

The Cabinet

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REPORT

Cllr Cole-Morgan: Cabinet Member for Housing & Community

PLANNED MAINTENANCE PROGRAMME 2005/06

1. Purpose of report

- 1.1** To provide delegated authority to the Head of Housing Management to provide existing partnership contractors with additional planned maintenance works in accordance with previously approved principles pending the outcome of the stock option appraisal.

2. Background

- 2.1** Over the last two financial years the Cabinet has approved an annual programme of maintenance to the housing stock based on the following principles:-
- 1) Decent Homes Works.
 - 2) Essential repairs to maintain health and safety and to prevent the stock deteriorating.
 - 3) Renew the oldest kitchens, bathrooms and external doors in line with tenant preferences.
- 2.2** The Capital Programme approved by Cabinet on 2nd February 2005 provides an estimated £3,357,780 available for the refurbishment and modernisation of Council housing.
- 2.3** When the outcome of the Stock Option Appraisal is known a longer programme of works may be approved depending on the outcome. In the meantime, however, our current partnership contractors are nearing completion of this years schedule of work.

3. Proposal

- 3.1** It is proposed that pending the outcome of the stock option appraisal, sufficient work be given to existing partnership contractors, on the same rates they are currently undertaking for us, until such time as it is possible to prepare a longer programme, following the outcome of the stock option appraisal.
- 3.2** The work to be allocated will be on the same principles as outlined in 2.1.
- 3.3** The work allocated be determined by the Head of Housing Management.

4. Recommendation

- 4.1** That the proposals outlined in 3.1 – 3.3 be approved.
- 4.2** That a further report be brought back to Cabinet following the outcome of the stock option appraisal, with a longer term planned maintenance programme.

5. Implications

- 5.1** Legal - The Council has a requirement to meet the decent homes standard by 2010. This will contribute towards meeting that target.
- 5.2** Financial - The 5 year capital programme approved on 2nd February includes £3.358m for 2005/06 and an indicative £2.750m for each of the following 4 years based on the estimated Major Repairs Allowance.
- 5.3** Human Rights - None
- 5.4** Environmental - None.
- 5.5** Council's Core Values - Excellent Service.
- 5.6** Personnel - None
- 5.7** Community Safety - None