
PROGRAMMED MAINTENANCE EXPENDITURE 2001/02

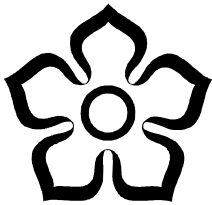
Report of the Director of Housing

1. SUMMARY AND RECOMMENDATIONS

- 1.1 This report presents details of the draft list of schemes against the Capital and Revenue Programmes for 2001/2002 approved by Cabinet on 15th January, 2001. In addition, it sets down a criteria for Tier 2/Community Associations to use in preparing their bids under the Capital Receipt Initiative – Neighbourhood Approach under next years Housing Capital Programme.
- 1.2 The Cabinet is recommended to approve the draft list of schemes listed in the booklet circulated to Members and the criteria for bids under the Capital Receipt Initiative – Neighbourhood Approach, shown in Appendix 'A' of the report.

2. FINANCIAL IMPLICATIONS

- 2.1 Provision has been made in the approved 2001/02 Housing Capital Programme or 2001/02 Housing Revenue Account revenue estimates for the schemes detailed in the booklet.



Leicester
City Council

CABINET

5 MARCH 2001

PROGRAMMED MAINTENANCE EXPENDITURE 2001/02

Report of the Director of Housing

1. BACKGROUND

- 1.1 Details of proposed schemes for each of the six areas of the City are set out at Appendix 'A' of the report. 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.
- 1.2 In view of the importance to meet this years programme and to complete certain types of contract in the summer months, it is recommended that the Director of Housing accept tenders and authorises work under any necessary contracts.
- 1.3 In addition, as part of the Housing Capital Programme approved by Cabinet, was a recommendation that Members should be consulted on the criteria to be adopted for bids from Tier 2's/Community Associations under the Capital Receipt Initiative – Neighbourhood Approach. Officers have outlined, at Appendix 'A', a draft criteria, based on the criteria adopted by the old Housing Committee, for Cabinets consideration and approval.

2. EQUAL OPPORTUNITIES IMPLICATIONS

- 2.1 This report has no equal opportunities implications.

3. LEGAL IMPLICATIONS

- 3.1 Standing Orders grant the Director of Housing the authority to accept tenders subject to the overall financial limits contained within this report.

4. SUSTAINABLE AND ENVIRONMENTAL IMPLICATIONS

- 4.1 The Planned Maintenance Programme aims to improve and protect the physical environment of the City by maintaining the fabric of the Council's housing stock.
- 4.2 Wherever possible the Planned Maintenance Strategy aims to conserve energy and reduce the emission of greenhouse gases.

5. CRIME AND DISORDER IMPLICATIONS

- 5.1 The window replacement programme will incorporate additional security features to all new windows thereby reducing the incidence of crime.

6. DETAILS OF CONSULTATION

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

7. AIMS AND OBJECTIVES OF THE HOUSING DEPARTMENT

- 7.1 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.

8. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

8.1 Background Papers

Report to Cabinet - 15th January 2001

9. AUTHORS OF REPORT

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For Members information:

The Electoral Wards listed below apply to the following areas;

Braunstone

North Braunstone
Rowley Fields
Westcotes

Central

Abbey (part)
Belgrave (part)
Crown Hills
Charnwood
Latimer
Rushey Mead
Spinney Hill
Stoneygate
Wycliffe

New Parks

New Parks
St. Augustine's
Western Park

Saffron

Aylestone
East Knighton
Eyres Monsell
Saffron
West Knighton

Humberstone

Coleman
Evington
Humberstone
Thurncourt
West Humberstone

Beaumont Leys

Abbey (part)
Belgrave (part)
Beaumont Leys
Mowmacre

CRITERIA FOR BIDS UNDER THE NEIGHBOURHOOD STRATEGY

Bids must achieve at least two of the following to qualify for support under this heading.

1. Safeguard the Council=s assets.
2. Reduce ongoing revenue costs.
3. Stimulate employment/the economy within the City (i.e. jobs and training).
4. To improve the lettability of the Council=s housing stock.
5. Tackle disadvantage.
6. Improve security of properties and estates (i.e. help combat crime).

In addition, all bids must meet the following:-

- only require a capital injection (ie **have no ongoing revenue costs**);
- directly benefit local inhabitants;
- improve the quality of life for local people;
- reinforce the value of housing improvements being undertaken;
- achieve good value for money; and
- complement the Government=s wider policy objectives of Welfare to Work and Social Exclusion.

