

# **Stock Options Appraisal Project Board Meeting**

**2<sup>nd</sup> June 2004**

## **Committee Room I, Bourne Hill**

### **I. Salisbury Standard – presentation from Angela Wheeler from Aldbourne Associates.**

Angela Wheeler reported on the background to the Salisbury standard and the findings of the report.

The Government's Decent Homes Standard sets a minimum standard for all council owned properties across the country that must be reached by 2010. Aldbourne Associates have been working with Salisbury Tenants' Panel and tenants around the district to find out what standard we should be aiming for and whether this is different to the Government's.

Last year a number of open meetings were held throughout the district and a questionnaire was sent out by Aldbourne Associates to ask tenants what their priorities were for the future.

Over 440 people responded to the questionnaire. Earlier in the year a workshop event was held to look at what people had said in their replies and to see how this compared to the Government's Decent Homes Standard.

Some of the priorities raised in the Salisbury Standard are already covered within the Decent Homes Standard such as:

- New Kitchens
- New Bathrooms
- Improved insulation
- Better heating
- Electrical wiring

These were all considered to be a high priority by tenants however, tenants want to see more choice in design and layout, and a choice of having a shower which goes beyond the Government's minimum standard.

Other items that were considered a high priority from the consultation with tenants were:

- Better security and lighting on estates
- Fencing
- Better design of homes
- Off road parking
- More help with internal decoration and gardening for those unable to carry out the work themselves
- Better quality materials
- More choice and involvement for tenants
- More visible staff on estates
- Better ways of dealing with anti-social behaviour
- More affordable housing throughout the district

The next step is to look at the facts and figures about how much work needs to be done to the homes and what changes need to be made to services to meet both the Decent Homes Standard and the Salisbury Standard.

The next step will be to send out newsletter two and survey asking all households to list their priorities for the future of its housing services.

There will then be roadshow events held throughout the district, for tenants to come along and find out more information

Following on from the roadshows will be a visioning day where all the information gathered from the 6 roadshows will be reported to members, staff and tenants.

## **2. Housing Revenue Account Base Position – presentation by David Roberts from HACAS Chapman Hendy**

David Roberts reported the projections of the Housing Revenue Account over the next 30-years

In order to undertake this, it is necessary to have information relating to the investment needs of the housing stock, both at a fairly low level (Decent Homes Standard) and at a higher level of investment based on the consultation with tenants to create the Salisbury Standard.

The stock conditions survey is now in its final stages of being validated and will be used in the financial modelling of the options to be presented to the next Project Board meeting in July.

The base HRA position indicates that, while the HRA appears to be viable in the short term, in the medium and long term it will become unviable without remedial action being taken to either increase income or reduce expenditure.

Any service improvements arising from the Salisbury Standard that require an increase in revenue costs will make the HRA worse in financial terms, and require additional savings to be made to balance the account.

The level of investment required by the stock conditions survey is not yet known, but the 30-year projections illustrate the impact of a range of sensitivities on both the revenue account, through the revenue contributions to capital assumption, and the investment/funding balance through variations in investment levels and levels of resources.

The base model that has been produced will be used for future modelling in the options appraisal once the stock conditions survey and the Salisbury Standard information are made available.

## **3. Unison campaign for 4<sup>th</sup> Option**

Derek Streek reported on the paper

Ministers have reported there will not be a fourth option, therefore Salisbury District Council does not intend to explore the 4<sup>th</sup> Option and cost it accordingly.