

BABERGH DISTRICT COUNCIL

FROM: Head of Contract and Asset Management

REPORT NUMBER: **J70**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 30 July 2009

2009/10 CAPITAL PROGRAMME – NON COMMITTED SCHEMES

1. **PURPOSE OF REPORT**

This report seeks approval to implement a scheme 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 this matter.

3. **FINANCIAL IMPLICATIONS**

- 3.1 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. (*Insert the risk number and description*). Key risks are set out below:

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Loss of rental income while the property remains vacant	Certain	Limited, but dependant on the time in which the property remains unoccupied	Tenders currently being sought pending committee approval

5. **KEY INFORMATION**

- 5.1 The Head of Contract & Asset Management and the Head of Community Development request that the following scheme proceeds from the Housing Revenue Account in the total sum of £44,500. Approval is therefore required for:

5.2 Scheme Table:

Budget (£)	Work Category	Estimated Cost (£)	Balance of Budget Remaining after approval of this schemes
HRA Budgets (09/10)	Major Improvements:		
Structural Works 205,670	Improvement works at 7 Churchfield, Monks Eleigh including new asphalt flooring, dry lining, new kitchen and bathroom	28,400	157,440
Kitchens & bathrooms 754,380		6,500	210,700
Windows & doors 204,160		2,100	194,500
Central heating 656,670		3,500	346,820
Re-wiring 203,500		4,000	163,500

5.3 The previous tenants of this property have re-located to a smaller property in Alabaster Close, Hadleigh, thus releasing a 3-bedroomed property.

5.4 The property in question is a 'Swedish Timber' property built in 1948. These properties are of non-traditional construction, being built as timber chalet-style bungalows. They walls are all timber framed and timber clad. When built the walls were poorly insulated.

5.5 Although the property is not in poor condition major structural works are now required to the timber framing and the external cladding, together with the provision of full wall insulation.

5.6 At the same time it is proposed to bring the property up to the Decent Homes Standard by undertaking work to the kitchen and bathroom, and re-wiring the property.

6. **APPENDICES**

None.

7. **BACKGROUND PAPERS REFERRED TO:**

None.

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