

 Executive 13th July 2011		Agenda Item No. 11C
Title	HOUSING INVESTMENT PROGRAMME 2011/12 JULY UPDATE	
For further information about this report please contact	Anthony White Anthony.white@warwickdc.gov.uk 01926 456 047 Matt Jones Matthew.jones@warwickdc.gov.uk 01926 456 034	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	N/A	
Date and meeting when issue was last considered and relevant minute number	February 2011 Executive report to agree 2011/12 HIP budgets.	
Background Papers	N/A	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	No
Equality & Sustainability Impact Assessment Undertaken	N/A

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive		Chris Elliot/Bill Hunt
Head of Service		Jameel Malik
CMT		
Section 151 Officer		Mike Snow
Monitoring Officer		
Finance		Sandra Jones, Mark Smith
Portfolio Holder(s)		Councillor Vincett
Consultation & Community Engagement		
N/A		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. **SUMMARY**

- 1.1 The Housing Investment Programme 2011/12 was agreed by the Executive in February 2011. This report provides an update on the Housing Investment Programme as set out in Appendix A, and seeks the Executive's approval to continue with the procurement and delivery of the programme.

2. **Recommendation**

- 2.1 That the Executive approve the continuation of the Housing Planned Maintenance and Improvement Programme and grants authority to the Head of Housing and Property Services to incur expenditure using existing compliant contracts in accordance with the Code of Financial Practice.
- 2.2 That the Head of Housing and Property Services, in consultation with the Procurement Manager is authorised to procure new contracts as necessary in accordance with the Code of Procurement Practice.

3. **Reasons for the Recommendation**

- 3.1 The Housing Investment Programme was agreed by the Executive in February 2011. Paragraph 10.4 of the Council's Code of Financial Practice states

"....the senior manager (in this instance the Head of Housing and Property Services) does not have authority to incur expenditure....."

Therefore in addition to the budget approval in February it is necessary for Executive to give authority to the senior manager concerned to incur the necessary expenditure.

- 3.2 To ensure that the Council's housing assets are maintained in accordance with all applicable legislative requirements and Decent Homes standards.
- 3.3 Appendix A identifies the Housing Investment Programme for 2011/12.

4. **Policy Framework**

- 4.1 The internal element of the Fit for the Future Programme has the twin objectives of improving the quality of the range of services that the Council directly provides whilst achieving efficiency and cost savings and/or increased income to meet the significant financial challenges we face. These recommendations assist on both elements.
- 4.2 The Housing Investment Programme ensures that the housing stock offered by WDC continues to meet Decent Homes Standards and in so doing, directly supports the Council's vision of Warwick District being a great place to live, work and visit.
- 4.3 The recommendations are also consistent with the need to ensure that we invest to ensure the housing stock remains fit for purpose and conforms to all health and safety and other legislative requirements.

5. Budgetary Framework

- 5.1 The budgets set for 2011/12 are set out in Appendix A of this report. If the requests made in this report are approved, Housing and Property Services will continue to deliver the programme using existing compliant contracts, procuring new compliant contracts where necessary.
- 5.2 The programme is monitored on a monthly basis as part of the Council's budget management framework. Part of this process is to identify project over-spend and under-spend and in consultation with The Head of Finance arrange the transfer of budget from one capital scheme to another as defined in paragraph 10.7.3 of the Code of Financial Practice subject to the Head of Housing and Property Services reporting their action to the next meeting of the Executive.

6. Alternative Option(S) considered

- 6.1 One alternative would be to not continue with the Housing Investment programme; however in doing this the Council will fail to meet its legal obligations as a landlord and will also result in a proportion of the housing stock failing to meet Decent Home standards.

Appendix A

HIP Planned Maintenance Programme 2011/12 after Slippage

Cost Centre		Initial HIP Budget 2011/12 £	Capital Slippage Approved June 2011 £	Latest HIP Budget 2011/12 £
C239	Aids & Adaptations	1,709,600	0	1,709,600
C240	Roof Coverings (MRA)	306,700	35,500	342,200
C241	Canopies & Porches	33,300	0	33,300
C242	Defective Flooring	33,300	0	33,300
C243	Door Entry Systems	46,600	0	46,600
C244	Window Replacement (MRA)	527,200	64,200	591,400
C245	Doors	58,200	0	58,200
C246	Kitchen Fittings / Sanitaryware Replacement (MRA)	2,201,900	0	2,201,900
C247	Acorn Court Refurbishment	350,000	0	350,000
C248	Electrical Fitments / Rewiring	509,300	194,300	703,600
C249	Central Heating Replacement (MRA)	1,504,300	206,300	1,710,600
C251	Water Services	11,000	0	11,000
C252	Structural Improvements (MRA)	179,800	0	179,800
C253	Security Works	116,400	0	116,400
C254	Improved Ventilation	5,800	0	5,800
C255	Lift Replacement	52,900	0	52,900
C257	Fire Prevention Works	79,400	0	79,400
C258	Sound Insulation	5,300	0	5,300
C259	Replacement TV Aerial Systems	58,200	0	58,200
C260	Conversions - General	26,500	0	26,500
C261	Environmental Works	58,200	11,200	69,400
C262	Tenant Participation Projects	52,800	40,400	93,200
C263	Thermal Improvement Works	243,300	0	243,300
C265	Asbestos Survey:	895,000	322,000	1,217,000
C293	Garage Refurbishment	52,900	0	52,900
	TOTAL HIP Planned Maintenance 2011/12	9,117,900	873,900	9,991,800