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# Report

**Subject** : Housing Revenue Account (HRA) Planned Maintenance Programme 07-08

**Report to** : The Cabinet

**Date** : Wednesday 13 June 2007

**Author** : Derek Streek

**Cabinet Member for Community & Housing:** Councillor Brian Dalton

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## 1. REPORT SUMMARY:

1.1 It was originally intended that a planned maintenance programme would not be approved until after the HRA Business Plan Project Board had reviewed the planned maintenance policy. However delays in the Project Boards work programme mean that in order to ensure continuity of work and good management of the capital budget, approval of a programme for the current financial year is granted to supplement the interim programme approved earlier this year with a longer term planned maintenance programme being approved from 2008/9 following the Project Boards review.

## 2. BACKGROUND:

2.1.1 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.

2.1.2 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. In order to approve a longer term programme the Housing Revenue Account Business Plan Project Board, set up following the stock transfer ballot, will need to review the planned maintenance policy in the context of recommending a viable 30 year Business Plan.

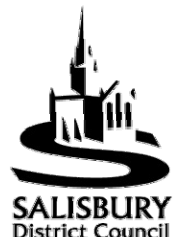
2.1.3 The HRA Business Plan Project Board will take into account the need to meet the Decent Homes Standard target, the results of tenant consultation on priorities for improvements to their homes, and the resources available in recommending a revised planned maintenance policy to Cabinet later this year as part of a package of measures to ensure the HRA Business Plan is viable over a 30-year period.

2.1.4 It is important that in order to maintain good financial management of the capital budget that contracts for the planned programme are let early in the financial year.



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### **3. Proposal**

3.1 A draft interim planned maintenance programme for 2007-2008 based on the principles contained in 2.1.1 and the budget approved in the capital programme is contained in exempt business.

3.2 In order to ensure continuity of work, 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. Mitie continue to perform well with high tenant satisfaction levels.

### **4. Recommendation:**

4.1 That the draft planned maintenance programme in the sum of £3,858,960 be approved – the details of which are contained under exempt business.

### **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