

HOUSING CAPITAL PROGRAMME

No.	Scheme	Start	Finish	Estimated Total Cost				Net Revenue Costs in 2019/20	Full Years Revenue Effect of (6)	Net Effect of (5)
					2020/21	2021/22				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1.	<u>GENERAL FUND HOUSING</u>	Ongoing		£	£	£		£	£	£
	Disabled Facilities Grants			2,390,550	796,850	796,850	796,850	0	0	0
	Grants			2,390,550	796,850	796,850	796,850	0	0	0
	TOTAL - GENERAL FUND HOUSING			2,390,550	796,850	796,850	796,850	0	0	0
2.	<u>HOUSING REVENUE ACCOUNT</u>	Ongoing								
	Heating Replacements/Energy Efficiency Works			3,000,000	1,000,000	1,000,000	1,000,000	0	0	0
	Works			180,000	60,000	60,000	60,000	0	0	0
	Capital Salaries			3,180,000	1,060,000	1,060,000	1,060,000	0	0	0
3.	Aids and adaptations - Disabled Persons	Ongoing								
	Works			1,155,000	385,000	385,000	385,000	0	0	0
	Capital Salaries			120,000	40,000	40,000	40,000	0	0	0
				1,275,000	425,000	425,000	425,000	0	0	0
4.	Housing Modernisation Programme	Ongoing								
	Works			6,000,000	2,000,000	2,000,000	2,000,000	0	0	0
	Capital Salaries			360,000	120,000	120,000	120,000	0	0	0
				6,360,000	2,120,000	2,120,000	2,120,000	0	0	0
5.	Major Relets	Ongoing								
	Works			420,000	140,000	140,000	140,000	0	0	0
	Capital Salaries Provision			30,000	10,000	10,000	10,000	0	0	0
				450,000	150,000	150,000	150,000	0	0	0
6.	Window and Door Replacement	Ongoing								
	Works			900,000	300,000	300,000	300,000	0	0	0
	Capital Salaries Provision			54,000	18,000	18,000	18,000	0	0	0
				954,000	318,000	318,000	318,000	0	0	0
	Housing Revenue Account Carried Forward			12,219,000	4,073,000	4,073,000	4,073,000	0	0	0

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	Housing Revenue Account Brought Forward			£ 12,219,000	£ 4,073,000	£ 4,073,000	4,073,000	£ 0	£ 0	£ 0
7.	External Pre-Paint Repairs, Soffit and Fascia Renewal and Redecoration Programme Works Provision Capital Salaries Provision	Ongoing		1350,000 81,000 1,431,000	500,000 30,000 530,000	450,000 27,000 477,000	400,000 24,000 424,000	0 0 0	0 0 0	0 0 0
8.	Electrical Periodic Improvement Works Works Provision Capital Salaries Provision	Ongoing		900,000 54,000 954,000	300,000 18,000 318,000	300,000 18,000 318,000	300,000 18,000 318,000	0 0 0	0 0 0	0 0 0
9.	External Works-Paths, Pavings & Hard Standings Works Provision Capital Salaries Provision	Ongoing		600,000 36,000 636,000	210,000 12,600 222,600	210,000 12,600 222,600	180,000 10,800 190,800	0 0 0	0 0 0	0 0 0
10.	Fire Safety Assessment and Remedial Work Works Provision Capital Salaries Provision	Ongoing		1,050,000 63,000 1,113,000	350,000 21,000 371,000	350,000 21,000 371,000	350,000 21,000 371,000	0 0 0	0 0 0	0 0 0
	Housing Revenue Account Carried Forward			16,353,000	5,514,600	5,461,600	5,376,800	0	0	0

