

DECLARATION OF INTEREST - CHECKLIST FOR ASSISTANCE OF MEMBERS – 2007

Name: Councillor

Cabinet/Council/Committee: Executive Overview and Scrutiny

Date:05/02/09

Item No:

Item Title:

Nature of Interest:

A Member with a personal interest in any business of the Council must disclose the existence and nature of that interest at commencement or when interest apparent except:

- Where it relates to or is likely to affect a person described in 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose the existence and nature when you address the meeting on that business.
- Where it is a personal interest of the type mentioned in 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
- Where sensitive information relating to it is not registered in the register, you must indicate that you have a personal interest, but need not disclose the sensitive information.

A Member with a prejudicial interest must withdraw, **either** immediately after making representations, answering questions or giving evidence where 4 below applies **or** when business is considered and must not exercise executive functions in relation to that business and must not seek to improperly influence a decision.

Please tick relevant boxes

Notes

	General (not at overview & scrutiny)		Notes
1.	I have a personal interest* but it is not prejudicial.	<input type="checkbox"/>	<i>You may speak and vote</i>
2.	I have a personal interest* but do <u>not</u> have a prejudicial interest in the business as it relates to the functions of my Council in respect of:		
(i)	Housing where I am a tenant of the Council, and those functions do not relate particularly to my tenancy or lease.	<input type="checkbox"/>	<i>You may speak and vote</i>
(ii)	school meals, or school transport and travelling expenses where I am a parent or guardian of a child in full time education, or are a parent governor of a school, and it does not relate particularly to the school which the child attends.	<input type="checkbox"/>	<i>You may speak and vote</i>
(iii)	Statutory sick pay where I am in receipt or entitled to receipt of such pay.	<input type="checkbox"/>	<i>You may speak and vote</i>
(iv)	An allowance, payment or indemnity given to Members	<input type="checkbox"/>	<i>You may speak and vote</i>
(v)	Any ceremonial honour given to Members	<input type="checkbox"/>	<i>You may speak and vote</i>
(vi)	Setting Council tax or a precept under the LGFA 1992	<input type="checkbox"/>	<i>You may speak and vote</i>
3.	I have a personal interest* and it is prejudicial because it affects my financial position or the financial position of a person or body described in 8 overleaf and the interest is one which a member of the public with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice my judgement of the public interest or it relates to the determining of any approval consent, licence, permission or registration in relation to me or any person or body described in 8 overleaf and the interest is one which a member of the public with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice my judgement of the public interest	<input type="checkbox"/> <input type="checkbox"/>	<i>You cannot speak or vote and must withdraw unless you have also ticked 4 or 5 below</i> <i>You cannot speak or vote and must withdraw unless you have also ticked 4 or 5 below</i>

4.	I have a personal and prejudicial interest in the business but I can attend to make representations, answer questions or give evidence as the public are also allowed to attend the meeting for the same purpose	<input type="checkbox"/>	<i>You may speak but must leave the room once you have finished and cannot vote</i>
5.	A Standards Committee dispensation applies.	<input type="checkbox"/>	<i>See the terms of the dispensation</i>

* **“Personal Interest”** in the business of the Council means either it relates to or is likely to affect:

- 8(1)(a)(i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body -
- (aa) exercising functions of a public nature;
 - (bb) directed to charitable purposes; or
 - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),
- of which you are a member or in a position of general control or management;
- (iii) any employment or business carried on by you;
- (iv) any person or body who employs or has appointed you;
- (v) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
- (vi) any person or body who has a place of business or land in your authority’s area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
- (vii) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
- (viii) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
- (ix) any land in your authority’s area in which you have a beneficial interest;
- (x) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
- (xi) any land in the authority’s area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer.

or

A decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision.

“a relevant person” means

- (a) a member of your family or any person with whom you have a close association, or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph 8(1)(a)(i) or (ii).

“body exercising functions of a public nature” means

Regional and local development agencies, other government agencies, other Councils, public health bodies, council-owned companies exercising public functions, arms length management organisations carrying out housing functions on behalf of your authority, school governing bodies.

A Member with a personal interest who has made an executive decision in relation to that matter must ensure any written statement of that decision records the existence and nature of that interest.

NB Section 21(13)(b) of the LGA 2000 overrides any Code provisions to oblige an executive member to attend an overview and scrutiny meeting to answer questions.



APPENDIX

AGENDA ITEM: 5(a)(3)

**CABINET:
20 JANUARY 2009**

Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor Forshaw

**Contact for further information: Mrs Cathryn A Jackson (Extn. 5016)
(E-mail: cathryn.jackson@westlancsdc.gov.uk)**

SUBJECT: PUBLIC AND COMMUNITY TRANSPORT IN BICKERSTAFFE

Wards affected: Bickerstaffe

1.0 PURPOSE OF THE REPORT

1.1 To consider the request of the Internal Overview and Scrutiny Committee in relation to public and community transport in Bickerstaffe.

2.0 RECOMMENDATIONS

2.1 That the request of the Internal Overview and Scrutiny Committee in respect of the needs of Bickerstaffe ward in relation to the Council's work on/input into community transport provision in the context of the comments of the Interim Policy Services Manager contained at paragraph 4, be considered.

3.0 BACKGROUND

3.1 At its meeting on 3 December 2008 the Internal Overview and Scrutiny Committee considered an item at the request of a Member in relation to Public and Community Transport in Bickerstaffe and resolved as follows:

"49. PUBLIC AND COMMUNITY TRANSPORT IN BICKERSTAFFE

This item had been included on the Agenda at the request of Councillor Cotterill who explained in his notice to the item that in the "... recent WSP report on public transport in West Lancashire, commissioned by West Lancashire LSP, Bickerstaffe Ward is the 'most inaccessible' ward in the District, (along with

Great Altcar and Holmeswood areas).” He also stated that “the current KDFP makes reference to plans for community transport development in Skelmersdale,” and that there was a “commuted sum available for transport in respect of XL Business Park, Lathom and “therefore potential to link need to opportunity in this case.”

The Interim Policy Services Manager explained that the WSP study had included reference to access and accessibility to services in rural areas by public transport and that many areas, including Bickerstaffe and Crawford were the lowest for access to public transport. He explained that a Thematic Group was looking into the issues referred to and were expected to report back in March 2009 and confirmed that options for the use of commuted sums from developers for alternative methods of transport (including a community based demand responsive service) in the Skelmersdale area had already been the subject of a report to Cabinet and a further report is due to be presented to Cabinet in January 2009. He referred to the presentation to Members on the Community Transport Scheme, which had taken place on 4 November 2008, when Members were able to ask questions and give feedback to the project’s steering group.

He also explained the issues in relation to the XL Business Park and terms of the legal requirement for the developer to pay a commuted sum over five years to fund a proposed shuttle bus link to Skelmersdale Town Centre. He explained that it may be possible, subject to Cabinet approval, to use this sum to support the Community Transport proposal and it may also be possible to extend that service to rural areas including Bickerstaffe.

At the conclusion of the discussion the motion put forward by Councillor Cotterill in the notice to the item was moved and seconded.

RESOLVED: A. That Cabinet/Council consider the needs of Bickerstaffe ward in relation to the council’s work on/input into community transport provision.”

4.0 COMMENTS OF THE INTERIM POLICY SERVICES MANAGER

- 4.1 To provide some context the West Lancashire Integrated Transport Review published in May 2008 found that public transport “provision varies greatly across the district, and significantly lower levels of provision can be found in parts of West Lancashire, in particular in the north and south west of the district”. One of the recommendations of the review is that there is a potential opportunity to introduce a demand-responsive employment bus service in Skelmersdale.
- 4.2 The idea of a Community-based Demand Responsive transport service in Skelmersdale is being promoted by the local community and Lancashire County Council. This was been mentioned in the report to Cabinet on 17 June 2008 concerning the use of commuted sums for alternative forms of transport. A presentation to members was held on 4 November and it was explained that to achieve government grant aid there is a need for further public finance and a request is to be made to use some of the commuted sums. This request was due to be considered by Cabinet on 20 January but has been deferred to allow more time for the business case to be revised and to be independently assessed.

4.3 Whilst the Demand Responsive service could serve areas outside of Skelmersdale, such as Bickerstaffe it is not possible to make that decision before a decision is taken on how it will be financed and who will operate it. However I have no objection to Cabinet suggesting that the promoters of the service be requested to consider the needs of surrounding areas including Bickerstaffe.

4.4 As a way forward it is recommended:

“That the Interim Planning Policy Manager refers to the need to consider transport needs of the rural communities in his reports to Cabinet concerning the proposed Community Demand Responsive bus service in Skelmersdale and the Community Transport Action Plan for West Lancashire.”

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

None



APPENDIX

AGENDA ITEM: 5(j)

Cabinet: 20th January 2009

Report of: Interim Policy Services Manager

Relevant Portfolio Holders: Cllr M. Forshaw

Contact for further information: P Hatch (Extn. 5284)

(E-mail: paul.hatch@westlancsdc.gov.uk)

**SUBJECT: MERSEYSIDE RAIL ROUTE UTILISATION STRATEGY
(CONSULTATION DRAFT)**

District-wide interest.

1.0 PURPOSE OF THE REPORT

- 1.1 To inform members of the content of Network Rail's Merseyside Route Utilisation Strategy (RUS), which sets out the strategic vision for the future improvement of the local rail network.
- 1.2 To provide members with the opportunity to express comments, and to recommend a response to Network Rail's consultation on the Merseyside RUS.

2.0 RECOMMENDATION

- 2.1 That the responses in Section 5 of this report be forwarded to Network Rail.
- 2.2 That the Interim Policy Services Manager report back to keep members updated with the content of the final Merseyside RUS, and also on any future consultations on the draft Merseyside RUS in due course.

3.0 BACKGROUND

- 3.1 Council Officers and the Portfolio Holder for Planning and Transportation met with officers from Network Rail in June 2008 to discuss rail issues in West Lancashire and to seek to influence the Strategies for Lancashire/Cumbria and

Merseyside. Cabinet approved comments on the Lancashire and Cumbria RUS on 17 June 2008 and the finalised strategy was included in a member's Update.

- 3.2 Network Rail published the Merseyside Route Utilisation Strategy (RUS) on 28th November 2008 for consultation purposes. Comments are invited on the draft RUS before 20th February 2009, so that options can be refined based upon the responses of stakeholders, with publication of the final RUS expected in April 2009.

4.0 CURRENT POSITION

- 4.1 The RUS analyses the current capability and capacity of the railway in order to measure its ability to cater for existing demand and highlight current gaps, and to forecast demand to identify future gaps. A set of options has been generated to potentially bridge these gaps, and the most promising and value-for-money solutions will be implemented over a 10-year period from 2009.
- 4.2 The Merseyside draft RUS identifies gaps in the local rail network, and focuses particularly on two strategic rail corridors out of Liverpool, the Northern Line to Ormskirk, Southport and Kirkby and the Wirral Line to Birkenhead and Chester. The RUS identifies the route between Liverpool and Ormskirk as the second most popular route on the Mersey rail network, carrying approximately 3.7 million passengers between Liverpool and Ormskirk annually.
- 4.3 The Merseyside RUS has identified five generic gaps in the network, these include:
- Capacity at Stations – particularly at stations within central Liverpool;
 - Capacity, Trains and Infrastructure – sustained passenger growth has resulted in significant capacity issues and overcrowding on a number of services;
 - Connectivity and Journey Time – some parts of the RUS area have poor or no access to the rail network;
 - Getting to the Train – many passengers use the private car to get to local stations and many car parks are already at capacity;
 - Train Punctuality and Performance – there are a number of constraints on the network which can result in significant delay to passenger and freight services.
- 4.4 The Merseyside RUS seeks to tackle the connectivity issues of rail services between Liverpool and Skelmersdale and it is acknowledged that there is an insufficient rail service in this area relative to the size of the catchment area. Several options are set out to show how Network Rail feel that service provision can be improved in this area.

Option 1: An extension to the quarter-hourly service between Liverpool Central and Kirkby, to terminate at a new station in the centre of Skelmersdale. Rainford will become an interchange station for services to / from Wigan Wallgate. The infrastructure cost of this scheme is estimated at £60 million.

Option 2: An extension to the quarter-hourly service between Liverpool Central and Kirkby terminating at Up Holland. Up Holland would then become an interchange station for services to / from Wigan Wallgate. This would require electrification and double tracking to Up Holland. The infrastructure cost of this scheme is estimated at £40 million.

- 4.5 The draft Merseyside RUS indicated that Option 1 is seen as the preferred option, as it is believed that the long term financial feasibility of providing a station in Skelmersdale is greater than electrification of the line to Up Holland, as set out in Option 2. It is recommended that should Option 1 be taken forward that a more detailed business case is prepared to better understand the viability of the proposed scheme.
- 4.6 The Merseyside RUS also refers to services between Liverpool and Ormskirk and seeks to support the recommendations of the Lancashire & Cumbria RUS of providing an hourly service on the Preston – Ormskirk Line and the reinstatement of infrastructure to improve connectivity with both Preston and Southport respectively.

5.0 ISSUES

- 5.1 The District Council's recommended response to Network Rail's draft Merseyside RUS is outlined below:

Option 1

- 5.2 It is recommended that the District Council should support the inclusion of this option within the final RUS. It is widely acknowledged that Skelmersdale lacks sufficient rail facilities for a town of its size, the provision of such a facility in the centre of the town, coupled with a frequent rail service to Liverpool will see significant regeneration benefits.
- 5.3 Whilst support for this option is recommended it should be commented that no option has been provided within the RUS to look at the potential for a new station to be created at West Pimbo (Skelmersdale South). A study was undertaken in 2002 in relation to the provision of rail services in the Skelmersdale area and it was concluded that the best option in terms of financial viability was the electrification of the line from Kirkby to Skelmersdale and the creation of a station at Pimbo. It is recommended that this be put forward as a potential option that should be considered as part of the RUS process.
- 5.4 Should option 1 be carried forward as a preferred option within the finalised RUS, future consideration will need to be given to the implications of providing a rail facility on the regeneration scheme for Skelmersdale Town Centre. Although there is no reference in the SPD / Masterplan to the provision of new rail facilities in the town centre, however, this does not mean that such a facility could not be included within future regeneration proposals.

Option 2

- 5.5 It is recommended that the District Council should indicate that this option should not be brought forward within the final RUS. Although, it could be acknowledged that the improvement of rail services to Up Holland will assist in providing better connectivity to Skelmersdale, it will not provide as effective solution as option 1.
- 5.6 The Merseyside RUS also makes reference to increasing the capacity of trains on key routes, including the service between Liverpool and Ormskirk. It is recommended that such provision is supported as it would seek to relieve passenger overcrowding on trains, particularly in peak times.
- 5.7 It also recommended that comment be made on the relationship between the Merseyside and Lancashire & Cumbria RUS. That the action points and options contained within these two documents should be read in conjunction and that a joined up approach is used when implementing schemes across the RUS areas.

6.0 PROPOSALS

- 6.1 Network Rail has provided the District Council with the opportunity to make comments on the draft Merseyside RUS until 20th February 2009. It is proposed that the District Council writes a response to Network Rail's consultation as broadly set out in Section 5 of this report.
- 6.2 In summary, it is proposed that the Council gives strong support to the option to provide a new rail facility within centre of Skelmersdale.
- 6.3. It is also proposed that a Members Update is produced on the detail of the final Merseyside RUS, and will also inform members of any arising consultation on the draft Merseyside RUS in the future.
- 6.4 It is recommended that the District Council enter into negotiations with Network Rail and other key stakeholders on the integration of the rail line into Skelmersdale Town Centre.

7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 7.1 Future investment in the rail network and the provision of new services will increase rail patronage in the District, and provide West Lancashire residents with better access to key services, employment and recreation within and outside the District, whilst also increasing sustainable transport patterns and reducing the amount of journeys made by private car.
- 7.2 One of the key themes identified by the Sustainable Community Strategy is to improve access for all.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 The supported options contained within the draft Merseyside RUS in the main are predicted to have positive Benefit to Cost Ratios for Network Rail who will be funding the proposals.

- 8.2 There will be resource issues in terms of officer time spent liaising with Network Rail and preparing any District Council comments on future proposals.

9.0 RISK ASSESSMENT

- 9.1 There is a risk that any decisions made on the Merseyside RUS could adversely affect local rail services if the Council's views are not given sufficient weight.
- 9.2 The implementation of the option to create a new rail facility in Skelmersdale Town Centre will have implications on the SPD / Masterplan which was adopted by Council on 10th September 2008. The Council and developer partner will need to work with Network Rail to ensure that the inclusion of a new rail facility in Skelmersdale will enhance the regeneration benefits for the town.

10.0 CONCLUSIONS

- 10.1 It is important that robust options for the future improvement of the local rail network are strongly supported by the District Council in order to encourage increased rail patronage and more sustainable modes of transport.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

<u>Date</u>	<u>Document</u>
November 2008	Merseyside Route Utilisation Strategy (Consultation Draft)

Appendices

None.

EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

HELD:4 DECEMBER 2008

Start: 7.30pm

Finish: 8.55pm

PRESENT

Councillor Fowler (Chairman)

Councillors	Baldock	Mawdsley
	Mrs. Blake	Nolan
	Cotterill	O'Toole
	Cropper	Mrs. Pollock
	Mrs. Evans	Pope
	Furey	Rice
	Gartside	G.M. Roberts
	Griffiths	

In Attendance Councillor R. Pendleton

Officers Assistant Chief Executive
Strategic Housing Manager
LDG Project Manager
Group Accountant (MK)
Technical Services Manager
Legal Services Manager
Senior Member Services Officer (SG)

39. APOLOGIES

Apologies for absence were submitted on behalf of Councillor Bailey.

40. MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, Members noted the termination of membership of Councillor Vickers and the appointment of Councillor Mrs. Pollock for this meeting only, thereby giving effect to the wishes of the Political Groups.

41. URGENT BUSINESS

There were no items of urgent business.

42. DECLARATIONS OF INTEREST

Councillors Cropper and O'Toole declared personal interests in agenda item 18 (private and confidential – Residual Highways Agreement) in view of their membership of Lancashire County Council.

43. DECLARATIONS OF PARTY WHIP

There were no declarations of a party whip.

44. MINUTES

RESOLVED That, subject to the inclusion of Councillor Hennessy's attendance, the minutes of the meeting of the Committee held on 2 October 2008 be approved as a correct record and signed by the Chairman.

45. CALLED IN ITEMS

Consideration was given to the following called in item as circulated and contained on pages 517 – 546 of the Book of Reports.

46. TRANSITIONAL HOUSING CAPITAL RECEIPTS AND AFFORDABLE HOUSING

Consideration was given to the report of the Council Secretary and Solicitor which provided details of a decision of the Cabinet called in by 5 Members of the Committee on the transitional housing capital receipts and affordable housing (minute no. 70 of Cabinet, 18 November 2008, refers).

