

## **CAPITAL PROGRAMME 2011/12**

Report of the Director of Investment and Regeneration

### **1. SUMMARY**

This report sets out the Council's draft capital programme for next year and invites discussion by the local board.

### **2. RECOMMENDATION**

The Local Housing Board discuss the report and provide feedback about future investment needs and priorities.

### **3. MATTER FOR CONSIDERATION**

- 3.1 The capital programme is mainly for replacing the major components of a home when they reach the end of their useable 'life', such as the kitchen, bathroom, central heating, wiring, roof, windows and external doors. There are also some planned improvements and one-off refurbishment projects. In general as much as possible is delivered through planned programmes of work, often area based.
- 3.2 Repairs, servicing of gas and electrical systems, painting and work to re-let empty homes are not part of the capital programme. These are funded from Derby Homes' own repair budget, as is all minor work generally.
- 3.3 The capital programme is decided based on long-term investment needs and is largely dictated by the needs and condition of the housing stock in different parts of the city. This doesn't allow the luxury of much choice and most capital work is simply a necessity. However the Council still values input from Derby Homes and residents. And at Derby Homes we certainly want to get feedback from the local boards. We believe we are focussing on the right investment priorities but are we missing anything?
- 3.4 Despite serious funding problems in the medium to long term, next year is looking good. Some major investment programmes are being completed and new ones are starting. And we have substantial new funding under the Community Energy Saving Programme (CESP) to install heating and insulation.
- 3.5 **Programme highlights for the south of the city in 2011/12:**
  - After many years the programme to install UPVC double-glazed windows will be completed.
  - Only 'mopping up' remaining on the citywide storage heating replacement programme.

- The extra CESP funding will allow us to insulate homes with solid brick walls in most of Osmaston, Old Sinfen and Austin, which will greatly improve comfort and reduce heating bills in hard to heat homes.
- CESP funding will also allow us to replace old, inefficient central heating systems, particularly back boilers, in the same areas.
- A major new kitchen replacement programme will get underway across the pre-war homes in Allenton. We've just held an exhibition for tenants.
- We're also planning a future kitchen replacement programme for Osmaston. Although we can't commit to a start date just yet, it's certainly looking earlier than expected. Expect news soon!
- Although we weren't expecting to be replacing many bathrooms for a few years, we now believe we can start a programme for pre-war homes in Alvaston.
- We're starting a citywide programme to replace old, obsolete door entry systems and communal entrance doors to blocks of flats. Many of these systems and doors fail regularly and are difficult to maintain. New systems will be more reliable and resistant to damage.

#### **4. FINANCIAL AND BUSINESS PLAN IMPLICATIONS**

Capital investment is funded by the Council's capital programme for housing, not by Derby Homes. The amount of capital funding available is widely accepted as insufficient to maintain current standards beyond the short term.

**The areas listed below have no implications directly arising from this report:**

- Consultation
- Legal and Confidentiality
- Personnel
- Environmental
- Equalities Impact Assessment
- Health & Safety
- Risk
- Policy Review

**If Board members or others would like to discuss this report ahead of the meeting please contact the author, or the Chief Executive, [phil.davies@derbyhomes.org](mailto:phil.davies@derbyhomes.org) - Tel 01332 711010**

**Author:** Matt Hands, Maintenance Manager (Investment), 01332 71069, [matt.hands@derbyhomes.org](mailto:matt.hands@derbyhomes.org)

**Background Information:** None

**Supporting Information:** Appendix 1 – Draft capital programme 2011/12

## Appendix 1 – Draft capital programme 2011/12 (citywide)

| Work type                       | £ thousands   |
|---------------------------------|---------------|
| Kitchens & bathrooms - post war | 900           |
| Kitchens & bathrooms - pre war  | 2,100         |
| One-off major refurbishments    | 550           |
| Re-roofing                      | 900           |
| Loft & cavity wall insulation   | 300           |
| Solid wall insulation           | 1,900         |
| Storage heating replacement     | 300           |
| Central heating replacement     | 2,800         |
| Rewiring                        | 200           |
| Communal door entry systems     | 300           |
| Windows & doors                 | 500           |
| Adaptations for disabled people | 700           |
| <b>TOTAL:</b>                   | <b>11,450</b> |