

CABINET

24TH FEBRUARY 2003

PROGRAMMED MAINTENANCE EXPENDITURE 2003/04

Report of the Director of Housing

1. SUMMARY AND RECOMMENDATIONS

- 1.1 This report proposes schemes of programmed maintenance for Council houses to be funded from the Capital and Revenue Programmes for 2003/2004 which were approved by Cabinet on 27th January 2003.
- 1.2 The Cabinet is recommended to approve the list of intended HRA schemes listed in the booklet previously circulated to Members subject to potential variations as detailed below.
- 1.3 In addition, Leicester City Council's constitution requires that schemes with a gross cost exceeding £1 million be submitted to Cabinet for specific approval. In accordance with this, Cabinet are asked to approve the following scheme from the Housing Capital Programme:-
1. Disabled adaptations to Council dwellings
 2. Re-roofing to Council dwellings
 3. Replacement windows and doors to Council dwellings
 4. Refurbishment of kitchens and bathrooms to Council dwellings
 5. Boiler replacement to Council dwellings
 6. Mandatory disabled facilities grants
 7. Renovation grants in renewal areas

2 FINANCIAL AND LEGAL IMPLICATIONS

- 2.1 Provision has been made in the approved 2003/04 Housing Capital Programme or 2003/4 Housing Revenue Account revenue estimates for the schemes detailed in the booklet.
- 2.2 Contract Procedure Rules allow the Director of Housing the authority to accept tenders subject to the overall financial limits contained within this report.



CABINET

24TH FEBRUARY 2003

PROGRAMMED MAINTENANCE EXPENDITURE 2003/4

Report of the Director of Housing**SUPPORTING INFORMATION****1. BACKGROUND**

- 1.1 Details of proposed HRA schemes for each of the six areas of the City are set out in the booklet accompanying the report entitled Programmed Maintenance Expenditure 2003/4 New Starts. As previously outlined at Cabinet, the programme has been formulated using the 'worst first approach' where applicable as identified by the Department's Stock Condition Survey. The programme as it is laid out is indicative of spend and volume of work within each area of the City in line with current intentions. However, there are a number of variables that will affect the final delivery of the programmes including variations in unit costs, tenant wishes, Right to Buy sales during the year and unexpected failures etc.
- 1.2 In view of the importance to meet this year's programme and to complete certain types of contract in the summer months, it will be necessary for the Director of Housing to accept tenders and authorise work under any necessary contracts. This is permissible under the Councils Contract Procedure Rules.

3 RECOMMENDATIONS

- 3.1 The Cabinet is recommended to approve the list of intended HRA schemes listed in the Programmed Maintenance booklet previously circulated to Members subject to potential variations as detailed above.
- 3.2 In addition, Leicester City Council's constitution requires that schemes with a gross cost exceeding £1 million be submitted to Cabinet for specific approval. In accordance with this, Cabinet are asked to approve the following scheme from the Housing Capital Programme:-

1. Disabled adaptations to Council dwellings
2. Re-roofing to Council dwellings
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4 LINKS TO BUSINESS PLANS AND OTHER STRATEGIES

- 4.1 Delivery of the Programmed Maintenance work is integral to the delivery of targets set out in the HRA business plan and HIP Housing Strategy.

5 OTHER IMPLICATIONS

Other Implications	Yes / No	Paragraph reference within supporting papers
Equal Opportunities	No	
Policy	No	
Sustainable & Environmental	Yes	Work as detailed throughout Programmed Maintenance Booklet
Crime & Disorder	Yes	Work as detailed throughout Programmed Maintenance Booklet
Elderly people	No	
People on low incomes	No	
Human Rights Act	No	

3. DETAILS OF CONSULTATION

- 3.1. No other departments have been consulted in the preparation of this report.

4. AIMS AND OBJECTIVES OF THE HOUSING DEPARTMENT

- 4.1. This report meets the Housing Department’s overall aim ‘A decent home within the reach of every citizen of Leicester’ and within that Key Objective 1 – To improve the condition of Leicester’s housing stock and resolve unfitness in all sectors.

5. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

5.1. Background Papers

Report to Cabinet - 27th January 2003

6. AUTHOR OF REPORT

6.1. Ian Marlow - Ext 6804 and Mike Hotson Ext 7107.