Consequently, it is considered that schemes will normally meet one of the following criteria, although other initiatives are not excluded:-

- demolition and landscaping of unused garage sites;
- clearing and/or development of corner plot sites;
- landscape/lighting improvements on Council estates;
- improvements to spinneys in the City;
- environmental improvements on estates;
- initiatives to overcome small pocket problems on estates;
- erection of bollards on footpaths to prevent cycling/motor bike riding;
- security initiatives around and in vulnerable properties.

BRAUNSTONE

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Re-Roofing	£ 438,000	Re-roofing of approximately 139 dwellings at North Braunstone estate.
Window Replacements	£ 250,000	The replacement of badly rusting metal window frames with double-glazed uPVC units at approximately 146 dwellings at South Braunstone estate & Bowder House WAA.
Boiler Replacements	£ 255,000	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
Central Heating	£ 195,000	Installation of new Central heating systems as part of the ongoing programme for the estate.
Gas Servicing	£ 235,000	The Contract to carry out the annual service and maintenance of gas appliances and heating systems across the area. In the region of 3,800 properties per annum.
C. C. T. V. Maintenance	£ 5,000	The maintenance of closed circuit television security systems

BRAUNSTONE

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Communal Heating Repairs	£ 25,000	The general maintenance of and annual servicing to all Communal Heating schemes.
Lift Maintenance	£3,000	The lift maintenance to W.A.A.'s across the area.
Decoration Allowance	£ 66,000	The provision of decorating allow-ances for Tenants to carry out their own decoration at new tenancies or after major alterations/ repairs in accordance with current policy.
Miscellaneous Jobbing & Others	£ 18,000	Miscellaneous requests. Items such as racial harassment package, warden call system, fire alarms and general maintenance items.
External repairs	£ 35,000	Urgent works to various dwellings and common areas as identified through - out the year.
External Decoration	£ 92,500	External Painting to approximately 650 properties which have been identified to be in urgent need.

Programme Total for Braunstone £ 1,617,500

CENTRAL

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Rewiring Programme	£ 200,000	The continuation of the rewiring programme.
Window Replacements	£ 416,000	The replacement of badly aged window frames with double-glazed uPVC units to Acquired properties, Belgrave & St. Peters estates & replace kitchen windows only on St. Matthews estate, to improve security.
Central Heating	£ 75,000	Installation of new Central heating systems As part of the ongoing programme for the estate.
Boiler Replacements	£ 225,000	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
St. Matthews District Heating	£ 500,000	Continuing the extension of the District heating scheme & the inclusion of an additional 200 properties to the scheme.
External Decoration	£ 27,000	External Painting to properties which have been identified to be in urgent need.
Galvanised Tank Replacement	£ 20,000	Removal of ageing metal water tanks & replacing with new plastic version.
C. C. T. V. Maintenance	£ 20,000	The maintenance of closed circuit television Security systems.

CENTRAL

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Gas Servicing	£ 285,000	The Contract to carry out the annual service and maintenance of gas appliances and heating systems across the area. In the region of 4,900 properties per annum.
District Heating Repairs	£ 300,000	The general maintenance of and annual servicing to all District Heating schemes.
Lift Maintenance	£ 100,000	The lift maintenance to tower blocks and W.A.A.'s in the area.
Decoration Allowance	£ 70,000	The provision of decorating allowances for Tenants to carry out their own decoration at new tenancies or after major alterations / repairs in accordance with current policy.
Miscellaneous Jobbing & Others	£ 16,000	Miscellaneous requests. Items such as racial harassment package, warden call system, fire alarms and general maintenance items.
District Heating Pipework	£ 125,000	Improvements to and replacement of the district heating system pipework.
'M.H.C.' Cladding Replacement	£ 72,000	The replacement of timber cladding with uPVC to properties of the Midlands Housing Consortium design.

Programme Total for Central £ 2,451,000

NEW PARKS

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Rewiring Programme	£ 100,000	The continuation of the rewiring programme.
Window Replacements	£ 507,000	The replacement of ageing window frames with double-glazed uPVC units to approximately 235 dwellings at New Parks estate & 61 properties at West End.
Boiler Replacements	£ 300,000	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
B.I.S.F. Cladding Repairs	£ 175,000	Replacement of rusting steel cladding to 20 B.I.S.F. houses at New Parks estate.
District Heating Pipework	£ 250,000	Improvements to and replacement of the Aikman Avenue district heating system pipework.
External Decoration	£ 35,500	External Painting to properties which have been identified to be in urgent need.
Gas Servicing	£ 235,000	The Contract to carry out the annual service and maintenance of gas appliances and heating systems across the area. In the region of 4,000 properties per annum.
External repairs	£ 35,000	Urgent works to various dwellings and common areas as identified throughout the year.
Galvanised Tank Replacement	£ 24,000	Removal of ageing metal water tanks & replacing with new plastic version.