Members noted the reason for the decision being called in and went on to debate the alternative decision included within the notice of call in, namely that a Council Sub-Committee be formed with appropriate co-optees, to consider these matters.

RESOLVED That the Committee does not wish to seek a different decision from the Cabinet in this matter, but requests that in relation to Minute no. 70(D) a Labour Member be co-opted upon the Affordable Housing Panel.

47. RELEVANT MINUTES OF CABINET

Consideration was given to the minutes of the Cabinet meeting held on 18 November 2008 as circulated and contained on pages 547 – 561 of the Book of Reports.

A Member raised a question in relation to minute no. 77 (Complaints Monitoring).

RESOLVED That the minutes of Cabinet held on 18 November 2008 be noted.

48. KEY DECISION FORWARD PLANS 1 NOVEMBER 2008 - 28 FEBRUARY 2009 AND 1 DECEMBER 2008 - 31 MARCH 2009

There were no items placed on the agenda from the above-mentioned key decision forward plans.

49. SAVING THE POLICIES OF THE WEST LANCASHIRE REPLACEMENT LOCAL PLAN

Consideration was given to the above-mentioned report of the LDF Project Manager as circulated and contained on pages 563 – 572 and 625 – 656 of the Book of Reports.

He reminded Members that the Council's current local plan was under review as part of the establishment of the new Local Development Framework (LDF) and indicated the Council was unlikely to have the new arrangements in place by July 2009, which was when the existing Local Plan would cease to have effect. He therefore went on to suggest arrangements for securing the protection of policies in the Local Plan (a list of such policies were attached as an appendix to the report) beyond the expiry date and advised that these needed to be completed by 5 January 2009.

He sought the Committee's views on the draft proposals and reported that any comments of the Committee should be submitted to the Portfolio Holder for Planning and Transportation prior to the Council meeting on 17 December 2008.

During the ensuing discussion Members raised questions/comments in relation to:-

- Green belt
- Restrictions on future proposals and developments
- Caravan sites

RESOLVED: That the report be noted.

50. CORPORATE PRIORITIES 2009/10

Consideration was given to the report of the Assistant Chief Executive as circulated and contained on pages 569 - 582 and 657 – 660 of the Book of Reports on the draft Corporate Priorities Statement 2009-2010 on which she sought the views of the Committee on the Vision and Priorities statement as set out in Appendix A to the report.

She further orally reported upon the following amendments to Appendix A:-

- Page 575 – Priority should read “work to create and retain good quality jobs for local people
- Page 576 – Priority should read “provide opportunities for leisure and culture that together with other Council services contribute to healthier communities”.

RESOLVED That the report be noted.

51. LEADER AND PORTFOLIO ATTENDANCE AT EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

Consideration was given to the report of the Council Secretary and Solicitor as circulated and contained on pages 583 –585 of the Book of Reports outlining the current arrangements for Leader and Portfolio Holder attendance at Executive Overview and Scrutiny Committee meetings.

RESOLVED (A) That Cabinet and Council be requested to consider an amendment to Constitution 9.1 (14) (Overview and Scrutiny Committee Procedure Rules) to the effect that Cabinet Members with a responsibility for an area of Council activity (i.e. Relevant Portfolio Holders) are not expected to routinely attend Executive Overview and Scrutiny Committee meetings. Attendance to be by invitation of the Chairman if, for example an item has been called in, and requests for the Portfolio Holder's attendance to be indicated on the call in notice.

(B) That it be noted that amendments to the Constitution shall be referred to Council for decision.

52. REVISED CAPITAL PROGRAMME AND MID YEAR REVIEW 2008/2009

Consideration was given to the report of the Council Secretary and Solicitor as circulated and contained on pages 587 – 598 of the Book of Reports giving an overview of the progress in relation to the Revised Capital Programme for 2008/2009 and giving details of suggested changes to the programme to reflect changes in circumstances since the Programme was approved.

RESOLVED: That the Revised Capital Programme, including the virements contained within it and progress against it at the mid-year point, be noted.

53. REVENUE BUDGET MID YEAR REVIEW

Consideration was given to the report of the Council Secretary and Solicitor as circulated and contained on pages 599 – 606 of the Book of Reports in which she provides a projection on the financial position on the General and Housing Revenue Accounts to the end of the financial year.

RESOLVED That the financial position of the Revenue Accounts be noted.

54. BUDGET PROSPECTS 2009-2010

Consideration was given to the report of the Council Secretary and Solicitor as circulated and contained on pages 607 – 610 of the Book of Reports in which she provides an initial assessment of the budget prospects for the next financial year.

RESOLVED That the Council's budget prospects be noted.

55. ITEM REFERRED FROM THE MEMBERS UPDATE - ISSUE 3

Consideration was given to details of an item placed on the agenda from the Members Update by Councillor Cotterill, (circulated and contained on pages 611 – 612 of the book of reports) regarding a grant made from the Community Chest to Freshfields Animal Rescue by the Portfolio Holder for Community Services and Health in accordance with the scheme of delegation to Cabinet Members.

RESOLVED That Cabinet (via the Funding of Voluntary Bodies and Other Organisations Cabinet Working Group) be requested to review the criteria for the making of grants from the Community Chest.

56. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

57. CALLED IN ITEM – RESIDUAL HIGHWAYS AGREEMENT

Consideration was given to the report of the Council Secretary and Solicitor which provided details of a decision of the Cabinet called in by 5 Members of the Committee on the Residual Highways Agreement (minute no. 93 of Cabinet, 18 November 2008, refers).

Members noted the reason for the decision being called in and went on to debate the alternative decision included within the notice of call in, namely that a Working Group be set up to consider the negotiation of any new agreement.

EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE HELD:4 DECEMBER 2008

During the ensuing discussion Members highlighted the confusion over the responsibilities/functions of the District and County Councils, Councillor O'Toole (Chairman of the Lancs. Local) gave an undertaking that an item would be placed on the next possible meeting of the Lancashire Local on this matter.

RESOLVED That the Committee do not wish to ask for a different decision.

.....
CHAIRMAN

CABINET**HELD: 20 JANUARY 2009**

Start: 7.30pm

Finish: 8.25pm

PRESENT:

Councillor Grant (Leader of the Council, in the Chair)

Councillors:	Ashcroft	<u>Portfolio</u>
	Forshaw	Human Resources
	Greenall	Planning and Transportation
	Hammond	Street Scene Management
	Owens	Community Services and Health
	Westley	Deputy Leader & Regeneration and Planning
		Finance and Performance Management

In attendance
Councillors: Furey
McKay
R A Pendleton

Officers:

- Chief Executive
- Deputy Chief Executive
- Council Secretary and Solicitor
- Assistant Chief Executive
- Executive Manager Housing and Property Maintenance Services
- Executive Manager Regeneration and Estates
- Interim Policy Services Manager
- Head of Leisure & Cultural Services
- Property Services Manager
- Assistant Member Services Manager

94. APOLOGIES

Apologies for absence were received on behalf of Councillor Mrs Hopley.

95. URGENT BUSINESS

There were no items of urgent business.

96. DECLARATIONS OF INTEREST

Councillors Ashcroft, Grant and Westley declared a personal interest in item 5(c) on the agenda 'Medium Term Capital Programme' in view of their membership of Parish Councils.

97. MINUTES

RESOLVED: That the minutes of the meeting of Cabinet held on 18 November 2008 be received as a correct record and signed by the Chairman.

98. MATTERS REQUIRING DECISIONS

Consideration was given to reports relating to matters requiring decisions, as contained on pages 1103 to 1336 of the Book of Reports.

99. ISSUES REFERRED FROM OVERVIEW AND SCRUTINY COMMITTEES

Cabinet considered the following 3 items referred from Overview and Scrutiny Committees:

100. TRANSITIONAL HOUSING CAPITAL RECEIPTS AND AFFORDABLE HOUSING

The Leader introduced the report of the Council Secretary and Solicitor which advised on a decision of the Executive Overview and Scrutiny Committee at a meeting held 4 December 2008 when considering a Call In of a decision of Cabinet (Minute 70) on issues relating to the use of Transitional Housing Capital Receipts funding for affordable housing purposes, in particular the establishment of the Affordable Housing Cabinet Panel. The report informed Cabinet that the Committee did not wish to seek a different decision from the Cabinet on this matter but requested that a Labour Member be co-opted onto the Panel.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: That in relation to Cabinet Minute No. 70 (D) a Labour Group Member be appointed as a Co-opted Member to serve on the Affordable Housing Cabinet Panel, the name to be submitted to the Council Secretary and Solicitor by the Leader of the Labour Group.

101. LEADER AND PORTFOLIO ATTENDANCE AT EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEES

The Leader introduced the report of the Council Secretary and Solicitor which advised on a decision of the Executive Overview and Scrutiny Committee at a meeting held on 4 December 2008 when considering a report in respect of the attendance of the Leader and Portfolio Holders at meetings of overview and scrutiny committees.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: A. That the Executive Overview and Scrutiny Committee be informed that Cabinet would prefer that individual Portfolio Holders shall continue to attend the Committee when it is considered appropriate or at the invitation of the Chairman on reasonable notice being given.

B. That it be noted that no amendments are required to the Constitution to effect any change at A. above as it can be done by custom and practice.

102. PUBLIC AND COMMUNITY TRANSPORT IN BICKERSTAFFE

Councillor Forshaw introduced the report of the Council Secretary and Solicitor which advised on a decision of the Internal Overview and Scrutiny Committee at a meeting held on 3 December 2008 when considering an item at the request of a Member in relation to public and community transport needs in Bickerstaffe Ward and the Council's work on/input into community transport provision.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it, including the comments by Councillor Forshaw on the importance of these types of schemes being sustainable.

RESOLVED: That the Interim Policy Services Manager refers, in his reports to Cabinet concerning the proposed Community Demand Responsive Bus Service in Skelmersdale and the Community Transport Action Plan for West Lancashire, to the need to consider how to create a sustainable transport solution to meet the needs of the rural communities.

103. REVENUE ESTIMATES 2009/10

Councillor Westley introduced the report of the Council Secretary and Solicitor which provided a summary of the current 2009-10 Budget position.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: A. That the financial position for 2009-10 be noted.

B. That the Portfolio Holder for Finance be given delegated authority to submit firm proposals to Council on 25 February 2009 to enable the budget to be set.

C. That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 5 February 2009.

104. MEDIUM TERM CAPITAL PROGRAMME

Councillor Westley introduced the report of the Council Secretary and Solicitor which set out a number of options for determining the medium term capital programme in the light of a significant reduction in capital receipt funding.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: A. That the reduction in capital receipt funding from Right to Buy Council House sales be noted.

B. That the options for a way forward set out in Section 6 of the report be noted.

- C. That the Portfolio Holder for Finance be given delegated authority to submit firm proposals to Council on 25 February 2009 to enable the capital programme to be set.
- D. That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 5 February 2009.

105. RURAL DEVELOPMENT PROGRAMME FOR ENGLAND 2007-2013 - LOCAL DEVELOPMENT STRATEGY IMPLEMENTATION - LANCASHIRE WEST LOCAL ACTION GROUP

Councillor Owens introduced the report of the Executive Manager Regeneration and Estates which sought authority for the Council to continue to act as lead local authority to facilitate the preparations for the start-up and initial implementation of the proposed RDPE-funded programme on behalf of the Lancashire West Local Action Group (LAG), until such time as the appropriate Accountable Body arrangements (not involving the Council) are contractually formalised.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the Council, as lead local authority, continue to support the Lancashire West Local Action Group (LAG) in the final preparatory stages for the commencement of the RDPE Programme, prior to formal responsibility for the implementation and delivery of the Local Development Strategy (LDS) being vested in the LAG and Accountable Body-designate, namely Lancashire Economic Partnership.
 - B. That the revenue costs incurred by the Council as lead local authority (eg. officer time, consultation meetings etc.) associated with both the earlier development of the Local Development Strategy, and current activities, be re-charged as eligible expenditure to the Lancashire West RDPE Programme at the appropriate time.
 - C. That an appropriate Service Level Agreement be entered into with the Accountable Body to accommodate the proposed full-time LAG Development Officer, subject to endorsement by all three partner local authorities (namely Chorley BC, Preston CC and South Ribble BC), and to re-charge the Programme for the necessary overheads (and any additional administrative costs) associated with the duties and responsibilities of the post.
 - D. That the proposal for Lancashire Economic Partnership to act as Accountable Body to the Lancashire West Local Action Group for the delivery of the RDPE Programme through its Local Development Strategy, be supported.

106. QUARTERLY PERFORMANCE INDICATORS

Councillor Westley introduced the report of the Assistant Chief Executive which detailed the quarterly performance monitoring data for the quarter ended 30 September 2008.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the overall trend of improvement shown by the performance indicator data for the quarter ended 30 September 2008 be noted.
 - B. That the report be forwarded to the Internal Overview and Scrutiny Committee.
 - C. That call-in is not appropriate as this report is to be considered by the Internal Overview & Scrutiny Committee on 4 March 2009.

107. CORPORATE SUITE OF PERFORMANCE INDICATORS 2009/10

Councillor Westley introduced the report of the Assistant Chief Executive which sought approval for a draft Suite of Performance Indicators for reporting and publication for 2009/10.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the draft Suite of Performance Indicators 2009/10, attached at Appendix A to the report, be approved as being most important in terms of achieving the Council's Vision and Priorities.
 - B. That Appendix A be forwarded to the Executive Overview and Scrutiny Committee for consideration.
 - C. That Council be recommended to agree and adopt Appendix A as the Council's Suite of Performance Indicators 2009/10, subject to any comments made by the Executive Overview and Scrutiny Committee.
 - D. That call-in is not appropriate for this item as it is being considered at the next meeting of the Executive Overview & Scrutiny Committee on 5 February 2009.

108. DRAFT HOUSING REVENUE ACCOUNT (HRA) ESTIMATES 2009/10

Councillor Westley introduced the report of the Executive Manager Housing and Property Maintenance Services which advised Members of the Rent Increase for 2009-2010 as provided under the Government's Rent Reform formulae and of the Service charges to be applied in respect of Sheltered Accommodation as allowed under the Government's Rent and Service charge formulae and presented the Draft Housing Revenue Account Estimates for 2009-2010 for consideration and approval.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the Rent and Service Charge increases, set within delegated authority, be noted and endorsed.
 - B. That the Portfolio Holder for Housing be authorised to advise Council of the preferred options to balance the Housing Revenue Account, including the priority of investment of the Major Repair Allowance (MRA).
 - C. That the Draft Housing Revenue Account Estimates for 2009/10, as set out in Appendix B to the report, be referred to Council for consideration, subject to paragraph B. above and that in this respect the Portfolio Holder for Housing be authorised to submit proposals to the Council on 25 February 2009 to enable the budget to be set.
 - D. That Call In is not appropriate for this item as this report will be submitted to the Executive Overview and Scrutiny Committee on 5 February, whose comments, if any, will be considered by Council on 25 February 2009.

109. PUBLIC SECTOR HOUSING CAPITAL INVESTMENTS SCHEMES AND PROGRAMMED WORKS PROJECTS - 2009/10 INCORPORATING DECENT HOMES UPDATE AND CAPITAL INVESTMENT PLAN REVIEW

Councillor Westley introduced the report of the Executive Manager Housing and Property Maintenance Services which sought approval to award work to the contractors within our framework to deliver elements of the 2009/2010 programme and invite tenders/quotations for the 2009/2010 contracts outside the framework. The report informed Members on the progress made on implementing the Decent Home Standard within the public housing stock and provided details of an amended indicative 10-year investment plan for improvements to the Council's housing stock.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the Housing Portfolio Holder be given delegated authority to submit firm proposals to Council on 25 February 2009 to enable the Public Sector Housing Capital Investment Schemes and Programmed Works Projects in the 2009/2010 financial year totalling £5,792,303, detailed in Paragraph 8 of the report, along with the 2011/2012 and 2012/2013 programmes, included in Appendix A to the report, to be approved, subject to any amendments which are necessary as a result of agreeing the Housing Revenue Account (HRA) Estimates 2009/10 and the Medium Term Capital Programme.

- B. That the updated indicative 10 year investment plan, attached at Appendix B to the report, which set out indicative house improvement programmes, inclusive of allocated professional fees, which aim to achieve good maintenance practice and meet the Decent Home Standard by 31st December 2010 and maintain the standard in further years be endorsed.
- C. That the Executive Manager Housing and Property Maintenance Services, in consultation with the Housing Portfolio Holder, be given delegated authority to award work to contractors within our framework agreement to deliver the 2009/2010 programme and to invite tenders and accept the lowest suitable tender for the contracts above £30,000 in value that fall outside the framework agreement.
- D. That the Executive Manager Housing and Property Maintenance Services, in consultation with the Housing Portfolio Holder, be given delegated authority to seek tenders for the provision of pre-painting repairs for 2009/10 with an option for a further two years, following the expiry of the current partnering arrangements with Paragon Group Limited.
- E. That the Executive Manager Housing and Property Maintenance Services, in consultation with the Housing Portfolio Holder, be given delegated authority to invite competitive quotations from Contractors, and accept lowest suitable quotations, for the schemes less than £30,000 in value.
- F. That it be noted that the programmes and budgets are based on draft determinations received from the Department of Communities and Local Government and that updated figures / programmes will be available at Executive Overview and Scrutiny Committee on 5 February and Council on 25 February 2009 based on the final settlement figures.
- G. That the progress made to date on implementing the Decent Home Standard at paragraph 7 of the report, be noted.
- H. That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 5 February 2009.

110. LANCASHIRE CLIMATE CHANGE STRATEGY AND ACTION PLAN

Councillor Forshaw introduced the report of the Interim Policy Services Manager which informed Members of the Lancashire Climate Change Strategy (LCCS) and requested formal support to work with the Lancashire Climate Change Partnership towards achievement of the strategy objectives. The report also advised Members of the Lancashire Climate Change Fund made available from the Lancashire Economic Partnership to help fund projects that deliver the objectives of the LCCS.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: That the Lancashire Climate Change Strategy (LCCS) be supported and it be noted that the Environmental Strategy Officer will work actively with partners to reduce CO2 emissions in line with the Council's priorities and the Council's own Climate Change Strategy.

111. MERSEYSIDE RAIL ROUTE UTILISATION STRATEGY (RUS) (CONSULTATION DRAFT)

Councillor Forshaw introduced the report of the Interim Policy Services Manager which advised on the content of Network Rail's Merseyside Route Utilisation Strategy (RUS), which set out the strategic vision for the future improvement of the local rail network and provided members with the opportunity to express comments, and to recommend a response to Network Rail's consultation on the Merseyside RUS.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: A. That the responses in Section 5 of the report be forwarded to Network Rail.

B. That the Interim Policy Services Manager report back to keep members updated with the content of the final Merseyside RUS, and also on any future consultations on the draft Merseyside RUS in due course.