Housing Committee
29 January 2020

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					2019/20	2020/21				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Housing Revenue Account Brought Forward			£ 16,353,000	£ 5,514,600	£ 5,461,600	5,376,800	£ 0	£ 0	£ 0
11.	Structural Remedial Repairs Works Provision Capital Salaries Provision	Ongoing		250,000	100,000	75,000	75,000	0	0	0
				25,500	5,000	3,750	3,750	0	0	0
				262,500	105,000	78,750	78,750	0	0	0
12.	Asbestos Surveys and Remedial Works Works Provision Capital Salaries Provision	Ongoing		300,000	100,000	100,000	100,000	0	0	0
				18,000	6,000	6,000	6,000	0	0	0
				318,000	106,000	106,000	106,000	0	0	0
13.	Acquisition of Properties Works Provision Capital Salaries Provision	Ongoing		4,050,000	1,350,000	1,350,000	1,350,000	0	0	0
				450,000	150,000	150,000	150,000	0	0	0
				4,500,000	1,500,000	1,500,000	1,500,000	0	0	0
14.	New Build – Oakfield Road Works Fees	July 20	Mar 21	440,000	440,000	0	0	0	0	0
				60,000	60,000	0	0	0	0	0
				500,000	500,000	0	0	0	0	0
	Housing Revenue Account Carried Forward			21,933,500	7,725,600	7,146,350	7,061,550	0	0	0

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Housing Revenue Account Brought Forward			£ 21,933,500	£ 7,725,600	£ 7,146,350	7,061,550	£ 0	£ 0	£ 0
15.	New Build – Fishpond Cottage Works Fees	July 20	Aug 21	1,034,000	517,000	517,000	0	0	0	0
				166,000	83,000	83,000	0	0	0	0
				1,200,000	600,000	600,000	0	0	0	0
16.	New Build – Chilwell/Watnall Garage Sites Works Fees	Nov 20	Nov 21	2,400,000	800,000	1,600,000	0	0	0	0
				300,000	100,000	200,000	0	0	0	0
				2,700,000	900,000	1,800,000	0	0	0	0
17.	Garage Refurbishment Works Capital Salaries	Ongoing		690,000	230,000	230,000	230,000	0	0	0
				41,400	13,800	13,800	13,800	0	0	0
				731,400	243,800	243,800	243,800	0	0	0
18.	<u>Contingency Sum</u> Works Capital Salaries	Ongoing		81,000	27,000	27,000	27,000	0	0	0
				2,700	900	900	900	0	0	0
				83,700	27,900	27,900	27,900	0	0	0
	TOTAL HOUSING REVENUE ACCOUNT			26,648,600	9,497,300	9,818,050	7,333,250	0	0	0
	HOUSING TOTAL			29,039,150	10,294,150	10,614,900	8,130,100	0	0	0

HOUSING CAPITAL PROGRAMME 2020/21Scheme
Number**GENERAL FUND HOUSING**1. Disabled Facilities Grants (£747,300)

This budget is to provide grants to improve facilities for disabled people living in private sector dwellings. The budget provided by Nottinghamshire County Council through the Better Care Fund.

HOUSING REVENUE ACCOUNT2. Gas Heating Replacement and Energy Efficiency Works (£1,060,000)

This budget is to continue the programme of replacing obsolete gas central heating systems with new energy efficient systems that will provide whole house heating. It will also improve insulation to dwellings with solid walls or micro cavities. It is anticipated that the new systems and insulation will significantly lower CO2 emissions and result in lower energy bills.

3. Aids and Adaptations – Disabled Persons (£425,000)

This budget is to enable the continuation of the Council's programme to adapt Council dwellings to meet the needs of people with disabilities.

4. Housing Modernisation Programme (£2,120,000)

This project is to progress the programme of work to deliver the Broxtowe Standard identified by tenants in the housing option appraisal process to provide good quality homes in accordance with the Housing Strategy. Work is also required to ensure any newly identified needs in relation to the decent homes standards are met.

5. Major Relets (£150,000)

This budget is for extensive work to void properties that are in a serious state of disrepair in order to bring them to a suitable standard to be re-let as quickly as possible. The work can comprise of door replacements, bathroom and kitchen replacements, extensive plastering and other repairs.

6. Window and Door Replacement (£318,000)

The expenditure forms part of a programme targeting old external doors and any failing double-glazed windows. This will allow the Council to continue fitting high security composite doors and frames. Both items are high on the residents' list of priorities and help with the commitment to community safety.

7. External Pre-Paint Repairs, Soffit and Fascia Renewal and Redecoration Programme (£530,000)

This budget will enable the renewed programme of external painting and pre-paint repairs to the housing stock to continue on a rolling basis. The programme will target external components including soffits (including asbestos removal), fascias, fencing, gates, outhouses etc. that have deteriorated and are in need of repair.

