

BABERGH DISTRICT COUNCIL

FROM: Head of Contract and Asset Management

REPORT NUMBER: **J231**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 8 April 2010

2010/11 CAPITAL PROGRAMME

1. **PURPOSE OF REPORT**

1.1 This report seeks approval to implement schemes within the Council's Housing Revenue Account.

2. **RECOMMENDATIONS**

2.1 That expenditure from the Council's Housing Revenue Account is approved to carry out the proposed schemes outlined in the table in paragraph 5.1 below.

The Committee is able to resolve these matters.

3. **FINANCIAL IMPLICATIONS**

There are no financial implications. The proposed works can be funded from existing budgets.

4. **RISK MANAGEMENT**

4.1 This report is most closely linked with the Council's Significant Business Risk No.9 – Management of Projects and Programmes.

4.2 Other key risks are set out below:

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Playgrounds: If the playgrounds are not resurfaced there is an increasing risks of trip hazards to the children using the sites	High	Critical	Resurface the playgrounds as soon as possible
Major Improvements to Void Properties: Loss of rental while properties remain vacant	Certain	Limited	Tenders currently being sought ready for award after Committee approval

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Conversions and Adaptations: Money is spent carrying out substantial adaptations when the tenant could be relocated to a more suitable property	Significant	Critical	Seek approval from the Housing Panel based on guidance criteria to ensure conversion or adaptation is a last resort

5. **KEY INFORMATION**

The Head of Community Development requests that the following schemes proceed from the Council's Housing Revenue Account. Approval is therefore required for:

HRA Budget 10/11 (£)	Work Category	Estimated Cost (£)	Balance of Budget Remaining after approval of these schemes
45,000	Estate Improvements: Resurfacing at Uplands Road Play Area	15,000	30,000
180,000	Major Improvements: Refurbishment at 8 Bull Lane, Long Melford Refurbishment at 10 Angel Lane, Glemsford Refurbishment at 15 Stutton Close, Stutton	16,000 30,000 15,000	119,000
60,000	Conversions and Adaptations: 4 Kelso Place, Lawshall	30,000	30,000

Housing Revenue Account

Estate Improvements:

- 5.2 Resurfacing of Playgrounds - It is proposed to resurface the Uplands Road, Sudbury toddler play area. The existing surface is over 20 years old. In addition new graphics will be displayed on the new tarmac surfaces. The total area to be resurfaced is 200 sq.m.

Major Improvements:

- 5.3 Refurbishment of 8 Bull Lane – The property was built in 1920 and is constructed in solid brickwork, which is externally rendered. The tenant of this property had been registered with us since 1911, and has now unfortunately passed away. On inspection it was found that the property had received very little work over a long period and is generally in poor condition. It needs the following works to ensure that it meets the Decent Homes Standard:

- New kitchen
- New bathroom
- Insulation works
- New central heating system
- Upgrade of electrical system
- Garden clearance
- External fencing and paving works

- 5.4 Refurbishment at 10 Angel Lane – This property was built in 1936 and is also constructed in solid brickwork which is externally rendered. The tenant has agreed to move out of this 4-bed property into a 2-bed bungalow, thus a family home for new tenants. On inspection it was found that this property needed to its ground and first floor layouts changed to ensure that it meets the Decent Homes Standard:

- New kitchen including removal of internal walls
- New first floor bathroom
- Upgrade of heating system
- Upgrade of electrical system
- Insulation works
- Garden clearance

- 5.5 Refurbishment at 15 Stutton Close – This property was built in 1955 and is constructed of cavity wall construction. The tenant has moved out of this 2-bed property into a housing association property, This property has also received very little work over a long period and is generally in poor condition, and requires structural repairs. It needs the following works to ensure that it meets the Decent Homes Standard:

- New kitchen
- New bathroom
- Structural repair works

- Upgrade heating system
- Upgrade of electrical system
- Garden clearance
- External fencing and paving works

Conversions and Adaptations

- 5.6 Adaptations at 4 Kelso Place, Lawshall – This 3-bedroomed property is occupied by a single tenant and her four children. The tenant has requested that the Council consider extending her home to provide for the special needs of a disabled child who requires their own bedroom.
- 5.7 Improvement works relating to disabled adaptations required by Council tenants that cost in excess of £8,000 must be approved by the Housing Panel. If an alternative, more suitable property is likely to become available the adaptation works should not be undertaken unless there are very significant reasons why the tenant cannot relocate. This policy ensures the best use of the council housing stock and minimises the considerable expenditure that is needed to alter homes.
- 5.8 In considering this case the Housing Panel received personal representations from the tenant, and Members were made aware that the support she received from the village was such that it would be inappropriate to require her to move. Having taken full account of all the issues the Housing Panel decided that the tenant's home should be extended.
- 5.9 It is therefore proposed to provide a single storey side extension to the existing dwelling to provide ground floor bedrooms which will be interlinked. The extension has been designed to address the nature of the child's disability. The design incorporates foul water waste outlets which will remain capped off should there be a future requirement for a ground floor bathing facility.

6. **APPENDICES**

None.

7. **BACKGROUND PAPERS REFERRED TO:**

None.

CONTACT: Ryan Jones

EMAIL: ryan.jones@babergh.gov.uk