112. UPDATE TO LOCAL DEVELOPMENT FRAMEWORK STATEMENT OF COMMUNITY INVOLVEMENT

Councillor Forshaw introduced the report of the LDF Project Manager which advised of the need to update the 2007 Statement of Community Involvement (SCI) in order to reflect changes made to the Planning Regulations, and sought authority to insert an Addendum into the SCI for use on a temporary basis until a new SCI was prepared.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: That the document attached as an Appendix to the report be approved as an Addendum to the Statement of Community Involvement.

113. UPDATE TO INTERIM RESIDENTIAL DEVELOPMENT POLICY GUIDANCE NOTE

Councillor Forshaw introduced the report of the LDF Project Manager which sought authority to update and publish the Interim Residential Development Policy Guidance Note, first released in June 2008, and to update and publish the "Managing Housing Land Supply" Supplementary Planning Guidance note, first produced in 2004, in order that both documents take account of the adoption of the Regional Spatial Strategy (RSS) for the North West at the end of September 2008.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED: A. That the updated versions of the Interim Residential Development Policy Guidance Note and the Managing Housing Land Supply Supplementary Planning Guidance Note, attached as an appendix to the report, be approved.
- B. That the Executive Manager, Planning and Development Services, in consultation with the Portfolio Holder for Planning and Transportation, be given delegated authority to undertake future minor updates of the Interim Residential Development Policy Guidance Note.

114. KEY DECISION FORWARD PLAN - QUARTERLY REPORT ON SPECIAL URGENCY DECISIONS - 1 OCTOBER - 31 DECEMBER 2008

The Leader introduced the report of the Council Secretary and Solicitor which advised that one decision had been made during the last quarter in accordance with Access to Information Procedure Rule 16 (Special Urgency).

RESOLVED: That it be noted that Access to Information Procedure Rule 16 (Special Urgency) was exercised once during the quarter period ending 31 December 2008.

115. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph(s) 5 of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

116. SKELMERSDALE COMMUNITY RESOURCE CENTRES, REVIEW OF STAFFING AND USE OF IT FACILITIES

Councillor Hammond introduced the report of the Executive Manager Community Services which detailed proposals in respect of the operation of the Skelmersdale Community Resource Centres, including I.T. room use. Councillor Hammond advised Members that the employment aspects of the report would not be dealt with at the meeting as further information was required.

In reaching the decision set out below, the Cabinet considered the comments from Councillor Hammond in respect of the employment aspects and also the details set out in the report before it and accepted the reasons contained in it in relation to Quarry Bank Community Association and Greenhill Community Resource Centre.

RESOLVED: A. That a further report be brought back in due course on the employment aspects of the report.

- B. That the Executive Manager Community Services in consultation with Council Secretary and Solicitor and Executive Manager Regeneration & Estates be authorised to negotiate and enter into a partnership agreement with Quarry Bank Community Association and the Centre Management Committees, in accordance with paragraph 6.3 of the report

- C. That subject to appropriate consultation with the Centre Management Committee, the Executive Manager Community Services, in consultation with the Portfolio Holder for Community Services, the Executive Manager Regeneration & Estates and the Council Secretary and Solicitor, be authorised to negotiate and enter into a lease or licence of part of the Greenhill Community Resource Centre with ICAN for a period of up to five years (subject also to all appropriate consents and permissions being obtained).

THE LEADER



AGENDA ITEM: 10

**EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE:
5 February 2009**

Report of: Council Secretary and Solicitor

Contact: Jacky Denning (Extn. 5384)
(E-mail: jacky.denning@westlancsdc.gov.uk)

**SUBJECT: ITEM REFERRED TO CABINET - 20 JANUARY 2009 – LEADER AND
PORTFOLIO HOLDER ATTENDANCE AT EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEES**

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To advise on the decision of Cabinet at its meeting on 20 January 2009 in relation to an item referred to it from the Executive Overview and Scrutiny Committee meeting on 4 December 2008 in respect of attendance of the Leader and Portfolio Holders at meetings of overview and scrutiny committees.

2.0 RECOMMENDATIONS

2.1 That the decision of Cabinet on 20 January 2009 (Minute 101) in respect of the attendance of portfolio holders at meetings of the Executive Overview and Scrutiny Committee, be endorsed or a further request be made to Cabinet.

3.0 BACKGROUND

3.1 Cabinet considered the attached report at its meeting on 20 January 2009 and resolved as follows (Minute 101) refers:

“A. That the Executive Overview and Scrutiny Committee be informed that Cabinet would prefer that individual Portfolio Holders shall continue to attend the Committee when it is considered appropriate or at the invitation of the Chairman on reasonable notice being given.

B. That it be noted, that no amendments are required to the Constitution to effect any change at A. above as it can be done by custom and practice.”

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

Report of the Council Secretary and Solicitor.



APPENDIX

AGENDA ITEM: 5(a)(2)

**CABINET:
20 JANUARY 2009**

Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor Grant

**Contact for further information: Mrs S Griffiths (extn. 5017)
(E-mail: susan.griffiths@westlancsdc.gov.uk)**

**SUBJECT: PORTFOLIO ATTENDANCE AT EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE**

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To advise of the decision of the Executive Overview and Scrutiny Committee meeting held on 4 December 2008.

2.0 RECOMMENDATIONS

2.1 That the Executive Overview and Scrutiny Committee be informed that Cabinet would prefer that the existing practice whereby Portfolio Holders routinely attend meetings of the Executive Overview and Scrutiny Committee be continued because it facilitates effective and open communication between Cabinet and the Overview and Scrutiny Committees. However if the Executive Overview and Scrutiny Committee so resolve then the Portfolio Holders would be happy only to attend meetings of the Executive Overview and Scrutiny Committee by invitation of the Chairman.

2.2 That the Committee advise whether the term 'Portfolio Holder' is intended to cover the Leader.

2.3 That it be noted that no amendments are required to the Constitution to effect any change at 2.1 above as it can be done by custom and practice.

3.0 BACKGROUND

3.1 The report attached as an appendix to this report was considered at the Executive Overview and Scrutiny Committee meeting held on 4 December 2008.

3.2 The minute of that meeting reads as follows:-

“51. LEADER AND PORTFOLIO ATTENDANCE AT EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

Consideration was given to the report of the Council Secretary and Solicitor as circulated and contained on pages 583 –585 of the Book of Reports outlining the current arrangements for Leader and Portfolio Holder attendance at Executive Overview and Scrutiny Committee meetings.

RESOLVED (A) That Cabinet and Council be requested to consider an amendment to Constitution 9.1 (14) (Overview and Scrutiny Committee Procedure Rules) to the effect that Cabinet Members with a responsibility for an area of Council activity (i.e. Relevant Portfolio Holders) are not expected to routinely attend Executive Overview and Scrutiny Committee meetings. Attendance to be by invitation of the Chairman if, for example an item has been called in and a request for the Portfolio Holder’s attendance has been indicated on the call in notice.

(B) That it be noted that amendments to the Constitution shall be referred to Council for decision.”

4.0 COMMENTS OF THE COUNCIL SECRETARY AND SOLICITOR

4.1 Overview and Scrutiny Committee Procedure Rules 14 (a) and (b) which applies to all Overview and Scrutiny Committee meetings states as follows:-

“(a) The Leaders of the two main political groups on the Council shall be allowed to attend each Overview and Scrutiny Committee and to speak but not vote on any issue under consideration.

(b) The members of the Cabinet with responsibility for an area of Council activity (i.e. the relevant Portfolio Holders) shall be allowed to attend the relevant Overview and Scrutiny Committee and with the consent of the Chairman to answer questions only but not vote on any issue under consideration affecting that member’s area of responsibility save that with the express consent of the Chairman the relevant Portfolio Holder may be invited to address the Committee”.

4.2 It has been custom and practice over recent years for the Leader and Cabinet members to routinely attend Executive Overview and Scrutiny Committee to be held to account in relation to called in items and post hoc scrutiny of the minutes. This is regarded as good practice in terms of effective overview and scrutiny. In addition the Leader of the Labour Group has attended to speak but not vote under rule 14(a).

- 4.3 It would be helpful for the Committee to clarify the resolution which it passed on 4 December 2008 as there is no need to amend the Procedure Rules in this regard.
- 4.4 On balance it is my view that Portfolio Holders should attend Overview and Scrutiny Committees as it represents good practice in terms of open and effective communication between the Committee and Cabinet and enables the Committee to hold Cabinet to account and Cabinet to understand Overview and Scrutiny Committees view on various topics. This being the purpose of this particular Overview and Scrutiny Committee.
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Background Documents

There are no background documents (as defined in Section 100D (5) of the Local Government Act 1972) to this report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

Report of the Council Secretary and Solicitor



Appendix to Cabinet Report

AGENDA ITEM: 12

EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE:

4 DECEMBER 2008

Report of: Council Secretary and Solicitor

Contact: Mrs. S. Griffiths (Extn. 5017)
(E-mail: susan.griffiths@westlancsdc.gov.uk)

**SUBJECT: LEADER AND PORTFOLIO HOLDER ATTENDANCE AT EXECUTIVE
OVERVIEW AND SCRUTINY COMMITTEE MEETINGS**

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To consider the attendance of the Leader and Portfolio Holders at meetings of Overview and Scrutiny Committees.

2.0 RECOMMENDATIONS

2.1 That the Committee's instructions are requested.

3.0 BACKGROUND

3.1 The issue of the Leader and Portfolio Holder attendance at Overview and Scrutiny Committee meetings has been raised.

4.0 CURRENT POSITION

4.1 The Constitution

In accordance with longstanding arrangements set out in the Constitution the Leader and Portfolio Holder routinely attend Overview and Scrutiny Committees. This position has previously been reviewed by Members.

4.2 Code of Conduct/Local Government Act 2000

The Code of Conduct states that a Member has a prejudicial interest in any business before an overview and scrutiny committee where that business relates to a decision made (whether implemented or not) or action taken by Cabinet or Committee, sub-committee, joint committee or joint sub-committee and at the time the decision was made or action taken you were a member of the Cabinet, committee, sub-committee, joint committee etc.. and you were present when that decision was made or action taken.

However, the view is taken that the Code of Conduct is overridden by Section 21(13) of the Local Government Act 2000 which provides that an overview and scrutiny committee of a local authority or a sub-committee of such a committee:-

- a) may require members of the executive, and officers of the authority, to attend before it to answer questions, and
- b) may invite other persons to attend meetings of the committee

Section 21(13)(a) obliges an executive member to attend an overview and scrutiny meeting to answer questions so this over-rides any code provision which might prevent that happening.

Section 21(13)(b) also allows an overview and scrutiny committee to invite any person to attend to answer questions. Where such a committee extend such an invitation to a members who is on a committee and was involved in making a decision which is being scrutinised, and that member is asked to attend a private session to answer questions about that decision, the Standards Board for England is not likely to be interested in any complaint made about that member having a prejudicial interest by so doing.

5.0 ISSUES

- 5.1 Members may wish to consider again whether the presence of the Leader and Portfolio holders at Overview and Scrutiny Committees is appropriate.

6.0 PROPOSALS

- 6.1 Any proposals the Committee may have would have to be considered by Council.

7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 7.1 Enhanced Overview and Scrutiny arrangements can give a greater level of involvement for non-cabinet members in the decision making process.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 There are no significant financial or resource implications arising from this report.

9.0 RISK ASSESSMENT

9.1 There are no significant risk assessment implications.

10.0 CONCLUSIONS

10.1 Member guidance as to the future involvement of the Leader and Portfolio Holders is requested.

10.2 Any amendments to the Constitution will require a report to Council.

Background Documents

*There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

None



AGENDA ITEM: 11

**EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE:
5 February 2009**

Report of: Council Secretary and Solicitor

Contact: Jacky Denning (Extn. 5384)
(E-mail: jacky.denning@westlancsdc.gov.uk)

**SUBJECT: ITEM REFERRED TO CABINET - 20 JANUARY 2009 – TRANSITIONAL
HOUSING CAPITAL RECEIPTS AND AFFORDABLE HOUSING**

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To advise on the decision of Cabinet at its meeting on 20 January 2009 in relation to an item referred to it from the Executive Overview and Scrutiny Committee meeting on 4 December 2008 in respect of the membership of the Affordable Housing Cabinet Panel.

2.0 RECOMMENDATIONS

2.1 That the decision of Cabinet on 20 January 2009 in respect of the co-option of a Labour Group Member on the Affordable Housing Cabinet Panel be noted.

3.0 BACKGROUND

3.1 At its meeting on 4 December 2008 when considering a Call In of a decision of Cabinet (Minute 70) on issues relating to the use of Transitional Housing Capital Receipts funding for affordable housing purposes, in particular the establishment of the Affordable Housing Cabinet Panel, the Executive Overview and Scrutiny Committee requested that a Labour Member be co-opted onto the Panel.

3.2 Cabinet considered the request at its meeting on 20 January 2009 and resolved as follows (Minute 100) refers:

“That in relation to Cabinet Minute No. 70 (D) a Labour Group Member be appointed as a Co-opted Member to serve on the Affordable Housing Cabinet

Panel, the name to be submitted to the Council Secretary and Solicitor by the Leader of the Labour Group.”

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

Report of the Council Secretary and Solicitor.



AGENDA ITEM: 5(a)(1)

**CABINET:
20 JANUARY 2009**

Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor Mrs Hopley

**Contact for further information: Mrs S Griffiths (extn. 5017)
(E-mail: susan.Griffiths@westlancsdc.gov.uk)**

SUBJECT: TRANSITIONAL HOUSING CAPITAL RECEIPTS AND AFFORDABLE HOUSING

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To advise of the decision of the Executive Overview and Scrutiny Committee meeting held on 4 December 2008.

2.0 RECOMMENDATIONS

2.1 That in relation to Cabinet minute no. 70 (D) the Leader be requested to consider co-opting a Labour Member to serve on the Cabinet Panel.

3.0 BACKGROUND

3.1 The Executive Overview and Scrutiny Committee called in the report from Cabinet entitled "Transitional Housing Capital Receipts and Affordable Housing".

3.2 The minute of that meeting reads as follows:-

"46. TRANSITIONAL HOUSING CAPITAL RECEIPTS AND AFFORDABLE HOUSING

Consideration was given to the report of the Council Secretary and Solicitor which provided details of a decision of the Cabinet called in by 5 Members of the Committee

on the transitional housing capital receipts and affordable housing (minute no. 70 of Cabinet, 18 November 2008, refers).

Members noted the reason for the decision being called in and went on to debate the alternative decision included within the notice of call in, namely that a Council Sub-Committee be formed with appropriate co-optees, to consider these matters.

RESOLVED That the Committee does not wish to seek a different decision from the Cabinet in this matter, but requests that in relation to Minute no. 70(D) a Labour Member be co-opted upon the Affordable Housing Panel.”

Background Documents

There are no background documents (as defined in Section 100D (5) of the Local Government Act 1972) to this report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

Minute no. 70 Cabinet 18 November 2008 – Transitional Housing Capital Receipts and Affordable Housing

70. Transitional Housing Capital Receipts and Affordable Housing

Councillor Mrs Hopley introduced the report of the Executive Manager Housing and Property Maintenance Services on issues relating to the use of Transitional Housing Capital Receipts (THCR) funding for affordable housing purposes and suggesting the establishment of a Cabinet Panel to shape, monitor and approve the Council's approach so that there is a viable affordable housing policy to meet housing need, deal with other associated issues and assist wider regeneration proposals.

In reaching the decision set out below, the Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That an Affordable Housing Cabinet Panel comprising 3 Cabinet members together with co-opted members with no voting rights be established to: drive forward the Council's work on developing affordable housing by ensuring that the local affordable housing policy is conducive to realising positive affordable housing outcomes; ensure appropriate housing need and housing market information is available to support need for affordable housing interventions, including LDF policy formulation; explore delivery mechanisms that will enable maximum benefit of THCR and any other funding that is levered in to West Lancashire; commission appropriate research to further the affordable housing agenda; and consider how to use THCR to invest in appropriate affordable housing schemes, and to report back to Cabinet with recommendations as appropriate.
 - B. That the Cabinet Panel agree a spending plan for the use of THCR funds, subject to any decisions made by Council during the budget process on the future Capital Programme.
 - C. That the Executive Manager Housing and Property Maintenance Services be given delegated authority to agree the terms of reference of the Cabinet Panel after consultation with the Leader.
 - D. That it be noted that the Leader will advise officers of the names of the Cabinet and co-opted members to serve on the Panel.



AGENDA ITEM: 12

CABINET:
20 January 2009

**EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE:**
5 February 2009

COUNCIL:
25 February 2009

Report of: Assistant Chief Executive

Relevant Portfolio Holder: Councillor Westley

Contact for further information: Peter Hamlin (Ext 5268)
(E-mail: peter.hamlin@westlancsdc.gov.uk)

SUBJECT: CORPORATE SUITE OF PERFORMANCE INDICATORS 2009/10

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To seek approval for a draft Suite of Performance Indicators for reporting and publication for 2009/10.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the draft Suite of Performance Indicators 2009/10 (attached, Appendix A), be approved as being most important in terms of achieving the Council's Vision and Priorities, subject to any views of the Cabinet.

2.2 That Appendix A be forwarded to the Executive Overview and Scrutiny Committee for consideration.

2.3 That Council be recommended to agree and adopt Appendix A as the Council's Suite of Performance Indicators 2009/10, subject to any comments made by the Executive Overview and Scrutiny Committee.

2.4 That call-in is not appropriate for this item as it is being considered at the next meeting of the Executive Overview & Scrutiny Committee.

3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

3.1 That the Committee consider the draft Suite of Performance Indicators 2009/10 (attached, Appendix A), and submit agreed comments to Council.

4.0 RECOMMENDATION TO COUNCIL

- 4.1 That, subject to any comments made by the Executive Overview and Scrutiny Committee, the draft Suite of Performance Indicators set out in Appendix A be approved and adopted for reporting in 2009/10.
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5.0 BACKGROUND

- 5.1 The Council has, under its statutory duty, reported annually on Best Value Performance Indicators (BVPI's) since June 2000. In October 2007 the Government revealed their proposals to replace BVPI's with a new set of National Indicators (NI's); some of which would be chosen for inclusion in the Local Area Agreement (at County level in Lancashire). The Council now has a statutory duty to report these NI's by 30th June each year.
- 5.2 As part of the process of introducing the NI's in 2008, we went through a process of vastly reducing the number of PI's which would be published in the Corporate Performance Plan each year and reviewing the most appropriate indicators to monitor quarterly. Members will recall that the majority of the indicators which will not be published in 2009 have still been monitored in Divisional Service Action Plans and so will be available for 2008/09.
- 5.3 Attached at Appendix A is the draft list of indicators for 2009/10. It is proposed that all these indicators would be published in the Corporate Performance Plan issued in June/July 2010. The final column of the list highlights the indicators which are currently, and would continue to be, monitored quarterly; together with proposals for some "new" quarterly indicators for monitoring in 2009/10.
- 5.4 A number of the indicators at appendix A have been hatched in grey, these are in the main NI's where the introduction was deferred or NI's where it was not known if information would be available at West Lancashire DC level. The "new" BVPI 212 would replace WL 47 and WL 111 would replace WL 78 – see para 5.5..
- 5.5 The indicators in the table at appendix B are those which are included in the 2008/09 monitoring regime and are now being recommended for deletion. Explanations have been provided within the table as to why it has been suggested they be removed and/or replaced with other indicators.
- 5.6 A number of NI's which the District Council has a responsibility for are now included within the Lancashire Local Area Agreement. Given the importance of being able to show that we are supporting the Local Area Agreement to both partners and within the emerging Comprehensive Area Assessment regime (which will replace CPA – Comprehensive Performance Assessment) it has been noted which indicators are included in the LAA.