NEW PARKS

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Re-Roofing	£ 265,000	Re-roofing of approximately 85 dwellings at New Parks estate.
District Heating Repairs	£ 75,000	The general maintenance of and annual servicing to all District Heating schemes.
Lift Maintenance	£ 21,750	The lift maintenance to flats and W.A.A.'s across the area.
Decoration Allowance	£ 70,000	The provision of decorating allowances for Tenants to carry out their own decoration at new tenancies or after major alterations / repairs in accordance with current policy.
Miscellaneous Jobbing & Others	£ 15,000	Miscellaneous requests. Items such as racial harassment package, warden call system, fire alarms and general maintenance items.
Central Heating	£ 290,000	Provision of new gas central heating systems to properties for the first time.
'M.H.C.' Cladding Replacement	£ 53,000	The replacement of timber cladding with uPVC to properties of the Midlands Housing Consortium design.

Programme Total for New Parks £ 2,451,250

SAFFRON

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Rewiring Programme	£ 100,000	The continuation of the rewiring programme.
Re-Roofing	£ 62,000	Re-roofing of approximately 18 dwellings at Kirby estate.
Window Replacements	£ 700,000	The replacement of badly rusting metal & decayed timber window frames with double-glazed uPVC units to approximately 244 dwellings at Eyres Monsell, 131 dwellings at Saffron estates & 33 miscellaneous properties.
Boiler Replacements	£ 375,000	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
Central Heating	£ 390,000	Provision of new gas central heating systems to properties for the first time.
Gas Servicing	£ 290,000	The Contract to carry out the annual service and maintenance of gas appliances and heating systems across the area. In the region of 4,000 properties per annum.
Lifts to W. A. A. 's	£ 34,000	The provision of a new lift at Warden Assisted accommodation.
C. C. T. V. Maintenance	£ 10,000	The maintenance of closed circuit television Security systems.
Galvanised Tank Replacement	£ 18,000	Removal of ageing metal water tanks & replacing with new plastic version.

SAFFRON

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Communal Heating Repairs	£ 25,000	The general maintenance of and annual servicing to all District Heating schemes.
Lift Maintenance	£ 3,250	The lift maintenance to W.A.A.'s across the area.
Decoration Allowance	£ 90,000	The provision of decorating allowances for Tenants to carry out their own decoration at new tenancies or after major alterations / repairs in accordance with current policy.
Miscellaneous Jobbing & Others	£ 17,000	Miscellaneous requests. Items such as racial harassment package, warden call system, fire alarms and general maintenance items.
External Decoration	£ 87,000	External Painting to approximately 620 properties which have been identified to be in urgent need.
External repairs	£ 30,000	Urgent works to various dwellings and common areas as identified throughout the year.
Chimney Repairs	£ 30,000	Replacement of defective chimney stacks to Easiform properties as identified during the year.

Programme Total for Saffron £ 2,261,250

HUMBERSTONE

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Rewiring Programme	£ 75,000	The continuation of the rewiring programme.
Re-Roofing	£ 505,000	Re-roofing of approximately 89 dwellings at Northfields estate & flat roof replacement at Beatty Avenue flats.
Boiler Replacements	£ 475,000	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
Window Replacements	£ 1,330,000	The replacement of badly rusting metal window frames with double-glazed uPVC units to approximately 777 dwellings at Goodwood, Netherhall, Thurnby Lodge, Evington & Morton estates.
Central Heating	£ 360,000	Provision of new gas central heating systems to properties for the first time
Decoration Allowance	£ 84,000	The provision of decorating allowances for Tenants to carry out their own decoration at new tenancies or after major alterations / repairs in accordance with current policy.
Lifts to W. A. A. 's	£ 33,000	The provision of a new lift at Warden Assisted accommodation.

HUMBERSTONE

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Gas Servicing	£ 310,000	The Contract to carry out the annual service and maintenance of gas appliances and heating systems across the area. In the region of 5,650 properties per annum.
Communal Heating Repairs	£ 50,000	The general maintenance of and annual servicing to all Communal Heating schemes.
Lift Maintenance	£ 20,000	The lift maintenance to W.A.A.'s across the area.
Miscellaneous Jobbing & Others	£ 18,000	Miscellaneous requests. Items such as racial harassment package, warden call system, fire alarms and general maintenance items.
External Decoration	£ 85,500	External Painting to approximately 610 properties which have been identified to be in urgent need.
C. C. T. V. Maintenance	£ 10,000	The maintenance of closed circuit television Security systems.
Galvanised Tank Replacement	£ 17,000	Removal of ageing metal water tanks & replacing with new plastic version.

