

COMMITTEE:	TENANTS' ADVISORY GROUP
DATE:	28TH JANUARY 2002
SUBJECT:	OUTCOME OF HOUSING INVESTMENT PROGRAMME BID
REPORT OF:	JANET CANNY HEAD OF HOUSING MANAGEMENT
Ward(s):	All
Purpose:	To update Tenant's Advisory Group on the outcome of the Housing Investment Programme Bid.
Contact:	Janet Canny Head of Housing Management Telephone 01323 415106 or internally on extension 5106.
Recommendations:	That Members of Tenants' Advisory Group note the content of the report.

1.0	<u>Background</u>
1.1	As Tenants Advisory Group is aware, each year the council submits details of the Housing Strategy and in more recent years a copy of the Resource Accounting Business Plan. This and other information relating to the performance of all Housing Services is used by Government to assess the level of funding available to the Council in the next financial year.

1.2	The Council received details of the Governments determination in December 2001.
2.0	<u>Comments received about performance</u>
2.1	The assessment for performance was retained as “above average”.
2.2	The Government, in its usual written feedback specifically commended the “strong housing strategy and the sound Business Plan.” It also indicated its approval of how the “broad housing agenda was closely linked to cross-cutting issues and supported by effective partnership working.” The feedback also specifically noted how “Best Value was impacting upon service delivery” and that there was evidence of “strong corporate working and commitment to the appropriate regional and national housing priorities.”
2.3	The assessment resulted in an additional £75,000 credit approval being afforded to the Council.

3.0	<u>Outcomes of the Capital allocation to the single capital pot and the proposed programme for 2002/03 for the Council Housing Stock</u>
3.1	The amount anticipated to be forthcoming as an allocation under the Major Repairs Allowance was for £2,363,000. The sum awarded was for £2,427,000. It is hoped that this will be supplemented by additional funding through the single capital pot and a decision on this will be made by the end of this financial year.

3.2

As part of the Resource Accounting Business Plan, details were offered as to how any future budgets would be allocated alongside as to the type of improvement works which would be undertaken.

3.3

As Tenants and Members are aware, the Council is charged with ensuring that the housing stock meets decent home standards in future and clearly this will influence all programmes of work which will be undertaken to the housing stock now and in future years. To ensure that all efforts are being made to assist in this process additional works are being identified to ensure this target continues to be worked towards.

3.4

The proposed programme contains a variety of works, which Tenants and Members will be familiar with. It includes:

- Replacement Windows £425,000
- Kitchen and Bathroom Improvements £125,000
- HEET scheme £150,000
- Extensions, Disabled adaptations and Retirement Court Access works £400,000
- Essential repairs including roofing, plumbing, heating and rewiring £660,000
- Environmental Improvements including monies specific to the North Langney area £100,000
- Upgrade/conversions of facilities to bedsitter accommodation £350,000

There are also proposals to continue with the Safer Homes Scheme and to undertake further fire precautions work to the stock. It is also anticipated that further funds will be used for the Cash Incentive Scheme to ensure that we continue to make the best possible use of the housing stock.

4.0	<u>Consultations</u>
4.1	The above programmes were discussed with tenants and members as part of the development of the Business Plan for 2002/03. It is anticipated that updates on how this programme is delivered will be made at future Tenant Advisory Group meetings.
4.2	Some elements of the programme, such as those relating to Environmental Improvements have always been the subject of wide consultation with tenants. Officers are also anxious to be made aware of any tenants who may benefit from the provision of disabled adaptations and extensions.
4.3	It should also be noted that work has already commenced on the development of the next 5 year housing strategy. Consultation has already commenced with our Tenants on this important project, through the annual survey. There will be many more opportunities for Tenants to make their views known and it is anticipated that further reports will be brought to Tenants Advisory Group on this matter.
5.0	<u>Financial Implications</u>
5.1	It is extremely good news that once again that this level of funding is available to invest in the Housing Stock.
6.0	<u>Human Resources Implications</u>
	<u>There are none.</u>
7.0	<u>Conclusion</u>
7.1	That Members of Tenants' Advisory Group note the content of the report.

Janet Canny Head of Housing Management	
Background Papers: The Background Papers used in compiling this report were as follows: None (if no background papers used, write "none".) To inspect or obtain copies of background papers please refer to the contact officer listed above.	