6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 6.1 The information set out in this report aims to help the Council to improve service performance and is consistent with the Community Strategy aim of making local services amongst the best in the country.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

7.1 There are no financial or resource implications arising from the recommendations within this report.

8.0 RISK ASSESSMENT

8.1 Monitoring and managing performance information data helps the authority to ensure it is achieving its objectives and reduces the risk of not doing so.

9.0 CONCLUSIONS

9.1 The proposed revisions to our suite of performance indicators provide balanced coverage of our corporate priorities.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

Appendix A – Draft suite of performance indicators 2009/10.

Appendix B – List of 2008/09 performance indicators being recommended for deletion.

		LAA	Survey?	Quarterly
BVPI 3	% of citizens satisfied with the overall service provided		Place Survey	
BVPI 8	% of invoices paid on time			✓
BVPI 9	% of Council Tax Collected			✓
BVPI 12	Days sick per member of staff			✓
BVPI 66a	Proportion of Rent Collected			✓
BVPI 89	% of people satisfied with the cleanliness standard in their area		Place Survey	
BVPI 119a	% of residents satisfied with Local Authority Cultural Services - Sports & Leisure		Place Survey	
BVPI 119e	% of residents satisfied with Local Authority Cultural Services - Parks & Open Spaces		Place Survey	
BVPI 212	Average time taken to re-let local authority housing.			✓
NI 1	% of people who believe people from different backgrounds get on well together in their local area	Yes	Place Survey	
NI 2	% of people who feel that they belong to their neighbourhood		Place Survey	
NI 3	Civic participation in the local area		Place Survey	
NI 4	% of people who feel they can influence decisions in their locality	Yes	Place Survey	
NI 5	NI 5 Overall/general satisfaction with local area		Place Survey	
NI 6	NI 6 Participation in regular volunteering		Place Survey	

		LAA	Survey?		Quarterly
NI 12	Refused and deferred houses in multiple occupation (HMO) licence applications leading to immigration enforcement activity				
NI 14	NI 14 Avoidable contact: The average number, of customer contacts per received customer request				
NI 17	NI 17 Perceptions of anti-social behaviour		Place Survey		
NI 21	NI 21 Dealing with local concerns about anti-social behaviour and crime by the local council and police		Place Survey		
NI 22	NI 22 Perceptions of parents taking responsibility for the behaviour of their children in the area		Place Survey		
NI 23	NI 23 Perceptions that people in the area treat one another with respect and dignity		Place Survey		
NI 27	NI 27 Understanding of local concerns about anti-social behaviour and crime by the local council and police		Place Survey		
NI 37	NI 37 Awareness of civil protection arrangements in the local area		Place Survey		
NI 41	NI 41 Perceptions of drunk or rowdy behaviour as a problem		Place Survey		
NI 42	NI 42 Perceptions of drug use or drug dealing as a problem		Place Survey		
NI 119	NI 119 Self-reported measure of people's overall health and wellbeing		Place Survey		
NI 137	NI 137 Healthy life expectancy at age 65		Place Survey		
NI 138	NI 138 Satisfaction of people over 65 with both home and neighbourhood		Place Survey		
NI 139	NI 139 People over 65 who say that they receive the information, assistance and support needed to exercise choice and control to live independently		Place Survey		

		LAA	Survey?	Quarterly
NI 140	NI 140 Fair treatment by local services		Place Survey	
NI 151	Overall Employment Rate – Working Age Population			
NI 152	Working Age People claiming out of work benefits			
NI 153	Working Age People claiming out of work benefits in the worst performing neighbourhoods.			
NI 154	NI 154 Net additional homes provided			
NI 155	NI 155 Number of affordable homes delivered (gross)	Yes		Recommended for 2009/10
NI 156	NI 156 Number of households living in Temporary Accommodation	Yes as “Local Indicator”		
NI 157a	NI 157 Processing of planning applications as measured against targets for ‘major’ applications			✓
NI 157b	NI 157 Processing of planning applications as measured against targets for ‘minor’ applications			✓
NI 157c	NI 157 Processing of planning applications as measured against targets for ‘other’ applications			✓
NI 158	NI 158 % decent council homes			
NI 159	NI 159 Supply of ready to develop housing sites			
NI 160	NI 160 Local Authority tenants’ satisfaction with landlord services			
NI 170	NI 170 Previously developed land that has been vacant or derelict for more than 5 years			
NI 179	NI 179 Value for money – total net value of on-going cash-releasing value for money gains that have impacted since the start of the financial year			

		LAA	Survey?	Quarterly
NI 180	NI 180 Changes in Housing Benefit/ Council Tax Benefit entitlements within the year			
NI 181	NI 181 Time taken to process Housing Benefit/Council Tax Benefit new claims and change events			Recommended for 2009/10
NI 182	NI 182 Satisfaction of businesses with local authority regulation services			
NI 184	NI 184 Food establishments in the area which are broadly compliant with food hygiene law			
NI 185	NI 185 CO2 reduction from Local Authority operations			
NI 186	NI 186 per capita CO2 emissions	Yes		
NI 187	NI 187 Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating	Yes		
NI 188	NI 188 Adapting to climate change	Yes		
NI 191	NI 191 Residual household waste per head			
NI 190	Achievement in meeting standards for the control system for Animal Health			
NI 192	NI 192 Household waste recycled and composted	Yes		✓
NI 194	NI 194 Level of air quality – reduction in NOx and primary PM10 emissions through local authority's estate and operations.			
NI 195a	NI 195 Improved street and environmental cleanliness litter,	Yes		Recommended for 2009/10 Replacing BV199a
NI 195b	NI 195 Improved street and environmental cleanliness detritus	Yes		Recommended for 2009/10 Replacing BV199a
NI 195c	NI 195 Improved street and environmental cleanliness graffiti	Yes		Recommended for 2009/10

		LAA	Survey?	Quarterly
NI 195d	NI 195 Improved street and environmental cleanliness , fly posting	Yes		Recommended for 2009/10
NI 196	NI 196 Improved street and environmental cleanliness – fly tipping			
NI 197	NI 197 Improved local biodiversity – active management of local sites PSA 28			
NI 199	Children and young people's satisfaction with parks and play areas	Collated by OfSted		
WL 01	Number of bin collections missed per 100,000 collections			✓
WL 06	Average time taken to remove fly tips (days)			✓
WL 07a	Number of complaints regarding dog fouling and stray dogs			✓
WL 07b	Incidents of dog fouling			✓
WL 08	Number of crime incidents per 1,000 population			Recommended for 2009/10
WL 18	Use of leisure and cultural facilities			✓
WL 19b(ii)	% Telephone calls answered within 10 seconds (Direct Dial)			✓
WL 24	Percentage of applications for building regulations decided within 5 weeks			✓
WL 84 (iii)	% of people feeling that West Lancashire is a safe and secure place to live			
WL 85a	Use of Councils website - No. of Visits			✓
WL 85b	Use of Councils website - Usage of Online Forms			✓
WL 85c	Use of Councils website - No. of Online Payments			✓

		LAA	Survey?		Quarterly
WL 88	Number of planning decisions delegated to officers as a % of all decisions				✓
WL 90	% of calls to call centre (577177 number) which were answered				✓
WL 92	Proportion of cases being dealt with at first point of contact (Contact Centre)				✓
WL 96	% of playgrounds meeting WLDC local policy				
WL 101b	Average time taken to carry out a standard search (days).				✓
WL 108	Average waiting time for callers to the contact centre				✓
WL 111	% of Housing Repairs completed within timescale				✓

PI's Recommended For Deletion

Appendix B

BVPI 78a	Speed of Processing - Average Time to Process New Claims	Was Quarterly – BVPI's 78a & 78b have been replaced by NI 180 which is an average of New Claims and Changes of Circumstances aggregated together.
BVPI 78b	Speed of Processing - Average Time to Process Change of Circumstances	Was Quarterly – BVPI's 78a & 78b have been replaced by NI 180 which is an average of New Claims and Changes of Circumstances aggregated together.
BVPI 79a	Accuracy of Processing - % of claims processed correctly	Was Quarterly – We are no longer required to report this to DWP. It was a time consuming exercise for a figure which has little management value given the sample size.
BVPI 86	Cost of Waste Collection per household	We can continue to monitor this figure but there will be no benchmark figures from other authorities against which to monitor ourselves; also given the different levels of commitment to recycling by different authorities and the different distances their vehicles are required to travel direct comparisons are not possible.
BVPI 184a	Proportion of LA Homes Which Were Non-Decent at beginning of year	NI 158 has replaced this indicator and will provide the future benchmark
BVPI 199a	Proportion of relevant land and highways with significant deposits of litter/detritus	Was CPPA & Quarterly – The figures are now disaggregated to report litter and detritus separately. NI 195 (A & B) will be a more appropriate benchmark in the future
NI 24	NI 24 Satisfaction with the way the police and local council dealt with anti-social behaviour	WAS DEFERRED WILL NOT NOW BE INTRODUCED
NI 25	NI 25 Satisfaction of different groups with the way the police and local council dealt with anti-social behaviour	WAS DEFERRED WILL NOT NOW BE INTRODUCED
WL 47	Average re-let times for "normal" re-lets	The authority has made good progress in reducing the number of long term void dwellings. As a consequence it is believed that it is no longer necessary to monitor "normal" relets as a separate entity. The suggestion is that this should be deleted and that the overall average should be monitored. See Appendix A BVPI 212.
WL 78	Right to Buy offers issued in time	It has previously been suggested by members that given the ongoing 100% success rate for this indicator that it should be replaced with a housing maintenance indicator instead (See Appendix A WL 111 for detail).
WL 86	Affordable Housing Development (Ormskirk, Aughton & Burscough which are subsidised low cost; shared ownership; other RSL homes or homes to meet special needs)	This target would continue to be monitored for the local plan but to avoid confusion it is suggested that just one Affordable Homes outturn should be reported in the CPP each year – NI 155.
WL 87 (a)	Unemployment - District Average (<i>source - ONS Claimant Count</i>)	Replaced by NI 152 & NI 153 which although not indicators managed by the District Council are National Indicators and will be available at West Lancashire DC level. NI 153 has been included in the LAA (See Appendix A)
WL 101a	% of standard searches carried out in 10 working days	Introduced "Average Time to Carry Out Searches" last year (see Appendix A WL 101b). Suggested that given total 100% success rate for this indicator it is unnecessary - providing we retain 101(b)

WL 107	% of customers whose normal method of contacting the council is via the website/email	This indicator has been collated through the annual survey. The nature of the question does not reflect actual usage so is not the most effective method of providing accurate results. It is proposed that the number of visitors to the website and the number of business transactions (WL85 a, b & c) more accurately measure the growth of website use and the preferences of customers
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AGENDA ITEM: 13

**CABINET:
20 JANUARY 2009**

**EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE:
5 FEBRUARY 2009**

Report of: Executive Manager Housing & Property Maintenance Services

Relevant Portfolio Holder: Councillor Mrs V Hopley

**Contact for further information: Darroll D McCulloch (Extn. 5203)
(e-mail: Darroll.McCulloch@westlancsdc.gov.uk)**

**SUBJECT: DRAFT HOUSING REVENUE ACCOUNT (HRA) ESTIMATES
FOR 2009 -2010**

DMcC/ BC/2.872cabeosc
9 January 2009

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 This Report is intended to:

- Advise Members of the Rent Increase for 2009-2010 as provided under the Government's Rent Reform formulae
- Advise Members of the Service charges to be applied in respect of Sheltered Accommodation as allowed under the Government's Rent and Service charge formulae; and
- Present the Draft Housing Revenue Account Estimates for 2009-2010 for consideration and approval by Members

2.0 RECOMMENDATIONS

2.1 RECOMMENDATIONS TO CABINET

- 2.1.1 That the Rent and Service Charge increases, set within delegated authority, be noted and endorsed.
- 2.1.2 That the Portfolio Holder for Housing be authorised to advise Council of the preferred options to balance the Housing Revenue Account, including the priority of investment of the Major Repair Allowance (MRA).

2.1.3 That the Draft Housing Revenue Account Estimates for 2009/10, as set in Appendix B to the report, be referred to Council for consideration, subject to resolution 2.2 above and that in this respect the Portfolio Holder for Housing be authorised to submit proposals to the Council on 25 February 2009 to enable the budget to be set.

2.1.4 That Call In is not appropriate for this item as this report will be submitted to the Executive Overview and Scrutiny Committee on 5 February, whose comments, if any, will be considered by Council on 25 February 2009.

2.2 RECOMMENDATION TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

2.2.1 That agreed comments on the Draft HRA Estimates 2009-2010 be made and submitted to the Housing Portfolio Holder in advance of the Council meeting to be held on 25 February 2009.

3.0 BACKGROUND

3.1 Section 76(2) of the Local Government and Housing Act 1989, sets out the main duty placed on the Council in relation to the keeping of the HRA and provides that the Council must, each January or February, formulate proposals in respect of the HRA income and expenditure for the forthcoming financial year, to satisfy the requirements of Section 76(3). Namely, that on the best assumptions and estimates that the Council is able to make at the time, the implementation of proposals will secure the HRA for that year does not show a debit balance.

3.2 Under S74 of the Local Government and Housing Act 1989, the Council, as a Local Housing Authority, is required to keep a Housing Revenue Account (HRA) in accordance with proper practices. The Council has the responsibility to determine a strategy, which is designed to ensure that the HRA is in balance by the end of 2009-2010. In doing so, Council should take into account the following issues:

- Government policies and initiatives;
- The Housing Revenue Account Subsidy Determination 2009-2010;
- The need to determine rent levels for 2009-2010 having regard to the Government's policy regarding Rent Reform (Rent Restructuring);
- The need to adhere to sound accounting practices.

3.3 Since 1st April 1990, under the provisions of the Local Government and Housing Act 1989, the Housing Revenue Account has been ring fenced. This means that it must, in general, now balance on a year-by-year basis, so that the costs of running the Housing Service, in terms of debt charges and management and maintenance expenditure, must be met from income for the account in any given year. The main sources of income are rents and Government subsidy. The latter is computed from the notional HRA, comprising the Government's view of expenditure that the Authority should incur, and the level of rents that should be set. The HRA is therefore reliant on the Government's subsidy rules. These

rules require authorities to achieve target rents as determined by the Government's policy on social rent reform over the next six years.

- 3.4 Under the Local Government Act 2003 Housing rent rebates are no longer accounted for within the HRA and have been transferred to the General Fund.
- 3.5 The Executive Manager Housing and Property Maintenance Services is therefore bringing to Cabinet, an estimate of the HRA income and expenditure for 2009-2010. In parallel with this a consultation exercise will be carried out with Tenants Representative Groups to seek any comments in relation to this process. Any comments will be reported to the Portfolio and Shadow Portfolio Holder for Housing as these will not be received until after the Cabinet meeting on 20 January 2009.
- 3.6 Members may wish to consider and debate the proposed budget at the Executive Overview and Scrutiny Committee.
- 3.7 Following consideration of the estimates by Executive Overview and Scrutiny Committee, their comments will be considered by a meeting of Council on the 25 February 2009. These meetings will also have any details of any latest financial information available.
- 3.8 The Council meeting will provide an opportunity for each Political Group to put forward proposals that combine both expenditure and the means of funding it.
- 3.9 The Tenants & Residents Forum have been invited to make recommendations on additional programmes of work to which HRA resources should be made available

4.0 GENERAL BUDGET PRINCIPLES

- 4.1 The estimates have been presented within the main headings adopted by local authorities in accordance with the Chartered Institute of Public Finance and Accountancy (CIPFA) Code of Practice and conforms with Section 25 of the Local Government Act 2003.
- 4.2 The draft estimates for 2009-2010 at Appendix B – include pay award increases, national insurance and incremental growth where appropriate. It should however, be noted that figures are based on currently available information and will be subject to change as those figures are firmed up over the coming weeks.

5.0 KEY DETERMINANTS FOR THE BUDGET

SOCIAL RENT REFORM

- 5.1 The aim of the Government's social rent reform (rent restructuring) is to have all local authorities and registered social landlords (RSL's) charging rents on the same basis to provide transparency for tenants in the social rented sector. Until 2008-09 this was required to be achieved over a ten-year period commencing on 1st April 2002.

- 5.2 Under this reform rents will be based on nationally applied formulae based on 70% relative regional earnings and 30% relative capital values rather than the basis of setting rents commensurate with the cost of delivering the service.
- 5.3 In 2008-09 the Government decided that the period over which rent restructuring would take would be extended by five years. Accordingly, individual property "target rents" for 2008-09 were rebased on achieving actual and target rent convergence by April 2017.
- 5.4 The latest steer from government is that they have decided to extend the period of convergence April 2024.
- 5.5 Given an RPI of 5% in September 2008, delaying the period over which convergence will take place will flatten out rent increases in 2009-10. Under the Governments Rent formulae this will result in an overall average increase in rents of 6.1%. In view of the economic situation Ministers have imposed a cap of 7.0% to rent increases.
- 5.6 Members will recall that the Council, having adopted the Government's Rent Reform policy, delegated authority to the Executive Manager Housing and Property Maintenance Services to determine the rent levels to be charged each year for as long as the Governments rent reform exists and to report this to Members as part of the budget process.
- 5.7 Based on the information supplied by the Department of Communities and Local Government (DCLG) the average rent per dwelling has been calculated in accordance with the Government's Rent Reform Guidance to be £62.92 on the basis of 48 chargeable weeks. This represents an average increase of £3.62 per week on 2008-2009 comparative average rent levels. The average rent for 2008-2009 is estimated to be £59.30 based on a 48 chargeable weeks. Individual Property rents may be higher or lower than the average. The Executive Manager Housing and Property Maintenance Services will exercise his delegated authority and advise tenants of the rent increase based on the guidance issued with the final Housing subsidy Determination.
- 5.8 The Government has indicated that local authorities will be compensated through the Housing Subsidy System for staying within the Ministerial cap of 7.0%. The DCLG do not expect many local authorities to be affected by the Ministerial cap so they will determine from their calculations what, if any compensation, will be made.

