy Square to be split across both financial years.

5. POLICY FRAMEWORK

5.1 The proposed works will contribute to the achievement of the Decent Homes Standard, a key corporate objective and will improve the quality of life for council housing tenants.

5.2 The work at Chandos Court and the fire safety works will ensure the Council is meeting statutory health and safety requirements.