

Housing Management
Salisbury District Council
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Report

Subject : Interim Planned Maintenance Programme

Report to : The Cabinet

Date : Wednesday 28 March 2007

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Cabinet Member for Community & Housing: Councillor Cole-Morgan

1. Purpose of the Report:

1.1 Later this year the HRA Business Plan Project Board will be considering reviewing the planned maintenance policy as part of a package of measures to ensure the Business Plan is viable. Cabinet will then be asked to approve a longer term planned maintenance programme up to the Decent Homes Standard Target of 2010. In the meantime, approval needs to be given to officers to allocate a proportion of 2007/08 planned maintenance capital budget of £3,672,790.

2. Background:

- 2.1 In previous years Cabinet has approved an annual programme of maintenance to the housing stock based on the following principles:-
- a) Decent Homes Work
 - b) Essential repairs to maintain health and safety and to prevent the stock deteriorating.
 - c) Renewing the oldest kitchens, bathrooms and external doors in line with tenant preferences.
- 2.2 It was always the intention, whatever the outcome of the stock transfer proposal, to implement a longer-term planned maintenance programme once tenants had made their decision.
- 2.3 The HRA Business Plan Project Board will take into account the need to meet the Decent Homes Standard target, the results of tenant consultation on priorities for improvements to their homes, and the resources available in recommending a revised planned maintenance policy to Cabinet later this year as part of a package of measures to ensure the HRA Business Plan is viable over a 30-year period.
- 2.4 It is important that continuity is maintained to ensure flow of work for existing contractors prior to the longer-term planned maintenance programme being tendered.



Awarded in:
Housing Services
Waste and Recycling Services



3. Proposal:

- 3.1 Attached as appendix 1 is a draft interim planned maintenance programme based on previous years principles up to July 2007.
- 3.2 It is proposed that the work to kitchens, bathrooms and external doors be given to our partnership contractor, Mitie, on the same terms and conditions as work allocated as part of the 2006-07 programme.

4. Recommendations:

- 4.1 The interim planned maintenance programme as outlined in appendix 1 be approved.
- 4.2 that the work to kitchens, bathrooms and external doors be given to our partnership contractor, Mitie, on the same terms and conditions as work allocated as part of the 2006-07 programme

5. Implications:

- 5.1 Legal Contract Standing Orders require competitive tendering for contracts in excess of £30000 but Cabinet can waive CSO's if satisfied it is appropriate to do so
- 5.2 Financial Included in the report
- 5.3 Human Rights None in respect of this report
- 5.4 Personnel None in respect of this report
- 5.5 ICT None in respect of this report
- 5.6 Community Safety None in respect of this report
- 5.7 Environmental None in respect of this report
- 5.8 Council's Core Values Maintaining the housing stock, promoting excellent service.
- 5.9 Wards affected All
- 5.10 Consultation Undertaken: Tenants

Appendix 1

Location	Address	Property Number	Year Built	Beds	Construct. Type	Property Type	Kitchens	Bathrms	Doors	Roofs	Fascia/soffits	Budget
Harnham	Essex Square	2,4,6,8,10,12,20,22,24,26,28,30,32,34,36,40,42,44,46,48,50,52,54,56, 58,60,62,64,	1961	2	TRA	Flat	28	28	7	0	0	£ 199,780
Harnham	Essex Square	70,76,152	1962	1	TRA	Bedsit	3	3	0	0	0	£ 20,460
Harnham	Essex Square	74,122,140,142,154,	1962	2	TRA	Hse.	5	5	5	0	0	£ 40,400
Harnham	Essex Square	94,96,98,100,102,104,106,108,110,112,114,126,128,130,132,158,160,164,168,172,178,180,182,184,186,188,190,192,194,196,200,202,204,206,208,212,214,216,218,220,222,226,228,230,232,234,236,238, (244)	1961	1	TRA	Flat	49	49	0	0	0	£ 334,180
Harnham	Essex Square	158,160,164,168,212,214,216,218, 220,222, 226,228	1961	1	TRA	Flat	0	0	10	0	0	£ 6,300
Harnham	Essex Square	21,23,25,27,31,37,51,53,55,57,59,61,65,67,	1963	1	TRA	Flat	14	14	0	0	0	£ 95,480
Harnham	Essex Square	39,41,43,45,47,49	1963	1	TRA	Bung.	6	6	6	0	0	£ 48,480
Whiteparish	Ashmore Close	1,2,3,4,5,6,9,10,11,13,14,17,18	1972	2	TRA	Bung.	13	13	13	0	0	£105,040
Whiteparish	The Green	5,7,	1975	2	TRA	Bung.	2	2	2	0	0	£16,160
Wilton	Fairview Road	26		3	TRA	Hse	1	1	0	0	0	£15,000
Barford St Martin	St Martins Close	2,3,4,5,6,14,45,47,49,51,53	1967	2	TRA	Bung.	0	0	11	0	0	£13,860
Bemerton 2 KL	Cedar Close	14	1953	3	TRA	Hse	1	1	1	0	0	£10,000
Bemerton 2 KL	Westwood Road	107,111,119,125,129,131,135,141, 143,147,	1965	1	TRA	House	0	0	10	0	0	£12,600
Bemerton 2 KL	Westwood Road	149,151,153,155,	1965	1	TRA	Bung.	0	0	4	0	0	£5,040
Bemerton 2 KL	Devizes Road	401,409,425,431,433,437,451,461,467,469,487,489,499,	1964	2	TRA	Hse.	0	0	13	0	0	£16,380
Bemerton 2 KL	Rowan Close	2,6,12,20,26,30,32	1965	2	TRA	Hse.	0	0	7	0	0	£8,820
Dinton	Catherine Crescent	4,5	1958	3	TRA	Hse.	2	2	2	0	0	£ 16,160
Downton	Castle Meadow	GA: 2,3,4,5,6,7,8,10,11,12,13,14,15,16,17,18 Flat No 9	1964	1	TRA	Bung.	0	0	17	0	17	£30,770
Downton	Moot Lane	GA: 58	1964	2	TRA	Bung.	0	0	0	0	1	£550
Donhead St Mary	Coronation Drive	34,36	1957	3	REE	Hse	0	0	0	2	2	£9,000
Mere	Castle Hill Crescent	7,8,9,10,11,12	1958	2	TRA	Bung.	0	0	0	6	6	£27,000
Mere	Castle Hill Crescent	5,6,13,19,21,23	1958	3	TRA	Hse.	0	0	0	6	6	£27,000
South Newton	Vale View Road	7a	1959	2	TRA	Bung.	1	1	1	0	0	£8,080
		TOTAL					125	125	109	14	32	£ 1,066,540