5.2 HOUSING SUBSIDY

- 5.2.1 The Draft Housing Subsidy Determination was received on 29 October 2008.
- 5.2.2 This consultation ended on 9 December and the Final Housing Subsidy Determination was published on 18 December. A comparison with the final Housing Subsidy award for 2008-2009 is shown at Appendix A.
- 5.2.3 Whilst the HRA subsidy has been determined on a similar basis to 2008-2009 two of the principal changes are the rebasing of subsidy guideline rent on the new

timetable of April 2024 for target rent convergence and the introduction of a scheme of compensation for those affected by the Ministerial caps and limits on rent increases.

- 5.2.4 Members will recall that Ministers instructed Councils to limit overall actual rent increases to 5% in 2006-07 and 2007-08. The Government announced that they would reimburse those Councils that complied with the Ministerial limit with a payment, in-year, through the HRA subsidy system for the rent that would have otherwise been collected had the Ministerial limits not applied. This reimbursement was commonly referred to as the Rent Constraint Allowance. Although the actual amount to be reimbursed is subject to audit this has had the benefit of reducing the amount payable to the Government.
- 5.2.5 However, unlike previous years the 2009-10 calculation of compensation for staying within the Ministerial cap will be determined by DCLG.
- 5.2.6 At the time of writing this report the audit of the Housing Subsidy and Rent Constraint Allowance for 2007-08 has been completed and I have pleasure in advising Members that the Council will benefit by £400,900.
- 5.2.7 Based on the Final HRA subsidy Determination, the estimated gross impact to the Housing Revenue Account because of subsidy withdrawal is likely to be £749,944 in 2009-2010. The total value of the HRA subsidy payable to the Department of Communities and Local Government has been estimated at £5.352 m for 2009-2010.
- 5.2.8 Members should note that from April 2004 Rent Rebates is accounted for within the GRA. However, penalties will still accrue to the HRA if it is found that rents and service charges are set above Government guideline formula levels.
- 5.2.9 Members will be aware that the Communities and Local Government (CLG) are conducting a fundamental review of the HRA Subsidy system and the way Local Authority Housing is financed. However, it is unlikely that there will be any changes to the existing system until the findings of the next Comprehensive Spending Review are announced in 2011/12.

5.3 **SERVICE CHARGES**

- 5.3.1 The consultation papers issued on the subject of Social Rent Reform and subsequent guidance confirmed that local authorities could generate additional income via the use of service charges, in line with existing practices adopted by Registered Social Landlords.
- 5.3.2 Members will recall that Council delegated authority to the Executive Manager Housing and Property Maintenance Services to determine Service charges in accordance with the Government's Rent and Service charge Reforms for as long as those conditions existed and to advise Members of those charges as part of the budgetary process. It should be noted that those proposals are included within the attached Draft HRA Budget.

- 5.3.3 The rates of increase for Category 1 and Category 2 Sheltered Accommodation has been determined at an average rate of £18.07 and £23.54 per week respectively. These represent an average increase of £0.54 and £1.37 per week respectively on comparative 2008-2009 rates. However individual charges may be higher or lower than the average.
- 5.3.4 Members will recall that on 16 September Council approved an increase in District Heating charges of 23.4% from 13 October 2008 and delegated authority to the Executive Manager Housing and Property Maintenance Services, in consultation with the Portfolio holder to determine future District Heating charges. However, due to the fact that the Council's fuel supply contracts are due to be renegotiated in May 2009 it is intended to delay the setting of the District Heating charges until the fuel supply contract prices are known.
- 5.3.5 In respect of other service charges and Garage Rents, it is proposed that no increase be applied as this may adversely affect our compliance with the Governments limits on rent and service charge increases contained in the Subsidy Determination or will result in lower take up and lower income generation.

5.4 **RIGHT TO BUY**

- 5.4.1 Levels of Council House Right to Buy sales greatly influence the amount of income the authority might expect to receive from its residents in the form of rent and the amount of Housing Subsidy it receives from DCLG.
- 5.4.2 The actual number of Right to Buy (RTB) sales per year are detailed in the table 1 below:

Table 1: RTB's

Year	No. RTB's
2004-05	321
2005-06	232
2006-07	130
2007-08	92

- 5.4.3 At the time of writing this report the number of completed RTB sales in 2008-09 is 26.
- 5.4.4 It is estimated that RTB sales will be around 40 per year beyond 2008-2009 and this level of RTB has been taken into account in determining the Draft Estimates.
- 5.4.5 The reduction in RTB sales has the impact of improving rental income to the HRA but reduces available receipts for capital investment.

5.5 **USE OF WORKING BALANCES AND RESERVES**

- 5.5.1 The Working Balance is a prudent reserve to meet temporary budgetary shortfalls and Reserves are normally designated to meet specific financial needs such as heating charges.

- 5.5.2 The District Auditor has complimented the Council on the current level of its working balances and reserves. The Executive Manager Financial Services has reviewed the potential level of working balances and reserves and considers a level in line with £100 per property is the minimum we should account for.
- 5.5.3 The estimated Working Balance at 31st March 2009 was £781,672. With an average stock of 6300 in 2009-10 a prudent Working Balance of £630,000 will ideally need to be maintained. This means that £151,672 could be used to fund additional programmes in 2009-10.
- 5.5.4 In addition to the Working Balance a £200,000 Reserve was created some years ago at the instruction of Council for the purpose of carrying out Housing Regeneration. This Reserve is currently not identified to a work programme.
- 5.5.5 As previously mentioned Rent Rebate expenditure is no longer accounted for within the HRA. However, should we exceed the Governments rent and service charge guidelines the DWP may claim the excess over guideline from the HRA. As we are fully complying with the Governments Rent and Service charge formula and there has been no claim from DWP it is unlikely that the HRA will be exposed to such risk.
- 5.5.6 Members will be mindful that the use of the Council's Working Balances and Reserves can only be used as "one off" emergency arrangements.

5.6 INTEREST RATES

- 5.6.1 In recent years the HRA has benefited from high levels of interest being received on its Working Balances and the Item 8 Debit and Credit Regulations.
- 5.6.2 In addition, the HRA subsidy system which is based on notional expenditures and incomes provides an allowance for payments of interest against a notional debt , which is based on the Capital Financing Requirement for the HRA.
- 5.6.3 In 2008-09 the amount of interest attributable to working balances and the Item 8 Regulations was budgeted at £731,600, and the amount of interest allowed under the HRA subsidy system for notional debt was estimated at £191,261.
- 5.6.4 However, reductions in interest rates have meant that for 2009-10 the amount of interest attributable to the HRA will be significantly lower.
- 5.6.5 Based on the professional advice available at the time of writing this Report it has been assumed that the interest rate will fall to 1.5% and generate interest for the HRA of around £204,892 in respect of working balances and the Item 8 Regulations.
- 5.6.6 For the purposes of Housing Subsidy the Government use the London Inter Bank Deposit (LIBD) rate to work out what interest should apply. In the final Subsidy settlement they have used 6.23% resulting in a base line interest figure of around £213,852. However, as with all interest rates this will be subject to interest rate fluctuations, the actual amount awarded will not be known with certainty until September 2010. In view of the volatility that exists in interest rates it is

considered equally prudent to reduce the interest rate assumption within HRA Subsidy to 3.0% and to reduce the amount of interest to £102,978.

6.0 COMMENTS OF THE TENANTS AND RESIDENTS FORUM

- 6.1. The views of the Tenants and Residents are currently being sought and will be brought to Members attention as soon as they are available.

7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 7.1 Setting a balanced budget is a fundamental requirement to achieve sustainability and delivery of the Community Strategy.
- 7.2 The steps taken now will have to be continued beyond the forthcoming financial year to ensure the Council satisfies its fiduciary and legal requirement to deliver a balanced budget.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 Subject to any further identified costs or savings that may be proposed and taking into account the provisions contained in the Final HRA Subsidy Determination the budgetary position for the HRA is that it will be in deficit by £162,835, before any of the budgetary issues under paragraph 9.4 below are considered.

9.0 BUDGETARY ISSUES 2009-10

- 9.1 The constant demand to improve services, achieve efficiency savings continues to place increasing demands on the HRA, 2009-10 is no exception to this.
- 9.2 Unlike 2008-09 when the HRA was shown to be in surplus before budgetary issues were considered, this is not so in 2009-10
- 9.3 Members will also note that the available resources to the Public Sector Capital Investment and Programme Maintenance Programmes reported elsewhere on tonight's Agenda are fully committed to deliver a range of essential works in 2009-10.
- 9.4 The Table below identifies the principal issues for the HRA in 2009-10. that can not otherwise be delivered from the existing resources currently made available to the Capital Investment programme mentioned in paragraph 9.3 above

Table 2 Budgetary Issues for 2009-10

Item	Description	Amount
		£'000
	BUDGETARY ISSUES	
9.4.1	Communal Areas cyclical maintenance / upgrades	100.0
9.4.2	Whitburn Gable Walls – tiled cladding	70.0
9.4.3	Sheltered Accommodation Priority Works	96.0
9.4.4	Cat 2 Communal upgrades	211.0
9.4.5	Accelerated Heating Upgrades	62.0
9.4.6	Accelerated Kitchen & Bathroom replacements	413.0
	Total Budgetary Requirement	952.0

10.0 ESTIMATED RESOURCES AVAILABLE TO THE HRA IN 2009-10

Table 3 Estimated Resources available to the HRA in 2009-10

Item	Description	Amount
		£'000
	OUTLINE HRA RESOURCE AVAILABILITY	
10.1	Estimated Available Working Balance (see paragraph 5.5.3 above)	151.6
10.2	Useable Reserves (see paragraph 5.5.4 above)	200.0
10.3	Estimated Additional Housing Revenue Account Subsidy Rent Constraint Allowance following audit of HRA Subsidy Claim for 2007-08	400.9
	Resources	752.5
10.4	Estimated Deficit 2009-10 (see Appendix B)	162.9
	Total Available Resources	589.6

11.0 BUDGETARY GAP

11.1 If Members approve the allocation of available resources identified in paragraph 10.0 above to the budgetary Issues listed in paragraph 9.0 above, there is a Budgetary Gap of £362,400 to be addressed.

12.0 OPTIONS PROPOSED TO BRIDGE THE BUDGETARY GAP

12.1 Members will need to determine their preference for balancing the Housing Revenue Account.

12.2 This report should be read in conjunction with the Public Sector Housing Capital Investment Schemes and Programmed Works Projects 2009-10.

12.3 I will be working with both Political Groups to look at the options for delivering a balanced Housing Revenue Account. However, to accommodate the budgetary issues highlighted in 9.4 Members will need to explore making efficiency savings and/or realigning the Capital Programme to tackle the budgetary issues.

12.4 Additionally, there may be Political priorities that Members would wish to see addressed which will add to the difficulties in determining a balanced Housing Revenue Account.

13.0 RISK ASSESSMENT

13.1 Statutorily the Council is obliged to set a balanced budget based on the best estimates available at the time in January or February each year.

13.2 Members may determine to increase the level of expenditure. However, if this can only be funded from a reduced working balance or decreases in specific reserves then this may not be looked upon favourably by the District Auditor, Government Office for the Regions or DCLG if it is unsuitable.

13.3 The continuing pressures being faced by the HRA due to increased demand for services, volatility in interest rates, and increased Subsidy withdrawal means that steps will continue to have to be made now and in the future to ensure our ability to meet the fiduciary and legal responsibility of the council to set a balanced budget.

Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

<u>Date</u>	<u>Document</u>
29 October 2008	CLG Housing Revenue Account Subsidy Determination 2009-10

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

- | | |
|------------|---|
| Appendix A | HRA Subsidy Determination – 2009-2010 Final Determination compared with 2008-2009 Draft Determination |
| Appendix B | Revenue Estimates 2009-2010 Housing Revenue Account |

APPENDIX A - HRA SUBSIDY DETERMINATION - 2009-10 COMPARED WITH 2008-09 FINAL DETERMINATION

2008/09 Final	Detail	2009/10		Change between 2008-09 and 2009/10 final Determination	
		Draft	Final		
6,444	No Dwellings	6,350	6350	-	94.00
		£		£	%
481.37	Management Allowance	495.45	496.10	14.73	2.92%
997.67	Mte Allowance	1,025.45	1,025.96	28.29	2.78%
627.79	MRA	640.31	640.28	12.49	1.99%
- 2,913.94	Guideline Rent	- 3,088.49	- 3,088.49	- 174.55	5.99%
- 807.11	Net	- 927.28	- 926.15	- 119.04	14.89%
£		£			
3,101,948.28	Management allowance	3,146,107.50	3,150,235.00	48,286.72	1.42%
6,428,985.48	Maintenance Allowance	6,511,607.50	6,514,846.00	85,860.52	1.29%
4,045,478.76	MRA	4,065,968.50	4,065,778.00	20,299.24	0.51%
- 18,401,880.77	Guideline rent after 2% Voids Allowance	- 19,219,673.27	- 19,219,673.27	- 817,792.50	4.44%
- 4,825,468.25	Net subtotal	- 5,495,989.77	- 5,488,814.27	- 663,346.02	13.9%
	Add: Notional Debt Management Expenditure:				
3,477,480.00	HRA SCFR	3,432,621.00	3,432,621.00	- 44,859.00	-1.29%
5.50%	Assumed interest rate	3.00%	3.00%	-2.5%	-45.45%
191,261.40	Assumed interest payable	102,978.63	102,978.63	- 88,282.77	-46.16%
38,177.05	Debt Management Expenditure	39,207.00	39,207.00	1,029.95	2.70%
229,438.45	Total Notional Debt Management Expenditure	142,185.63	142,185.63	- 87,252.82	-38.0%
- 6,367.21	Mortgage interest receivable on RTB's	- 5,712.00	- 5,712.00	655.21	-10.29%
- 4,602,397.01	Net Amount due / - payable	- 5,359,516.14	- 5,352,340.64	- 749,943.63	16.5%
-	Estimated Rent constraint Allowance (subject to audit)	-	-	-	-
- 4,602,397.01		- 5,359,516.14	- 5,352,340.64	- 749,943.63	16.5%

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	SUMMARY		
	EXPENDITURE	£	£
1	General Expenses HRA 3.7	8,844,818	9,385,866
2	Supervision, Management & Housing Repairs & Maintenance HRA 4.8	10,492,437	10,346,379
3	Total HRA Expenditure	19,337,255	19,732,245
	INCOME		
4	General Income HRA 3.10	19,101,654	19,569,410
5	Total Income	19,101,654	19,569,410
6	Transfer (from) / to WORKING BALANCE	(135,600)	(162,835)
7	Transfer from (to) OTHER BALANCE	(100,000)	-
8	Total HRA Income	18,866,054	19,406,575
	WORKING BALANCE		
9	1st April	765,000	781,672
10	Net Change During Year	(135,600)	(162,835)
11	31st March	629,400	618,837

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	STATISTICS		
	Estimated Number of Properties		
1	At 1st April	6,344	6,350
2	LESS Sales and Demolitions	100	40
3	At 31st March	6,244	6,310
4	Average Number for the Year	6,294	6,330
	EXPENDITURE	£ p	£ p
5	HRA Subsidy - Housing Element	731.24	845.55
6	Management & Repairs	1,491.23	1,461.06
7	Cyclical & Programmed Repairs	175.83	173.44
8	Other Expenses	674.04	637.21
9	<u>Total Expenditure</u>	3,072.33	3,117.26
	INCOME		
10	Rent Income	2,918.73	3,059.17
11	Other Income	116.17	32.37
12	<u>Total Income</u>	3,034.90	3,091.53
13	TRANSFER FROM / (TO) WORKING BALANCE	37.43	25.72
		3,072.33	3,117.26
	WORKING BALANCE		
14	At 1st April	121.54	123.49
15	Net Change during Year	(37.43)	(25.72)
16	At 31st March	84.11	97.76

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	GENERAL EXPENSES	£	£
1	Housing Revenue Account Subsidy Housing Element	4,602,397	5,352,341
2	Premises Related Expenses	17,747	17,747
3	Contributions to Provisions for Bad Debts	150,000	150,000
4	Contingency Sum - Unavoidable Employee Related expenditure	197,216	-
5	Contribution to Capital Programme / depreciation	4,080,458	4,065,778
6	Office Efficiencies to be allocated	(203,000)	(200,000)
7	Total Expenditure to Summary To HRA 1.1	8,844,818	9,385,866
	GENERAL INCOME		
8	Customer & Client Receipts	18,370,494	19,364,518
9	Interest	731,160	204,892
10	Total Income to Summary To HRA 1.4	19,101,654	19,569,410

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM			2008/09	2009/10
			BUDGET	BUDGET
			1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>			
	SUMMARY			
1	Central Administration	HRA 5.8	2,162,219	2,177,297
2	Performance Improvement Team	HRA 5.13	253,003	333,371
3	Rent & Money Advice	HRA 5.18	609,565	642,885
4	Voids & Allocations	HRA 7.7	1,700,200	1,752,265
5	Estate Management & Tenant Participation	HRA 9.7	883,695	858,579
6	Property Services	HRA 11.21	4,462,424	4,080,196
7	Elderly & Disabled Support	HRA 12.9	421,330	501,786
8	Total Expenditure to summary	To HRA 1.2	10,492,437	10,346,379

Note: In the analysis that follows, it should be noted that in 2008-08 the expenditure each individual team reflects the realignment of work and staff across the housing division and does not include any new or proposed appointment of staff.

