
**HRA Capital Programme and
House Building update.
Housing Scrutiny Commission
November 2022**



Leicester
City Council

The main items in the Capital Programme

- Kitchen and bathroom refurbishments
- Boiler replacements
- Rewires and electrical upgrades
- New roof and roofline upgrades
- Disabled adaptations
- Fire safety upgrades
- Delivery of new affordable housing
- One off projects

How do we decide what work we do ?

- Life cycle data, eg 40 years for a kitchen, 30 years for a rewire
- Legislation, eg new wiring editions and new British
- Standards
- Building Safety Bill
- Condition survey data based on surveys
- Maintaining the decent homes standard
- Energy efficiency improvements.



Component for replacement	Leicester's Replacement Condition Criteria	Decent Homes Standard Minimum Age
Bathroom	All properties to have a bathroom for life by 2036	40 years
Kitchen	All properties to have an upgraded kitchen by 2036	30 Years
Central Heating Boiler	Based on assessed condition (from annual service)	15 years (future life span of new boilers is expected to be on average 12 years)
Electrics	Every 30 years	30 Years
roofs	Based on assessed condition (from Stock Condition Survey/HHSRS)	50 years (20 years flat roofs)
Doors and windows	Based on stock condition survey	40 years

Who does the work

- A variety of contractors that are either procured or appointed via corporate frameworks
- Current contracts have a total value of circa £130m
- Specifications are written and contracts managed by Technical Services.
- On site works are supervised by our in house Quality Control teams.



We are spending a total of £13m(excluding the delivery of new AH) which includes:

Work area	Budget	Forecast spend	Work area	budget	Forecast spend
Kitchen and Bathrooms	£3m	£2.5m			
Boilers	£2.8m	£2.8m	Health and safety	£300k	£300k
Rewires	£1.76m	£1.76m	Fire safety	£890k	£840k
Roofs	£900k	£150k	Way lighting	£185k	£150k
Disabled adaptations	£1.2m	£1.2m	Property reconfiguration	£400k	£300k
Windows and doors	£50k	£50k	District Heating	£700k	£700k
Soffits and	£350k	£250k	Sheltered Acc.	£100k	£100k

Projects in the capital programme

- Sprinkler installation – on site now
- Heat Metering feasibility
- Acquisitions that include former council houses and property portfolios.
- Goscote House demolition- in progress
- Social Housing Decarbonisation (EWI) and energy related pilot schemes



House Building update

- Phase 2, Saffron Velodrome and Lanesborough Road
- Phase 2b, Austin Rise, Rockingham Close, Whitteneay Drive and Hydra Walk
- Phase 3, a number of small sites citywide
- Forest Lodge Education Centre(proposed)
- Stocking Farm redevelopment
- Southfield and Newry former school sites



Phase 2 and 2b

- Contract awarded to Robert Woodhead Construction (RWC) and site works had begun at Saffron.
- RWC have gone into voluntary liquidation, officers are now carrying out all legal due diligence works to ensure that the council is not at risk.
- Procurement plan being agreed for all 6 sites affected, however there will now be a delay in the delivery of these new units.



Lanesborough Road



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PLOTS 01 & 02 (TYPE B) AT CENTRAL ROAD JUNCTION



PLOTS 07 – 11 (TYPES D & E)



Whittoney Drive- Phase 2b



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Phase 3

- Several small sites at locations across the city
- Architect/consultants appointed.
- Currently carryout initial scheme layout/viability works so that an affordability assessment can be carried out.

Forest Lodge Education Centre(FLEC)

- Successfully bid for brownfield land release grant money from the government towards the cost of the demolition.
- Currently engaging consultants/architect to design scheme.
- Preparing a demolition spec for the school building for work to start summer 23.
- Looking at connecting to the District Heating network

Stocking Farm redevelopment

- Full redevelopment of site
- Community shop now open
- Former farm house will be used for supported housing
- Existing shopping parade will be upgraded
- 45 new affordable homes





Southfields and Newry former school

- School buildings currently being demolished.
- Underground shelters and potential asbestos contamination found on site, investigations underway.
- Brownfield land release grant money secured from Government.
- 50 new affordable homes





Next steps

- Delivery plan currently being devised for the next 4 years which will include:
- Direct delivery by the council
- Delivery by registered providers
- Working with private developers to bring sites forward.
- Continuation of the acquisition programme.