8. External Periodic Improvement Works (£318,000)

This budget will assist with compliance with the Institute of Electrical Engineers (IEE) Wiring Regulations. This includes the regular testing of all fixed installations within the Council's housing stock (including communal areas). This will incorporate the replacement of consumer units in accordance with amendment 3 of the IEE's Wiring Regulations concerning fire safety. The opportunity will be taken to ensure that the smoke detectors are hard wired.

9. External Works – Paths, Paving and Hard Standings (£222,600)

As well as owning its own housing stock, the Council also owns paths, paving and hard standings that service some of the stock. These areas have fixed useful lives beyond which they require either replacement or refurbishment. Surveys have been undertaken of the condition of these areas and this budget will enable the resulting required work to be undertaken.

10. Fire Safety Assessment and Remedial Work (£371,000)

The introduction of the Regulatory Reform (Fire Safety) Order 2005 included a mandatory requirement for housing providers to carry out a fire risk assessment on the communal areas of flats within the housing stock and rectify any deficiencies. Fire risk assessments of the Council's general housing stock have been completed and are reviewed periodically. Fire risk assessments of the Retirement Living stock have been completed and are reviewed annually. The reviews have required the commissioning of a specialist company to conduct in depth sample surveys of the communal areas.

This budget will enable fire safety assessment work to continue and resulting remedial work to be undertaken.

11. Structural Remedial Repairs (£105,000)

Work undertaken to survey and maintain the Council's housing stock has identified some specific issues causing structural decay that require remediation in advance of additional improvement work. For example, issues relating to rising damp in some properties have been highlighted that require attention to prevent further deterioration and structural problems,

This budget is intended to address such structural issues and ensure that the Council's housing stock continues to meet both the Decent Homes and Broxtowe Standard.

12. Asbestos Surveys and Remedial Works (£106,000)

Legislation now places a greater responsibility upon property owners for the management, detection and removal of asbestos. This is intended to promote safety for both the occupiers of properties and any staff, contractors or other stakeholders that may be affected by this.

This budget will enable further asbestos surveys to be undertaken in the Council's housing stock along with any accompanying work that may be considered necessary. As well as seeking to ensure the safety of employees and contractors working on behalf of the Council as well as the safety of tenants, this work will help to mitigate against future claims that might otherwise be brought against the Council.

13. Acquisition of Properties (£1,500,000)

One of the work streams within the Housing Delivery Plan approved by the Housing Committee on 5 June 2019 is the acquisition of existing properties in accordance with identified need. This can include former right to buy properties where the Council has "first right of refusal" if a property comes onto the market. This budget is intended to meet the cost of such acquisitions throughout the year.

14. New Build – Oakfield Road (£500,000)

This scheme would see the building of four flats for ex-service personnel at Oakfield Road in Stapleford. Whilst an initial flood risk assessment of the proposed site has been undertaken, a consultation event will take place before a planning application is submitted.

15. New Build – Fishpond Cottage (£600,000)

This scheme would see the demolition of an existing Council property in Bramcote with the construction of up to eight general needs properties on the site. Ecological surveys have been produced and a consultation exercise will take place before the submission of a planning application. This will be a major scheme covering two financial years with additional expenditure of £600,000 anticipated in 2021/22.

16. New Build – Chilwell/Watnall Garage Sites (£900,000)

This scheme relates to one of the work streams in the Housing Delivery Plan and would see a number of garages in Chilwell and Watnall demolished and replaced with up to eighteen homes. Parking assessments and traffic surveys will be undertaken before the public consultation and submission of the planning application. This is a major scheme and it is anticipated further expenditure of £1,800,000 will be incurred in 2021/22.

17. Garage Refurbishment (£243,800)

The Council owns over 800 garages that are rented out to Council tenants and private residents. Garage rents increased in recent years. During a consultation with garage tenants before the rents were increased, a commitment was given to use some of the extra revenue generated to improve the condition of the garages. Whilst some

garages have been improved recently and some are highlighted for possible redevelopment, it

is estimated that over 600 garages require improvement. This budget will enable a garage refurbishment programme to commence.

18. Contingency sum (£27,900)

This budget is intended to meet the cost of Housing Revenue Account unforeseen capital items that need to be addressed during the financial year.