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>	£	£
	<i>- CENTRAL ADMINISTRATION</i>		
	EXPENDITURE		
1	Employee Expenses	472,097	481,106
2	Premises Related Expenses	-	-
3	Transport Related Expenses	9,498	9,498
4	Supplies and Services	149,300	135,677
5	Support Services	1,772,199	1,796,965
6	<u>Total Expenditure</u>	2,403,094	2,423,246
7	INCOME	240,875	245,949
8	Net Expenditure to Summary to HRA 4.1	2,162,219	2,177,297
	<i>- PERFORMANCE IMPROVEMENT</i>		
	EXPENDITURE		
9	Employee Expenses	125,998	169,872
10	Transport Related Expenses	6,564	6,418
11	Supplies and Services	107,808	144,281
12	Support Services	12,633	12,800
13	Net Expenditure to Summary to HRA 4.2	253,003	333,371
	<i>- RENT & MONEY ADVICE</i>		
	EXPENDITURE		
14	Employee Expenses	355,347	383,619
15	Transport Related Expenses	15,696	15,220
16	Supplies and Services	36,908	41,737
17	Support Services	201,614	202,309
18	Net Expenditure to Summary to HRA 4.3	609,565	642,885

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	364,819	381,889
2	Premises Related Expenses	14,000	14,000
3	Transport Related Expenses	21,301	19,700
4	Supplies and Services	42,261	42,216
5	Support Services	34,167	33,610
6	<u>Total Expenditure</u>	476,548	491,415
7	INCOME	105,000	54,700
8	Net Expenditure - Voids & Allocations Admin to HRA 7.3	371,548	436,715
	FURNISHED HOMES SCHEME		
	EXPENDITURE		
9	Premises Related Expenses	86,500	95,150
10	Supplies and Services	19,000	20,900
11	<u>Total Expenditure</u>	105,500	116,050
12	INCOME	236,500	260,150
13	Net Income - Furnished Homes Scheme to HRA 7.4	(131,000)	(144,100)
	TENANTS EXPENSES		
	EXPENDITURE		
14	All Estate Areas	70,730	70,730
15	Net Expenditure - Tenants Expenses to HRA 7.5	70,730	70,730

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS ... continued		
	HOUSING REPAIRS: VOIDS		
	EXPENDITURE		
1	All Estates	1,388,921	1,388,920
2	Net Expenditure - Housing Repairs: Voids to HRA 7.6	1,388,921	1,388,920
	VOIDS & ALLOCATIONS - SUMMARY		
3	ADMINISTRATION HRA 6.8	371,548	436,715
4	FURNISHED HOMES SCHEME HRA 6.13	(131,000)	(144,100)
5	TENANTS EXPENSES HRA 6.15	70,730	70,730
6	HOUSING REPAIRS - VOIDS HRA 7.2	1,388,921	1,388,920
7	Expenditure to Summary to HRA 4.4	1,700,200	1,752,265

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	259,691	269,141
2	Premises Related Expenses	167,655	132,120
3	Transport Related Expenses	23,727	23,727
4	Supplies & Services	305,901	307,905
5	Support Services	36,440	35,360
6	<u>Total Expenditure</u>	793,414	768,253
7	INCOME	5,750	5,750
8	Net Expenditure - Administration to HRA 9.3	787,664	762,503
	GENERAL COMMUNITY FACILITIES		
	EXPENDITURE		
9	Supplies & Services	5,550	6,105
10	Support Services	530	583
11	<u>Total Expenditure</u>	6,080	6,688
12	INCOME	6,000	6,600
13	Net Expenditure - General Community Facilities to HRA 9.4	80	88
	ESTATE MAINTENANCE SERVICES		
	EXPENDITURE		
14	Estate Maintenance Services (All Estates)	50,220	50,220
15	Net Expenditure - Estate Maintenance Services to HRA 9.5	50,220	50,220

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION ... continued	£	£
	E M B EXPENSES		
	EXPENDITURE		
1	All EMBs	45,730	45,768
2	Net Expenditure - E.M.B.Expenses to HRA 9.6	45,730	45,768
	ESTATE MANAGEMENT & TENANT PARTICIPATION SUMMARY		
	EXPENDITURE		
3	ADMINISTRATION HRA 8.8	787,664	762,503
4	GENERAL COMMUNITY FACILITIES HRA 8.13	80	88
5	ESTATE MAINTENANCE SERVICES HRA 8.15	50,220	50,220
6	E M B EXPENSES HRA 9.2	45,730	45,768
7	Net Expenditure to Summary to HRA 4.5	883,695	858,579

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES		
	ADMINISTRATION	£	£
1	Employee Expenses	953,952	897,062
2	Premises Related Expenses	5,000	5,000
3	Transport Related Expenses	52,288	52,288
4	Supplies & Services	60,542	85,517
5	Support Services	64,553	74,680
6	<u>Total Expenditure</u>	1,136,335	1,114,547
7	INCOME	364,256	364,256
8	Net Expenditure - Administration to HRA 11.14	772,079	750,291
	CARETAKERS & GARDENERS		
9	Employee Expenses	178,415	200,921
10	Premises Related Expenses	69,350	70,587
11	Transport Related Expenses	32,862	34,022
12	Supplies & Services	8,153	8,974
13	<u>Total Expenditure</u>	288,780	314,504
14	INCOME	9,964	10,960
15	Net Expenditure - Caretakers & Gardeners to HRA 11.15	278,816	303,544
	COMMUNAL AREAS		
16	Premises Related Expenses	13,000	13,000
17	Expenditure - Communal Areas to HRA 11.16	13,000	13,000
	MAINTENANCE OF GRASSED AREAS		
18	Employee Related Expenses	7,761	8,139
19	Premises Related Expenses	632,882	651,935
20	Third Party Payments	750	825
21	<u>Total Expenditure</u>	641,393	660,899
22	INCOME	5,360	5,896
23	Net Expenditure - Maintenance of Grassed Areas to HRA 11.17	636,033	655,003
	TV AERIAL MAINTENANCE		
24	Premises Related Expenses	108,440	119,175
25	Supplies & Services	3,000	3,000
26	Support Services	40	40
27	<u>Total Expenditure</u>	111,480	122,215
28	INCOME	1,180	1,180
29	Net Expenditure - TV Aerial Maintenance to HRA 11.18	110,300	121,035

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES ... continued		
		£	£
	DISTRICT HEATING SERVICE		
1	Premises Related Expenses	283,990	349,308
2	Supplies and Services	160,010	36,000
3	<u>Total Expenditure</u>	444,000	385,308
4	INCOME	320,000	385,308
5	Net Expenditure - District Heating Service to HRA 11.19	124,000	- 0
	HOUSING REPAIRS & MAINTENANCE		
6	Day-to Day Response Repairs	1,198,526	927,024
7	Programmed Maintenance	509,420	520,000
8	Central Heating Maintenance	516,700	527,000
9	Survey Work	0	20,000
10	Asbestos Management & Water Sampling	80,530	50,900
11	Disabled Adaptations	188,020	157,400
12	General Repairs Contingency	35,000	35,000
13	Net Expenditure - Housing Repairs & Mtce to HRA 11.20	2,528,196	2,237,324
	PROPERTY SERVICES - SUMMARY		
14	ADMINISTRATION HRA 10.8	772,079	750,291
15	CARETAKERS & GARDENERS HRA 10.15	278,816	303,544
16	COMMUNAL AREAS HRA 10.17	13,000	13,000
17	MAINTENANCE OF GRASSED AREAS HRA 10.23	636,033	655,003
18	TV AERIAL MAINTENANCE HRA 10.29	110,300	121,035
19	DISTRICT HEATING SERVICE HRA 11.5	124,000	0
20	HOUSING REPAIRS & MAINTENANCE HRA 11.13	2,528,196	2,237,324
21	Total Expenditure to Summary to HRA 4.6	4,462,424	4,080,196

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM	<i>ELDERLY & DISABLED SUPPORT</i>	2008/09	2009/10
		BUDGET	BUDGET
		2	3
		£	£
	EXPENDITURE		
1	Employee Expenses	845,889	884,554
2	Premises Related Expenses	492,665	477,927
3	Transport Related expenses	67,704	56,084
4	Supplies and Services	101,449	110,020
5	Transfer Payments	5,000	5,000
6	Support Services	200,635	199,162
7	<u>Total Expenditure</u>	1,713,341	1,732,747
8	INCOME	1,292,011	1,230,961
9	Net Expenditure to summary to HRA 4.7	421,330	501,786

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	HOUSING REPAIRS & MAINTENANCE SUMMARY - MEMORANDUM ACCOUNT	£	£
	CYCLICAL & PROGRAMMED REPAIRS		
1	Programmed Maintenance HRA 11.7	509,420	520,000
2	Central Heating Maintenance HRA 11.8	516,700	527,000
3	Asbestos Management & Water Sampling HRA 11.10	80,530	50,900
4	Net Expenditure - Cyclical & Programmed Repairs	1,106,650	1,097,900
5	DAY TO DAY RESPONSE REPAIRS HRA 11.6	1,198,526	927,024
6	VOIDS REPAIRS HRA 7.2	1,388,921	1,388,920
7	DISABLED ADAPTATIONS HRA 11.11	188,020	157,400
8	STOCK CONDITION SURVEYS HRA 11.9	-	20,000
9	GENERAL REPAIRS CONTINGENCY HRA 11.12	35,000	35,000
10	<i>Net Expenditure - Housing Repairs & Maintenance</i>	3,917,118	3,626,244

NB This sheet is for information only and brings together all estimates as they relate to Housing Repairs & Maintenance carried out by the Housing Division



AGENDA ITEM: 14

**CABINET:
20 JANUARY 2009**

**EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE:
5 FEBRUARY 2009**

Report of: Executive Manager Housing and Property Maintenance Services

Relevant Portfolio Holder: Councillor Val Hopley

**Contact for further information: P Holland (Extn 5226)
(e-mail: Phil.Holland@westlancsdc.gov.uk)**

**SUBJECT: PUBLIC SECTOR HOUSING CAPITAL INVESTMENT SCHEMES AND
PROGRAMMED WORKS PROJECTS - 2009/2010 - INCORPORATING
DECENT HOMES UPDATE AND CAPITAL INVESTMENT PLAN
REVIEW**

PH/WB/BC/2.868cabeosoun
8th January 2009

District wide interest

1.0 PURPOSE OF THE REPORT

- 1.1 To seek approval to award work to the contractors within our framework to deliver elements of the 2009/2010 programme and invite tenders/quotations for the 2009/2010 contracts outside the framework.
- 1.2 To inform Cabinet/Council on the progress officers have made on implementing the Decent Home Standard within the public housing stock.
- 1.3 To provide Cabinet/Council with details of an amended indicative 10-year investment plan for improvements to the Council's housing stock.

2.0 RECOMMENDATIONS

2.1 RECOMMENDATIONS TO CABINET

- 2.1.1 That the Housing Portfolio Holder be given delegated authority to submit firm proposals to Council on 25 February 2009 to enable the Public Sector Housing Capital Investment Schemes and Programmed Works Projects in the 2009/2010 financial year totalling £5,792,303 detailed in Paragraph 8 of this report, along with the 2011/2012 and 2012/2013 programmes included in Appendix A to the

report, to be approved, subject to any amendments which are necessary as a result of agreeing the Housing Revenue Account (HRA) Estimates 2009/10 and the Medium Term Capital Programme.

- 2.1.2 That the updated indicative 10 year investment plan attached at Appendix B to the report, which sets out indicative house improvement programmes, inclusive of allocated professional fees, which aim to achieve good maintenance practice and meet the Decent Home Standard by 31st December 2010 and maintain the standard in further years be endorsed.
- 2.1.3 That the Executive Manager Housing and Property Maintenance Services, in consultation with the Housing Portfolio Holder, be given delegated authority to award work to contractors within our framework agreement to deliver the 2009/2010 programme and to invite tenders and accept the lowest suitable tender for the contracts above £30,000 in value that fall outside the framework agreement.
- 2.1.4 That the Executive Manager Housing and Property Maintenance Services, in consultation with the Housing Portfolio Holder, be given delegated authority to seek tenders for the provision of pre-painting repairs for 2009/10 with an option for a further two years, following the expiry of the current partnering arrangements with Paragon Group Limited.
- 2.1.5 That the Executive Manager Housing and Property Maintenance Services, in consultation with the Housing Portfolio Holder, be given delegated authority to invite competitive quotations from Contractors, and accept lowest suitable quotations, for the schemes less than £30,000 in value.
- 2.1.6 That it be noted that the programmes and budgets are based on draft determinations received from the Department of Communities and Local Government and that updated figures / programmes will be available at Executive Overview and Scrutiny Committee and Council based on the final settlement figures.
- 2.1.7 That the progress made to date on implementing the Decent Home Standard at paragraph 7 of the report be noted.
- 2.1.8 That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 5th February 2009.

2.2 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

- 2.2.1 That agreed comments on the Public Sector Housing Capital Investment Schemes and Programmed Works Projects 2009-10, which incorporates a Decent Homes update and Capital Investment Plan Review be made and submitted to the Housing Portfolio Holder in advance of the Council meeting to be held on 25 February 2009.

3.0 BACKGROUND

- 3.1 This is the Ninth year of the Major Repairs Allowance (MRA) for Public Sector Housing. For financial year 2009/10 the draft determination from the DCLG for West Lancashire District Council is £4,065,997. This resource, together with contributions from the Housing Revenue Account (HRA), plus £260,000 from Transitional Housing Capital Receipts (THCR) and Re-profiled Cat II expenditure, will enable the Council to invest a total of £5,792,303 in Capital Investment Projects and Programmed Works in 2009/10.
- 3.2 An updated Capital Investment Plan incorporating the Decent Home Standard was approved by Cabinet on 16 January 2007. That covered the period 2007 through to 2016. This has been further updated placing more emphasis on officer priorities as the decent homes target is achieved. The investment plan will also be subject to amendment following detailed surveys of homes or changes to the Decent Home Standard criterion. Any amendments to the plan will be reported during February of each year when Members approve the public sector housing capital programme.
- 3.3 The projected investment through to the end of 2010 will work towards meeting the Decent Homes Standard set by government. However, it will not be able to meet all the aspirations of investment by tenants.
- 3.4 Members agreed the Investment Plan for THCR in October 2006. The investment of Capital Receipts in the Council's Housing Stock has been incorporated into the Investment Plan presented to you for approval.
- 3.5 2009/10 will be the third year of the framework agreement for the Public Sector Housing Capital Programme. The financial impact of the new procurement strategy with its increased emphasis on quality is currently being assessed. The findings will be reported to members in due course.

4.0 CONSULTATION

- 4.1 The 2009/10 outline programmes of work and the indicative 10 year investment plan set out in this report are to be consulted upon on the 3rd February Tenants and Residents forum and any substantial comments will be referred to the meeting with an update.

The plan has been drafted taking account of:

- Tenant priorities
 - Decent Home Standard targets set by Government
 - Stock Condition Survey information
 - Response Maintenance Considerations
 - Officer/Surveyor priorities
 - Health & Safety (and other) legislation
- 4.2 In addition to this a T & R working group was established in August 2006 to review our work specifications. The findings of this group have now been incorporated into the plan.

- 4.3 Wherever possible, programmes that were the tenants' priorities were used in developing the work programmes.

5.0 PROGRESS

- 5.1 The 10 year investment plan to address decency was implemented in 2003/04. This has resulted in a significant reduction of our 'non-decency' levels.
- 5.2 On 1st April 2002 40% of our properties failed the DHS. This was reduced to 7.16% as at 1st April 2008.
- 5.3 Further targeted stock condition surveys have been carried out which have refined our decency projections. I anticipate the non-decency percentage to be in the region of 3% following the completion of this year's capital programme. This has facilitated a fundamental review of the 10-year investment plan placing an increasing emphasis on tenants and officers investment priorities (such as kitchens) whilst still ensuring the decency target is achieved. The scope of electrical works projects has been reviewed and upgrade works are now being planned, where possible, rather than full rewiring scheme (Minimising disruption to our tenants). Projections regarding the level of deterioration of roofs have reduced which is again reflected in the updated plan, allowing more investment on tenant and officer priorities.

6.0 CURRENT POSITION

- 6.1 The 2008/09 capital investment programmes are progressing well. I currently estimate we will exceed our 2009/10 decency target of 7.37%.
- 6.2 As the government's deadline to achieve the decent homes approaches detailed monitoring is required. Regular annual updates of our stock condition data will need to be maintained to enable officers to monitor progress and adjust programmes of work as necessary to ensure we have no properties failing the DHS by 31 December 2010 target.
- 6.3 An updated 30 year business plan for the housing division is currently being developed which will address the total housing stock investment needs in addition to those to meet the decent homes standard.

7.0 PROPOSALS FOR THE CAPITAL INVESTMENT PROGRAMME AND PROGRAMMED WORKS SCHEMES

- 7.1 The 2009/2010 Public Sector Housing Capital Investment Programme and Programmed Works have been drawn up taking account of:
- i) Decent Home Standard targets set by the Government.
 - ii) Stock Condition Survey information
 - iii) Health & Safety (and other) legislation
 - iv) Response maintenance considerations
 - v) Priorities of our tenants following a full consultation exercise in February 2002 and 2005

- vi) The views of the Tenants and Residents' Forum, and
- vii) The updated indicative Capital Investment Plan 2009-2018 (appendix B)

7.2 The budget for the Capital Investment Programme in 2009/10 will be allocated into 16 main areas, as follows:

1	Adaptations	£ 481,862.11
2	Bathrooms	£ 92,505.77
3	Cat II Schemes	£ 346,547.67
4	Deck Waterproofing	£ 25,721.12
5	Environmental	£ 51,153.43
6	Fitness (HHSRS)	£ 35,188.29
7	Heating	£ 247,895.14
8	I.T. Upgrade	£ 130,861.82
9	Insulation	£ 24,410.69
10	Kitchens	£ 1,072,164.44
11	Roofing	£ 235,975.45
12	Sheltered	£ 225,623.83
13	Structural	£ 367,665.76
14	Windows and Doors	£ 708,798.17
15	Wiring	£ 109,269.62
16	Professional Fees	£ 361,360.29
	Total of Programme	£ 4,517,003.61

* *Funded by £4,065,997 of Major Repairs Allowance, £260,000 of Transitional Housing Capital Receipts plus £191,016 from re-profiled Cat II expenditure.*

7.3 The budget for the Programmed Works Schemes will be allocated as follows:

1.	Pre-painting Repairs and Painting Programme	£ 520,000.00
2.	Stock Condition Surveys	£ 20,000.00
3.	Central Heating Maintenance	£ 527,000.00
4.	Asbestos Management	£ 50,900.00
5.	Adaptations Contribution	£ 157,400.00
	Financed from Housing Revenue Account (HRA)	£ 1,275,300.00
		**

** *Funded by Housing Revenue Account (please note that this funding is detailed in a separate report on tonight's agenda entitled "Draft Housing Revenue Account (HRA) Estimates 2009-2010"*

8.0 PROCUREMENT POLICY

8.1 For work programmes that fall within our procurement framework I propose awarding contracts in February/March with a view of work proceeding early April utilising an open book approach. Where schemes are estimated to be over £30,000 in value outside of the framework, a full tendering exercise will be carried out in line with the procurement policy approved by Cabinet in November 2006.

I will invite competitive quotations for schemes less than this amount in line with the Council's Contract Procedure rules.

- 8.2 I propose to seek tenders for the provision of pre-painting repairs for 2009/10 with an option for a further two years

9.0 SUSTAINABILITY ISSUES/RISK ASSESSMENT

- 9.1 The 2009/10 work programme will substantially improve the existing Council-owned housing stock. In bringing forward the detailed scheme proposals, full consideration will be given to the environmental impacts of the work. We also aim to improve energy efficiency within our homes and work towards meeting Decent Home Standard set by the Government. Well-maintained homes will help to secure sustainable lettings.
- 9.2 Failure to adequately invest in the housing stock may result in value of the Council's housing assets reducing and properties coming into disrepair.
- 9.3 The contract work and related documentation will comply with relevant Health and Safety legislation and in particular with the Construction Design and Management (CDM) Regulations 2007.
- 9.4 In meeting the Decent Home Standard by 2010, the authority will focus investment on the most deprived neighbourhoods or individual cases of poor housing standards. This will improve the public sector housing stock in line with the housing green paper "Quality and Choice – A Decent Home for all". We will improve housing to ensure our stock is desirable for tenants in order to create demand for our homes and secure sustainable lettings.

