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TO: ALL MEMBERS OF THE COUNCIL

Your Ref /
Eich Cyf

Our Ref / *Ein* NG
Cyf

Date / *Dyddiad* 17/07/2009

Ask for / *Gofynner am* Mike Thomas

Direct Dial / *Rhif Union* 01352 702324

Fax / *Ffacs*

Dear Sir / Madam,

A **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL** will be held in the **COUNCIL CHAMBER, COUNTY HALL, MOLD** on **THURSDAY, 23 JULY 2009** at **10:00** to consider the following items.

Yours faithfully

Assistant Director (Democratic Services)

A G E N D A

1. **PRAYERS**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATIONS OF INTEREST**
4. **HOUSING REVENUE ACCOUNT (HRA) CAPITAL PROGRAMME 2009/10 - UPDATE**
Report of Chief Executive and Director of Community Services and Head of Finance enclosed

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FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 4

REPORT TO: **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**
DATE : **23 JULY 2009**
REPORT BY: **CHIEF EXECUTIVE AND DIRECTOR OF COMMUNITY
SERVICES AND HEAD OF FINANCE**
SUBJECT : **HOUSING REVENUE ACCOUNT (HRA) CAPITAL
PROGRAMME 2009/10 - UPDATE**

1.00 PURPOSE OF REPORT

- 1.01 To report the Housing Revenue Account (HRA) Capital Programme 2009/10, for approval following a period of consultation with elected Members.

2.00 BACKGROUND

- 2.01 The report to Special Council on 9 June 2009 included a programme of new schemes totalling £4.484m, together with confirmation of further spending of £1.988m to enable completion of schemes which were included in the 2008/09 programme and deferred until 2009/10 because of a shortfall in the 2008/09 capital programme due to a lower of realised capital receipts.
- 2.02 The previous report referred to the proposal to supplement available 2009/10 programme funding by way of two routes, which are explained further in this report -
- Additional Capital Expenditure financed from Revenue Account (CERA)
 - Use of capital receipts set-aside

3.00 CONSIDERATIONS

New Programme Schemes -

- 3.01 Details of the proposed 2009/10 programme schemes are as set out in Table 1 below -

Table 1: New Programme Schemes	
	2009/10 £m
Empty Property Remodelling/Improvement Works	0.639
Smoke Alarm Installations	0.180
Lifts Refurbishment/Renewal - The Walks (Flint)	0.070
Heating Schemes - Oil System Replacement	0.075
Gas Infill Programme (Night Storage Heating)	0.170
One Off Gas Heating Replacement	0.125
Programmed Heating Replacement	0.460
Window and Door Replacement (Renewal of Life Expired UPVC)	0.050
External Refurbishment Works - Rendering	0.100
Kitchen Programme - Replacements	0.175
Asbestos Survey and Removal (Ongoing Programme)	0.140
Installation of New Damp Proof Courses	0.050
Electrical Rewire Programme	0.450
Concrete Footpaths - Renewal	0.050
Fencing Renewal	0.050
Water Main Renewal - Bron y Wern, Bagillt	0.040
Disabled Facility Grants	1.300
Disabled Adaptations	0.075
Capitalised Salaries	0.285
Total	4.484

- 3.02 Following the last council meeting detailed information on the proposed programme was sent to all Members for their comments and responses are shown in appendix A.

Completion of 2008/09 Schemes -

- 3.03 Details of those schemes which were included in the 2008/09 programme, but deferred until 2009/10 because of a shortfall in 2008/09 capital receipts are as set out in Appendix B.

Additional Funding -

- 3.04 Members will note from the report to the council on 9th June the potential for additional funds to be available to the council for Housing capital investment through further Capital Expenditure from Revenue Account (CERA) or use of capital receipts currently set aside to pay debt.

- 3.05 **CERA** - Due to an improved 2008/09 HRA outturn position, additional CERA estimated funding of £0.430m (over and above the previously agreed CERA contribution of £1.252m) is now available to supplement the 2009/10 capital programme.
- 3.06 **Use of Capital Receipts Currently Set-Aside** - The report to Council of 9 June 2009 detailed the position over the treatment of HRA land sale receipts where there had been an assumed set-aside requirement of 50% (for debt repayment purposes). With the confirmation of our external auditors PriceWaterhouseCoopers, and notification to the Welsh Assembly Government (WAG) an amount of £0.873m previously set aside from HRA land sales in 2007/08 and 2008/09 can now be released to supplement the 2009/10 capital programme.
- 3.07 A total of £1.303m additional funding is therefore available in 2009/10. Appendix C contains the proposed additions to the programme. This incorporates the priorities listed in the previous report and additional schemes identified by Members in the consultation exercise.

4.00 RECOMMENDATIONS

- 4.01 Council is recommended to approve the Housing Capital Programme 09/10 as detailed in section 3 of the report.

5.00 FINANCIAL IMPLICATIONS

- 5.01 As set out in the report.

6.00 ANTI POVERTY IMPACT

- 6.01 A range of improvements to Council properties will have a positive impact on the standard of living of many individuals and families including people on low incomes.

7.00 ENVIRONMENTAL IMPACT

- 7.01 A range of improvements to Council properties will have a positive impact on the environment.

8.00 EQUALITIES IMPACT

- 8.01 None directly as a result of this report.