Programme Total for Humberstone £ 3,372,500

BEAUMONT LEYS

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Rewiring Programme	£ 125,000	The continuation of the rewiring programme.
Window Replacements	£ 1,297,000	The replacement of badly rusting metal window frames with double-glazed uPVC units to approximately 415 dwellings at Beaumont Leys estate, 190 dwellings at Stocking Farm estate & 150 dwellings at Mowmacre estate.
Boiler Replacements	£ 480,000	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
Central Heating	£ 390,000	Provision of new gas central heating systems to properties for the first time.
Decoration Allowance	£ 70,000	The provision of decorating allowances for Tenants to carry out their own decoration at new tenancies or after major alterations / repairs in accordance with current policy.
Chimney Repairs	£ 30,000	Replacement of defective chimney stacks to Easiform properties.
Miscellaneous Jobbing & Others	£ 16,000	Miscellaneous requests. Items such as racial harassment package, warden call system, fire alarms and general maintenance items.

BEAUMONT LEYS

2001 / 2002 NEW STARTS PROGRAMME

Project	Cost	
Gas Servicing	£ 270,000	The Contract to carry out the annual service and maintenance of gas appliances and heating systems across the area. In the region of 4,100 properties per annum.
Communal Heating Repairs	£ 25,000	The general maintenance of and annual servicing to all Communal Heating schemes.
Lift Maintenance	£ 2,000	The lift maintenance to W.A.A.'s across the area.
External Decoration	£ 22,500	External Painting to approximately 160 properties which have been identified to be in urgent need.
Lifts to W. A. A. 's	£ 33,000	The provision of a new lift at Warden Assisted accommodation.
C. C. T. V. Maintenance	£ 5,000	The maintenance of closed circuit television Security systems.
Galvanised Tank Replacement	£ 21,000	Removal of ageing metal water tanks & replacing with new plastic version.

Programme Total for Beaumont Leys £ 2,786,500

CITYWIDE**2001 / 2002 NEW STARTS PROGRAMME**

Project	Cost	
Disabled Adaptations	£ 1,200,000	Citywide adaptations as recommended by Social Services department.
Kitchen Improvements	£ 800,000	The upgrading & plastering of kitchens, where necessary to improve facilities to modern standards. (Specific areas to be identified)
Bathroom Improvements	£ 450,000	The upgrading of bathrooms, to provide better facilities to modern standards. (Specific areas to be identified)
“One – off” Improvements to Bungalows.	£ 600,000	Initiatives to improve bungalows which have a lack of space or facilities.
Structural Works	£ 400,000	To help address the current large backlog of dwellings which require extensive repairs, including injection of D.P.C's to properties identified during the year.
Electronic Door Entry Systems	£ 400,000	Installation of new systems as required.
Retaining Walls	£ 100,000	The repair or replacement of retaining walls across the city, as and where required.
Community Led Initiatives - CRI - Proposals	£ 720,000	Work to be determined in conjunction with Stakeholders following consultation.
Internal Decoration	£ 100,000	Discounting of the Internal Decorating scheme.
Door Entry Systems	£ 300,000	Maintenance of existing electronic door Entry systems.
Electrical Testing Programme	£ 100,000	A programme of testing electrical circuits & fittings to current regulations.

CITYWIDE**2001 / 2002 NEW STARTS PROGRAMME**

Project	Cost	
Smoke Alarms & Carbon Monoxide detectors	£ 90,000	Providing new smoke alarms / CO detectors to properties as required.
Targeted Rents - Alarms etc.	£ 50,000	Continuation of Targeted Rents scheme.
Electronic Door Entry Systems	£ 100,000	The replacement of older outmoded systems.
Shower Installations	£ 50,000	The replacement of baths in W.A.A's with a shower to provide easier use of facilities.
Racial Harassment Initiatives	£ 10,000	To provide support & assistance in cases of Racial harassment.
Health & Safety Issues	£ 100,000	Improving the safety of council homes across the city where needs are identified. (Specific areas yet to be identified)
'Section 82' Notices	£ 100,000	Meeting our obligations in relation to Notices served under the Environmental Protection Act 1990.
Environmental Works	£ 25,000	Works to improve environmental conditions as identified

Programme Total for Citywide £ 5,695,000