10.0 FINANCIAL IMPLICATIONS

- 10.1 The total investment requirement for the 2009/10 work programme contained within this report amounts to £5,792,303 of expenditure.
- 10.2 The Public Sector Housing Capital Programme and Programmed Works projects will be funded as follows:

	£
Major Repairs Allowance	4,065,997
Housing Revenue Account Contributions	1,275,300
Re-profiled Cat II expenditure (from previous years THCR&HRA)	191,016
Transitional Housing Capital Receipts	<u>260,000</u>
TOTAL	£5,792,313

- 10.3 I estimate that there will be adequate resources from the Major Repairs Allowance to meet the Decent Home Standard target, set by Government, by 31 December 2010. This is on the basis of the current level of MRA funding being sustained by central government.
- 10.4 The projections regarding funding after 2010 are also based on the current MRA funding levels being maintained.

10.5 There is insufficient funding to meet tenant aspirations for house improvements and estate regeneration. This will be addressed in a future 30 year business plan.

11.0 CONCLUSIONS

11.1 Officers propose awarding contracts under the procurement framework for the Capital Programme in February/March.

11.2 Officers continue with their work to improve the information relating to the investment requirement for our stock based on:

- i) further updates to the stock condition database,
- ii) targets set by Government in the Decent Home Standard, and
- iii) detailed consultation with our tenants

11.3 Substantial progress has been made in achieving the decent homes standard. An updated indicative 10-year investment plan has been drawn up by officers as we approach the decent homes standard deadline.

11.4 The authority will be able to meet the government's Decent Home Standard target of bringing all non-decent homes up to standard by the end of 2010 using the Major Repairs Allowance.

11.5 The extent of future decent homes failures is largely dependant on the level of deterioration of building elements. Whilst this can be projected there is room for error. Therefore included in the 10 year indicative plan from 2011 onwards is a provision of monies allocated to newly arising non-decent properties that are not directly addressed within the plan. It is proposed these monies are allocated annually as part of this report so any issues can be addressed.

Background Papers

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report:

1. Housing Investment Programme Submission 2005 to Government
2. Public Sector Stock Condition Survey 1997 (revised 2007)
3. 10 year Capital Investment Plan 2007-2016
4. Report of Executive Manager Housing Services to Council dated 16th September 2003 entitled "Implementing the Decent Home Standard (DHS) – Public Sector Housing Stock.
5. A Decent Home – The Revised Definition and Guidance for Implementation by ODPM.
6. Housing Green Paper 'Quality and Choice – A Decent Home for all'.
7. Procurement Strategy Report
8. Better Homes Better Communities

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

Appendix A - Housing Public Sector Major Works Programmes (3 year suggested programmes)

Appendix B -Indicative 10 Year Investment Plan for Council Housing Stock

DRAFT HOUSING MAJOR WORKS PROGRAMMES
(3 Year Suggested Programmes)

	2009/10	2010/11	2011/12
CAPITAL PROGRAMME			
Adaptations	£ 481,862.11	£ 255,541.23	£ 258,985.22
Bathrooms	£ 92,505.77	£ 379,900.53	£ 199,468.47
Cat II Schemes	£ 346,547.67	£ 200,783.42	£ 458,220.85
Decency Contingency	£ -	£ -	£ 463,880.16
Deck Waterproofing	£ 25,721.12	£ -	£ -
Environmental	£ 51,153.43	£ 51,886.17	£ 52,585.45
Fitness (HHSRS)	£ 35,188.29	£ -	£ -
Heating	£ 247,895.14	£ 160,956.95	£ 393,003.29
I.T. Upgrade	£ 130,861.82	£ -	£ -
Insulation	£ 24,410.69	£ 24,760.36	£ -
Kitchens	£ 1,072,164.44	£ 624,318.46	£ 847,045.16
Pointing	£ -	£ 506,686.61	£ -
Roofing	£ 235,975.45	£ 498,574.13	£ 720,300.12
Sheltered	£ 225,623.83	£ 159,649.81	£ 161,801.44
Structural	£ 367,665.76	£ 137,302.46	£ 139,152.91
Windows and Doors	£ 708,798.17	£ 765,695.35	£ 176,331.05
Wiring	£ 109,269.62	£ 261,637.04	£ 122,283.45
Professional Fees	£ 361,360.29	£ 350,234.13	£ 347,222.40
Total of Programme	£ 4,517,003.61	£ 4,377,926.65	£ 4,340,279.97
	2009/10	2010/11	2011/12
PROGRAMMED WORKS			
Pre-painting Repairs and Painting Programme	£ 520,000.00	£ 530,400.00	£ 541,008.00
Stock Condition Surveys	£ 20,000.00	£ 20,400.00	£ 20,808.00
Central Heating Maintenance	£ 527,000.00	£ 537,540.00	£ 548,290.80
Asbestos Management	£ 50,900.00	£ 51,918.00	£ 52,956.36
Adaptations Contribution	£ 157,400.00	£ 160,548.00	£ 163,758.96
Financed from Housing Revenue Account (HRA)	£ 1,275,300.00	£ 1,300,806.00	£ 1,326,822.12
Total of Programme	£ 5,792,303.60	£ 5,678,732.65	£ 5,667,102.09
TOTAL OF THESE PROGRAMMES			
Total Sources of Finance			
HRA Contribution	£ 1,275,300.00	£ 1,300,806.00	£ 1,326,822.00
Major Repairs Allowance	£ 4,065,997.00	£ 4,117,922.00	£ 4,180,280.00
Transitional Pooling Receipts	£ 260,000.00	£ 260,000.00	£ 160,000.00
Reprofiled Cat II expenditure (funded)	£ 191,016.00	£ -	£ -
	£ 5,792,313.00	£ 5,678,728.00	£ 5,667,102.00

West Lancashire District Council
Housing and Property Maintenance Services Division

Indicative Capital Investment Plan 2009-2018

Incorporating 'Decent Homes' standard

Year: 2009

Programme Name: 2009 Adaptations for disabled persons

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Adaptations	House	438		£533,922.00	6290	438	£523,763.16	0	£523,763.16

£1,219.00

Total Properties 438

2009 Adaptations for disabled persons Programme Adjusted Cost £523,763.16

Programme Name: 2009 Bathrooms

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Laburnum Drive	House	2	2	£5,000.00	6290	2	£4,904.87	0	£4,904.87
Lime Grove	House	12	3	£30,000.00	6290	12	£29,429.20	0	£29,429.20
School Lane (1)	House	10	8	£25,000.00	6290	10	£24,524.33	0	£24,524.33
Oak Crescent	House	8	7	£20,000.00	6290	8	£19,619.46	0	£19,619.46
Ash Grove	House	5	5	£12,500.00	6290	5	£12,262.16	0	£12,262.16
Lilac Grove	House	2	2	£5,000.00	6290	2	£4,904.87	0	£4,904.87
Poplar Drive	House	2	2	£5,000.00	6290	2	£4,904.87	0	£4,904.87

£2,500.00

Total Properties 41

2009 Bathrooms Programme Adjusted Cost £100,549.75

Programme Name: 2009 Environmental Works

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£283.40

*All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our pre-painting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.

Indicative Capital Investment Plan 2009-2018

Appendix B

Incorporating 'Decent Homes' standard

Random properties - Environmental House	200	£56,680.00	6290	200	£55,601.56	0	£55,601.56
Total Properties 200		2009 Environmental Works			Programme Adjusted Cost	£55,601.56	

Programme Name: 2009 Fitness (HHSRS)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Various Properties - Fitness	House	35		£38,990.00	6290	35	£38,248.14	0	£38,248.14
Total Properties 35		2009 Fitness (HHSRS)			Programme Adjusted Cost	£38,248.14			

Programme Name: 2009 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - 2009 Heating	House	60.09		£166,569.48	6290	60.09	£163,400.19	0	£163,400.19
Various boilers Ennerdale,	House	39		£108,108.00	6290	39	£106,051.05	0	£106,051.05
Total Properties 99.09		2009 Heating (Subject to re-prioritisation)			Programme Adjusted Cost	£269,451.24			

Programme Name: 2009 I.T. Upgrade

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
I.T. Upgrade	House	1		£145,000.00	6290	1	£142,241.11	0	£142,241.11
Total Properties 1		2009 I.T. Upgrade			Programme Adjusted Cost	£142,241.11			

**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our pre-painting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

Indicative Capital Investment Plan 2009-2018

Appendix B

Incorporating 'Decent Homes' standard

Programme Name: 2009 Insulation Upgrade

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£196.00
Random properties - Insulation	House	138		£27,048.00	6290	138	£26,533.36	0	£26,533.36
Total Properties 138				2009 Insulation Upgrade				Programme Adjusted Cost	£26,533.36

Programme Name: 2009 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£5,500.00
Tanfields	Bungalow	9	8	£49,500.00	6290	9	£48,558.17	0	£48,558.17
The Winsters	Flat	1	1	£5,500.00	6290	1	£5,395.35	0	£5,395.35
The Tamneys	Bungalow	2	2	£11,000.00	6290	2	£10,790.70	0	£10,790.70
The Winsters	House	4	4	£22,000.00	6290	4	£21,581.41	0	£21,581.41
Tarlswood	Flat	7	7	£38,500.00	6290	7	£37,767.47	0	£37,767.47
Willow Hey	Flat	9	9	£49,500.00	6290	9	£48,558.17	0	£48,558.17
The Winsters	Bungalow	9	9	£49,500.00	6290	9	£48,558.17	0	£48,558.17
Tanfields	Flat	9	9	£49,500.00	6290	9	£48,558.17	0	£48,558.17
Tanfields	House	21	10	£115,500.00	6290	21	£113,302.40	0	£113,302.40
Birkrig	House	23	18	£126,500.00	6290	23	£124,093.11	0	£124,093.11
Inglewhite	Flat	47	1	£258,500.00	6290	47	£253,581.57	0	£253,581.57
Willow Hey	House	49	49	£269,500.00	6290	49	£264,372.27	0	£264,372.27
Tarlswood	Bungalow	5	5	£27,500.00	6290	5	£26,976.76	0	£26,976.76
Tarlswood	House	21	21	£115,500.00	6290	21	£113,302.40	0	£113,302.40
Total Properties 216				2009 Kitchens				Programme Adjusted Cost	£1,165,396.13

**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our pre-painting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

Indicative Capital Investment Plan 2009-2018

Incorporating 'Decent Homes' standard

Appendix B

Programme Name: 2009 N.C.F. Deck Waterproofing

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£28,500.00
N.C.F. Deck Waterproofing	House	1		£28,500.00	6290	1	£27,957.74	0	£27,957.74
Total Properties		1		2009 N.C.F. Deck Waterproofing		Programme Adjusted Cost			£27,957.74

Programme Name: 2009 Rear Doors Birch Green

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£540.00
Fairlie	House	33		£17,820.00	6290	33	£17,480.94	0	£17,480.94
Falkland	House	29		£15,660.00	6290	29	£15,362.04	0	£15,362.04
Fairstead	House	32		£17,280.00	6290	32	£16,951.22	0	£16,951.22
Fairhaven	House	31		£16,740.00	6290	31	£16,421.49	0	£16,421.49
Total Properties		125		2009 Rear Doors Birch Green		Programme Adjusted Cost			£66,215.69

Programme Name: 2009 Repairs/Insulation/Refurb Old Skem

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£14,300.00
Clayton Street - Remaining Old part	House	3		£42,900.00	6290	3	£42,083.75	0	£42,083.75
Clegg Street	House	1		£14,300.00	6290	1	£14,027.92	0	£14,027.92
Field Street	House	3		£42,900.00	6290	3	£42,083.75	0	£42,083.75
Durham Street	House	11		£157,300.00	6290	11	£154,307.08	0	£154,307.08
Total Properties		18		2009 Repairs/Insulation/Refurb Old Skem		Programme Adjusted Cost			£252,502.50

**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our repainting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

Indicative Capital Investment Plan 2009-2018

Incorporating 'Decent Homes' standard

Appendix B

Programme Name: 2009 Replacement Roofing Flats

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,250.00
Uppingham (2)	House	18		£40,500.00	6290	18	£39,729.41	0	£39,729.41
Uppingham (1)	Flat	16		£36,000.00	6290	16	£35,315.03	0	£35,315.03
Uppingham (2)	Flat	72		£162,000.00	6290	72	£158,917.65	0	£158,917.65

Total Properties 106

2009 Replacement Roofing Flats Programme Adjusted Cost £233,962.10

Programme Name: 2009 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,594.00
School Lane (1)	Bungalow	5	1	£22,970.00	6290	5	£22,532.95	0	£22,532.95

Total Properties 5

2009 Replacement Roofing Houses/Bung Programme Adjusted Cost £22,532.95

Programme Name: 2009 Rewiring Upgrade - Flat

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£835.00
Alderley	Flat	50		£41,750.00	6290	50	£40,955.63	0	£40,955.63
Acregate	Flat	36		£30,060.00	6290	36	£29,488.05	0	£29,488.05
Abbeywood	Flat	8		£6,680.00	6290	8	£6,552.90	0	£6,552.90
Abbeystead	Flat	4		£3,340.00	6290	4	£3,276.45	0	£3,276.45
Inglewhite	Flat	47		£39,245.00	6290	47	£38,498.29	0	£38,498.29

Total Properties 145

2009 Rewiring Upgrade - Flat Programme Adjusted Cost £118,771.33

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Programme Name: 2009 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£250,000.00
Sheltered Upgrades 2009	Flat	1		£250,000.00	6290	1	£245,243.29	0	£245,243.29
Total Properties 1				2009 Sheltered Upgrades			Programme Adjusted Cost		£245,243.29

Programme Name: 2009 Structural Work Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,586.00
Random properties - Structural	House	58		£149,988.00	6290	58	£147,134.20	0	£147,134.20
Total Properties 58				2009 Structural Work Programme			Programme Adjusted Cost		£147,134.20

Programme Name: 2009 Windows and Doors (Bungalows)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,203.00
Counce Avenue	Bungalow	11	22	£35,233.00	6290	11	£34,562.63	0	£34,562.63
Schwartzman Drive	Bungalow	8	14	£25,624.00	6290	8	£25,136.46	0	£25,136.46
Meols Court	Bungalow	18	33	£57,654.00	6290	18	£56,557.03	0	£56,557.03
Total Properties 37				2009 Windows and Doors (Bungalows)			Programme Adjusted Cost		£116,256.11

Programme Name: 2009 Windows and doors (flats)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,445.00

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Dearden Way	Flat	48	46	£165,360.00	6290	48	£162,213.72	0	£162,213.72
Brookhouse Road	Flat	10	10	£34,450.00	6290	10	£33,794.53	0	£33,794.53
Alma Court	Flat	9	16	£31,005.00	6290	9	£30,415.07	0	£30,415.07
Station Road (1)	Flat	5	10	£17,225.00	6290	5	£16,897.26	0	£16,897.26
Burscough Street	Flat	4	8	£13,780.00	6290	4	£13,517.81	0	£13,517.81
Cotton Drive	Flat	5	5	£17,225.00	6290	5	£16,897.26	0	£16,897.26

Total Properties 81 **2009 Windows and doors (flats)** Programme Adjusted Cost £273,735.66

Programme Name: 2009 Windows and doors (houses)

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,004.00
Brookhouse Road	House	13	15	£52,052.00	6290	13	£51,061.62	0	£51,061.62
Station Road (1)	House	3	6	£12,012.00	6290	3	£11,783.45	0	£11,783.45
Alma Walk	House	9	9	£36,036.00	6290	9	£35,350.35	0	£35,350.35
Cotton Drive	House	25	14	£100,100.00	6290	25	£98,195.41	0	£98,195.41
Alma Road	House	12	21	£48,048.00	6290	12	£47,133.80	0	£47,133.80
Schwartzman Drive	House	3		£12,012.00	6290	3	£11,783.45	0	£11,783.45
Alma Hill	House	11	20	£44,044.00	6290	11	£43,205.98	0	£43,205.98
Burscough Street	House	1	2	£4,004.00	6290	1	£3,927.82	0	£3,927.82
Alma Parade	House	3	6	£12,012.00	6290	3	£11,783.45	0	£11,783.45

Total Properties 80 **2009 Windows and doors (houses)** Programme Adjusted Cost £314,225.33

Programme Name: Environmental Improvement Cat II Cross Hall Court

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,152.66
Crosshall Court	Flat	41		£170,259.06	6290	41	£167,019.57	0	£167,019.57

Total Properties 41 **Environmental Improvement Cat II Cross Hall Court** Programme Adjusted Cost £167,019.57

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Programme Name: Environmental Improvement Cat II Marlborough Court

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Marlborough Court	House	2		£8,381.54	6290	2	£8,222.07	0	£8,222.07
Marlborough Court	Flat	49		£205,347.73	6290	49	£201,440.61	0	£201,440.61
Total Properties 51	Environmental Improvement Cat II Marlborough Court			Programme Adjusted Cost					£209,662.68

Base Unit Cost including fees

£4,190.77

2009 Financial Summary

Annual adjusted capital budget:
£4,517,013.00

stock and inflation adjusted programme cost:
£4,517,003.61

Year Balance
£9.39

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Incorporating 'Decent Homes' standard

Year: 2010

Programme Name: 2010 Adaptations for disabled persons

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Adaptations	House	229		£279,151.00	6255	227.7176	£272,315.89	2	£277,762.21

Total Properties 227.717

2010 Adaptations for disabled persons Programme Adjusted Cost £277,762.21

Programme Name: 2010 Bathrooms

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Scott Drive	House	4		£10,000.00	6255	3.9776	£9,755.15	2	£9,950.25
Parker Crescent	House	20		£50,000.00	6255	19.888	£48,775.73	2	£49,751.25
Lea Crescent	House	25		£62,500.00	6255	24.86	£60,969.67	2	£62,189.06
Sturgess Close	House	7		£17,500.00	6255	6.9608	£17,071.51	2	£17,412.94
Sephton Drive	House	44		£110,000.00	6255	43.7536	£107,306.61	2	£109,452.74
Carroll Crescent	House	26		£65,000.00	6255	25.8544	£63,408.45	2	£64,676.62
Dawson Road	House	8		£20,000.00	6255	7.9552	£19,510.29	2	£19,900.50
Mawdsley Terrace	Flat	3		£7,500.00	6255	2.9832	£7,316.36	2	£7,462.69
Scott Drive	Flat	7		£17,500.00	6255	6.9608	£17,071.51	2	£17,412.94
Mawdsley Terrace	House	6		£15,000.00	6255	5.9664	£14,632.72	2	£14,925.37
Tyrer Road	Flat	6		£15,000.00	6255	5.9664	£14,632.72	2	£14,925.37
Whittle Drive	House	4		£10,000.00	6255	3.9776	£9,755.15	2	£9,950.25
Tyrer Road	House	4		£10,000.00	6255	3.9776	£9,755.15	2	£9,950.25
Lea Crescent	Bungalow	2		£5,000.00	6255	1.9888	£4,877.57	2	£4,975.12