9.00 PERSONNEL IMPLICATIONS

- 9.01 None directly as a result of this report.

10.00 CONSULTATION REQUIRED

10.01 None directly as a result of this report.

11.00 CONSULTATION UNDERTAKEN

11.01 None directly as a result of this report.

12.00 APPENDICES

12.01 Appendix A - Proposed Programme
Appendix B - List of deferred
Appendix C -Proposed additions

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 **BACKGROUND DOCUMENTS**

None.

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Detail of Enquiry/Proposal	Observations	Recommendation	No of Units	Approx.Cost
Major Upgrade to Kitchens Highfield Rd, Bagillt	Put forward for consultation for inclusion in the 2009/10 draft programme	To be funded from the CERA/Set aside funds	43	175,000
Terrig Street off street parking	Off street parking is part of a wider issue of environmental works. This particular project needs to be assessed alongside other competing environmental improvements.	To be considered as part of the asset management strategy, to be produced during 2010/2011 financial year.		
Replacement of Fascia Boards - Shetered Accommodation - Treuddyn	<i>Survey work carried out has identified possible asbestos. Sampling exercise to be carried out, prior to proceeding with further works for 2009/10 cyclical maintenance programme.</i>	To be accommodated within the 2009/10 cyclical maintenance programme		
Fencing - Ffordd Y Llan/ Hafan Deg and Ffordd Y Rhos	Works included in capital works programme for 2009/10			
External re-decoration Community Centre - Hafan Deg	<i>Referred to Community Action</i>			
Replacements doors at Old School Courts/ St Johns Close	This relates to a previous door replacement contract for 39 doors where defects were identified and the contractor agreed to replace all the doors free of charge. Subsequently the contractor went into liquidation and could not meet the commitment	All Doors for Old School/St Johns Close to be replaced in the 2009/10 programme	10 Doors included in draft programme	Cost for additional 29 doors £12,000

Detail of Enquiry/Proposal	Observations	Recommendation	No of Units	Approx.Cost
Finishing off External Painting - Penarlag Estate	<i>External painting incomplete from 2008/09 cyclical maintenance programme.</i>	To be included in 2010/11 cyclical maintenance programme		
Off Street Parking- Is Y Mynydd, Cilcain	Off street parking is part of a wider issue of environmental works. This particular project needs to be assessed alongside other competing environmental improvements.	To be considered as part of the asset management strategy, to be produced during 2010/2011 financial year.		
Kitchen Replacement 10 Cedar Crt, CQ		Involves the replacement of a single kitchen , to be included in the 2009/10 programme	1	£4,000
Cavity Wall Insulation	Cavity Wall insulation breached/contaminated and requires extraction and refilling at Southfield Close/Robson	Existing cavity wall insulation contaminated with mortar and thermal properties compromised, which will have a detrimental affect on the structure of the building and internal dampness occurring. To be considered for funding via the CERA/ Set aside funding.	19	£40,000
Off Street Parking- Garret Close	Off street parking is part of a wider issue of environmental works. This particular project needs to be assessed alongside other competing environmental improvements.	To be considered as part of the asset management strategy, to be produced during 2010/2011 financial year.		
Kitchens Primrpse Close/Brookside	Kitchen replacement	to be funded from the CERA/Set a side funds	13	£52,000

Rephased work from 2008/09 to 2009/10

Description	Code	£' 000	Location	No Of Properties	Notes
Rendering	ZHH 112	288	Lyme Grove, Buckley	43	
Boundary walls, paths and fencing	ZHH 113	325	Green Lane, Shotton	32	
			Sealand Manor	23	
Alarm upgrades (Carelink)	ZHH 122	296	Sheltered	Carelink	
Environmental works (Parking)	ZHH 123	50	Bistre Close		
			Sarn Lane		
			Ffordd Ddyfrdwy Mostyn		
			Flint Rd Resurfacing		
C/heating, planned replacement	ZHH 119	325			Merged into 09/10 Programme
Oil System Replacement	ZHH 124	129			Merged into 09/10 Programme
Doors	ZHH 316	75	Various adhoc	33	
Windows	ZHH 125	100	Bank Chambers (Connahs Quay)	4	
			Pentre Halkyn	8	
			Plas Dewi (Holywell)	3	
			Plus additional one off properties		
Smoke Alarms	ZHH 127	35			Merged into 09/10 Programme
Lift upgrades	ZHH 224	175	Castle Heights		
Lifts	ZHH 226	15	Richard Heights		Retention
Rewiring	ZHH 317	125			Merged into 09/10 Programme
Kitchen upgrades	ZHH 512	50			Retention
		£1,988			

Priority Area	Allocation	Comment
Disabled Facility Grants	£300k	To meet expected demand this year based on existing commitments.
Minor disabled adaptations	£25k	To ensure sufficient funds for this adhoc work.
Work on empty properties	£400k	Bringing long term bed-sit voids back into use following remodelling to 1 bedroom flats will have a return through rental income.
Lift refurbishment	£100k	Surveys and remedial work to lifts prior to replacement
Kitchen programme	£225k	Highfield Rd Baggilt and Primrose Close Brookside
Cavity Wall Insulation	£40k	Southfield Close /Robson
Care Link Upgrade	£211k	Shortfall from 2008/09 planned maintenance budget.
Total	£1301k	