Total Properties 165.070

2010 Bathrooms Programme Adjusted Cost £412,935.36

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Programme Name: 2010 Environmental Works

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£283.40
Random properties - Environmental	House	200		£56,680.00	6255	198.88	£55,292.17	2	£56,398.01
Total Properties						198.88			
				2010 Environmental Works				Programme Adjusted Cost	£56,398.01

Programme Name: 2010 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2010 Heating	House	63.43		£175,827.96	6255	63.074792	£171,522.75	2	£174,953.21
Total Properties						63.0747			
				2010 Heating (Subject to re-prioritisation)				Programme Adjusted Cost	£174,953.21

Programme Name: 2010 Insulation Upgrade

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£196.00
Random properties - Insulation	House	138		£27,048.00	6255	137.2272	£26,385.72	2	£26,913.43
Total Properties						137.227			
				2010 Insulation Upgrade				Programme Adjusted Cost	£26,913.43

Programme Name: 2010 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Windrows	House	52	49	£286,000.00	6255	51.7088	£278,997.19	2	£284,577.14
Alma Parade	House	3		£16,500.00	6255	2.9832	£16,095.99	2	£16,417.91

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Road	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Alma Walk	House	9	8	£49,500.00	6255	8.9496	£48,287.98	2	£49,253.74
Greenhaven	Bungalow	10	6	£55,000.00	6255	9.944	£53,653.31	2	£54,726.37
Alma Hill	House	11	11	£60,500.00	6255	10.9384	£59,018.64	2	£60,199.01
Windrows	Flat	18	18	£99,000.00	6255	17.8992	£96,575.95	2	£98,507.47
Windrows	Bungalow	9	9	£49,500.00	6255	8.9496	£48,287.98	2	£49,253.74
Alma Road	House	12	3	£66,000.00	6255	11.9328	£64,383.97	2	£65,671.65

Total Properties 123.305

2010 Kitchens Programme Adjusted Cost £678,607.02

Programme Name: 2010 Renew front and rear doors

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,312.36
Elmstead	House	56	1	£73,492.16	6255	55.6864	£71,692.68	2	£73,126.53
Elmridge	House	80	12	£104,988.80	6255	79.552	£102,418.11	2	£104,466.48
Enstone	House	75	66	£98,427.00	6255	74.58	£96,016.98	2	£97,937.32
Elswick	House	37	35	£48,557.32	6255	36.7928	£47,368.38	2	£48,315.75
Egerton	House	106	106	£139,110.16	6255	105.4064	£135,704.00	2	£138,418.08
Ennerdale	House	104	104	£136,485.44	6255	103.4176	£133,143.55	2	£135,806.42

Total Properties 455.435

2010 Renew front and rear doors Programme Adjusted Cost £598,070.57

Programme Name: 2010 Replacement Roofing Flats, Inc. Cladding and Lintels

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,506.00
Waverley	Flat	55		£192,830.00	6255	54.692	£188,108.49	2	£191,870.66
Whitburn	Flat	82		£287,492.00	6255	81.5408	£280,452.66	2	£286,061.71

Total Properties 136.232

2010 Replacement Roofing Flats, Inc. Cladding and Programme Adjusted Cost £477,932.38

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Programme Name: 2010 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Whitburn	House	14		£64,316.00	6255	13.9216	£62,741.20	2	£63,996.02

Total Properties 13.9216

2010 Replacement Roofing Houses/Bung

Programme Adjusted Cost

£63,996.02

Programme Name: 2010 Re-Pointing Bungalow

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Windrows	Bungalow	9		£19,440.00	6255	8.9496	£18,964.00	2	£19,343.29
The Winsters	Bungalow	9		£19,440.00	6255	8.9496	£18,964.00	2	£19,343.29
Tanfields	Bungalow	9		£19,440.00	6255	8.9496	£18,964.00	2	£19,343.29
Tarlswood	Bungalow	5		£10,800.00	6255	4.972	£10,535.56	2	£10,746.27
The Tamneys	Bungalow	2		£4,320.00	6255	1.9888	£4,214.22	2	£4,298.51

Total Properties 33.8096

2010 Re-Pointing Bungalow

Programme Adjusted Cost

£73,074.63

Programme Name: 2010 Re-Pointing Flat

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Windrows	Flat	18		£34,020.00	6255	17.8992	£33,187.01	2	£33,850.75
Willow Hey	Flat	9		£17,010.00	6255	8.9496	£16,593.50	2	£16,925.37
The Winsters	Flat	1		£1,890.00	6255	0.9944	£1,843.72	2	£1,880.60
Tanfields	Flat	9		£17,010.00	6255	8.9496	£16,593.50	2	£16,925.37
Tarlswood	Flat	7		£13,230.00	6255	6.9608	£12,906.06	2	£13,164.18

Total Properties 43.7536

2010 Re-Pointing Flat

Programme Adjusted Cost

£82,746.28

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Programme Name: 2010 Re-Pointing House

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,700.00
Tarlswood	House	21		£56,700.00	6255	20.8824	£55,311.68	2	£56,417.91
Windrows	House	52		£140,400.00	6255	51.7088	£136,962.26	2	£139,701.50
Willow Hey	House	49		£132,300.00	6255	48.7256	£129,060.59	2	£131,641.80
Tanfields	House	21		£56,700.00	6255	20.8824	£55,311.68	2	£56,417.91
The Winsters	House	4		£10,800.00	6255	3.9776	£10,535.56	2	£10,746.27

Total Properties 146.176

2010 Re-Pointing House Programme Adjusted Cost £394,925.40

Programme Name: 2010 Rewiring Minor Upgrade

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£600.00
Ivybridge	House	24	24	£14,400.00	6255	23.8656	£14,047.41	2	£14,328.36
Ivydale	House	26	2	£15,600.00	6255	25.8544	£15,218.03	2	£15,522.39
Fawcett	House	37	37	£22,200.00	6255	36.7928	£21,656.43	2	£22,089.55
Elmstead	House	56	1	£33,600.00	6255	55.6864	£32,777.29	2	£33,432.84
Elswick	House	37	9	£22,200.00	6255	36.7928	£21,656.43	2	£22,089.55
Eversley	House	20	6	£12,000.00	6255	19.888	£11,706.18	2	£11,940.30
Chapel House	House	17	17	£10,200.00	6255	16.9048	£9,950.25	2	£10,149.25
Fairburn	House	12	4	£7,200.00	6255	11.9328	£7,023.71	2	£7,164.18
Heyescroft	Flat	10	6	£6,000.00	6255	9.944	£5,853.09	2	£5,970.15
Elmstead	Flat	7		£4,200.00	6255	6.9608	£4,097.16	2	£4,179.10
Evenwood	House	8		£4,800.00	6255	7.9552	£4,682.47	2	£4,776.12
Linaker Drive	House	8	2	£4,800.00	6255	7.9552	£4,682.47	2	£4,776.12
Evington	House	55	38	£33,000.00	6255	54.692	£32,191.98	2	£32,835.82
Feltons	House	9	9	£5,400.00	6255	8.9496	£5,267.78	2	£5,373.13
Linaker Drive	Bungalow	10		£6,000.00	6255	9.944	£5,853.09	2	£5,970.15
Heyescroft	House	7	7	£4,200.00	6255	6.9608	£4,097.16	2	£4,179.10
Elmridge	House	80	14	£48,000.00	6255	79.552	£46,824.70	2	£47,761.20

*All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our repainting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.

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Incorporating 'Decent Homes' standard

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Total Properties 57.6752 **2010 Structural Work Programme** Programme Adjusted Cost £149,241.80

Programme Name: 2010 Windows and doors (flats)

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,445.00
Town Green Court	Flat	19	17	£65,455.00	6255	18.8936	£63,852.31	2	£65,129.36
Evenwood Court	Flat	47		£161,915.00	6255	46.7368	£157,950.46	2	£161,109.47

Total Properties 65.6304 **2010 Windows and doors (flats)** Programme Adjusted Cost £226,238.82

Programme Name: 2010 Windows and doors (houses)

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,004.00
Evenwood Court	House	2		£8,008.00	6255	1.9888	£7,811.92	2	£7,968.16

Total Properties 1.9888 **2010 Windows and doors (houses)** Programme Adjusted Cost £7,968.16

Programme Name: Environmental Improvement Cat II Bath Springs Court

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,999.58
Bath Spring Court	Bungalow	4		£7,998.32	6255	3.9776	£7,802.48	2	£7,958.53
Bath Spring Court	Flat	40		£79,983.20	6255	39.776	£78,024.78	2	£79,585.28

Total Properties 43.7536 **Environmental Improvement Cat II Bath Springs Court** Programme Adjusted Cost £87,543.81

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Programme Name: Environmental Improvement Cat II Oakgate Close

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,203.72
Oakgate Close	Flat	22		£70,481.84	6255	21.8768	£68,756.07	2	£70,131.19
Oakgate Close	Bungalow	19		£60,870.68	6255	18.8936	£59,380.24	2	£60,567.85
Total Properties	40.7704								£130,699.04

Environmental Improvement Cat II Oakgate Close

Programme Adjusted Cost

£130,699.04

2010 Financial Summary

Annual adjusted capital budget:
£4,377,922.00

stock and inflation adjusted programme cost:
£4,377,926.64

Year Balance
-£4.64

**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our prepainting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

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Incorporating 'Decent Homes' standard

Year: 2011

Programme Name: 2011 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Adaptations	House	229		£279,151.00	6215	226.2749	£270,574.46	4.04	£281,505.67
				2011 Adaptations for disabled persons			Programme Adjusted Cost		£281,505.67

Programme Name: 2011 Bathrooms

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Thompson Avenue	House	21		£52,500.00	6215	20.7501	£50,887.01	4.04	£52,942.84
Wigan Road (1)	House	3		£7,500.00	6215	2.9643	£7,269.57	4.04	£7,563.26
Owen Avenue	House	13		£32,500.00	6215	12.8453	£31,501.48	4.04	£32,774.14
Clucas Gardens	House	13	1	£32,500.00	6215	12.8453	£31,501.48	4.04	£32,774.14
Jubilee Avenue	House	9		£22,500.00	6215	8.8929	£21,808.72	4.04	£22,689.79
Scarisbrick Street	House	7		£17,500.00	6215	6.9167	£16,962.34	4.04	£17,647.61
Taylor Avenue	House	5		£12,500.00	6215	4.9405	£12,115.95	4.04	£12,605.44
Latham Avenue	House	4		£10,000.00	6215	3.9524	£9,692.76	4.04	£10,084.35
Edgley Drive	House	4		£10,000.00	6215	3.9524	£9,692.76	4.04	£10,084.35
Green Lane	Bungalow	3		£7,500.00	6215	2.9643	£7,269.57	4.04	£7,563.26
Green Lane	House	4		£10,000.00	6215	3.9524	£9,692.76	4.04	£10,084.35
				2011 Bathrooms			Programme Adjusted Cost		£216,813.55

Programme Name: 2011 Environmental Works

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
							Programme Adjusted Cost		£283.40

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Random properties - Environmental House	200	£56,680.00	6215	197.62	£54,938.58	4.04	£57,158.10
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Total Properties 197.62	2011 Environmental Works	Programme Adjusted Cost	£57,158.10
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Programme Name: 2011 Heating (Subject to re-prioritisation)

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - 2011 Heating House		152.8155		£423,604.57	6215	150.99699	£410,589.89	4.04	£427,177.72

Total Properties 150.996	2011 Heating (Subject to re-prioritisation)	Programme Adjusted Cost	£427,177.72
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Programme Name: 2011 Kitchens

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Thirsk	House	12	11	£66,000.00	6215	11.8572	£63,972.24	4.04	£66,556.72
Tenby	House	1	1	£5,500.00	6215	0.9881	£5,331.02	4.04	£5,546.39
Thorpe	House	1	1	£5,500.00	6215	0.9881	£5,331.02	4.04	£5,546.39
Laburnum Drive	House	2	2	£11,000.00	6215	1.9762	£10,662.04	4.04	£11,092.79
Lilac Grove	House	2	2	£11,000.00	6215	1.9762	£10,662.04	4.04	£11,092.79
Ash Grove	House	5	5	£27,500.00	6215	4.9405	£26,655.10	4.04	£27,731.97
Tewkesbury	House	2	2	£11,000.00	6215	1.9762	£10,662.04	4.04	£11,092.79
Millbrook Close	House	3	3	£16,500.00	6215	2.9643	£15,993.06	4.04	£16,639.18
Teversham	House	4	4	£22,000.00	6215	3.9524	£21,324.08	4.04	£22,185.57
Mill Lane (1)	House	1		£5,500.00	6215	0.9881	£5,331.02	4.04	£5,546.39
Thorndale	Bungalow	21	21	£115,500.00	6215	20.7501	£111,951.42	4.04	£116,474.26
Poplar Drive	House	2	2	£11,000.00	6215	1.9762	£10,662.04	4.04	£11,092.79
Lime Grove	House	12	3	£66,000.00	6215	11.8572	£63,972.24	4.04	£66,556.72
Oak Crescent	House	8	7	£44,000.00	6215	7.9048	£42,648.16	4.04	£44,371.15
Tancaster	Flat	8	5	£44,000.00	6215	7.9048	£42,648.16	4.04	£44,371.15
Templemartin	House	7	7	£38,500.00	6215	6.9167	£37,317.14	4.04	£38,824.75
Aspen Way	House	7	6	£38,500.00	6215	6.9167	£37,317.14	4.04	£38,824.75
Thornby	House	6	6	£33,000.00	6215	5.9286	£31,986.12	4.04	£33,278.36

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Thornton	House	5	5	£27,500.00	6215	4.9405	£26,655.10	4.04	£27,731.97
Teviot	House	5	5	£27,500.00	6215	4.9405	£26,655.10	4.04	£27,731.97
Aspen Way	Flat	52	45	£286,000.00	6215	51.3812	£277,213.04	4.04	£288,412.44

Total Properties 164.024

2011 Kitchens Programme Adjusted Cost £920,701.27

Programme Name: 2011 Newly Arising Non-Decent Programme

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Various Decency Issues Identified	House	1		£500,000.00	6215	0.9881	£484,638.18	4.04	£504,217.56

Total Properties 0.9881

2011 Newly Arising Non-Decent Programme Programme Adjusted Cost £504,217.56

Programme Name: 2011 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Counce Avenue	Bungalow	11	6	£50,534.00	6215	10.8691	£48,981.41	4.04	£50,960.26
Hoole Lane	Bungalow	4		£18,376.00	6215	3.9524	£17,811.42	4.04	£18,531.00
Meols Court	Bungalow	18		£82,692.00	6215	17.7858	£80,151.40	4.04	£83,389.52
Elmstead	House	56		£257,264.00	6215	55.3336	£249,359.91	4.04	£259,434.05
Elmridge	House	80		£367,520.00	6215	79.048	£356,228.45	4.04	£370,620.08

Total Properties 166.988

2011 Replacement Roofing Houses/Bung Programme Adjusted Cost £782,934.91

Programme Name: 2011 Rewiring Upgrade - Bungalow

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Thorndale	Bungalow	21		£33,201.00	6215	20.7501	£32,180.94	4.04	£33,481.05

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Total Properties 20.7501 **2011 Rewiring Upgrade - Bungalow** Programme Adjusted Cost £33,481.05

Programme Name: 2011 Rewiring Upgrade - Flat

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£835.00
Aspen Way	Flat	52		£43,420.00	6215	51.3812	£42,085.98	4.04	£43,786.25
Tancaster	Flat	8		£6,680.00	6215	7.9048	£6,474.77	4.04	£6,736.35

Total Properties 59.286 **2011 Rewiring Upgrade - Flat** Programme Adjusted Cost £50,522.60

Programme Name: 2011 Rewiring Upgrade - House

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,032.00
Thornby	House	6		£6,192.00	6215	5.9286	£6,001.76	4.04	£6,244.23
Thirsk	House	12	2	£12,384.00	6215	11.8572	£12,003.52	4.04	£12,488.46
Laburnum Drive	House	2	2	£2,064.00	6215	1.9762	£2,000.59	4.04	£2,081.41
Teviot	House	5		£5,160.00	6215	4.9405	£5,001.47	4.04	£5,203.53
Ash Grove	House	5		£5,160.00	6215	4.9405	£5,001.47	4.04	£5,203.53
Millbrook Close	House	3		£3,096.00	6215	2.9643	£3,000.88	4.04	£3,122.12
Tewkesbury	House	2		£2,064.00	6215	1.9762	£2,000.59	4.04	£2,081.41
Poplar Drive	House	2		£2,064.00	6215	1.9762	£2,000.59	4.04	£2,081.41
Lilac Grove	House	2	2	£2,064.00	6215	1.9762	£2,000.59	4.04	£2,081.41
Thornton	House	5		£5,160.00	6215	4.9405	£5,001.47	4.04	£5,203.53
Thorpe	House	1		£1,032.00	6215	0.9881	£1,000.29	4.04	£1,040.71
Tenby	House	1		£1,032.00	6215	0.9881	£1,000.29	4.04	£1,040.71
Mill Lane (1)	House	1		£1,032.00	6215	0.9881	£1,000.29	4.04	£1,040.71

Total Properties 46.4407 **2011 Rewiring Upgrade - House** Programme Adjusted Cost £48,913.14

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Incorporating 'Decent Homes' standard

Programme Name: 2011 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost	Base Unit Cost including fees	
										£1,056.97	
Random properties - Sheltered	Flat	165		£174,400.05	6215	163.0365	£169,041.85	4.04	£175,871.14		
Total Properties 163.036				2011 Sheltered Upgrades Programme Adjusted Cost						£175,871.14	

Programme Name: 2011 Structural Work Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost	Base Unit Cost including fees	
										£2,586.00	
Random properties - Structural	House	58		£149,988.00	6215	57.3098	£145,379.82	4.04	£151,253.17		
Total Properties 57.3098				2011 Structural Work Programme Programme Adjusted Cost						£151,253.17	

Programme Name: 2011 Windows and Doors (Bungalows)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost	Base Unit Cost including fees	
										£3,203.00	
Tabby Nook	Bungalow	8	16	£25,624.00	6215	7.9048	£24,836.74	4.04	£25,840.14		
Total Properties 7.9048				2011 Windows and Doors (Bungalows) Programme Adjusted Cost						£25,840.14	

Programme Name: 2011 Windows and doors (flats)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost	Base Unit Cost including fees
										£3,445.00
Mere Court	Flat	21		£72,345.00	6215	20.7501	£70,122.30	4.04	£72,955.24	

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Incorporating 'Decent Homes' standard

Total Properties 20.7501 **2011 Windows and doors (flats)** Programme Adjusted Cost £72,955.24

Programme Name: 2011 Windows and doors (houses)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,004.00
Liverpool Road (4)	House	1		£4,004.00	6215	0.9881	£3,880.98	4.04	£4,037.77
Cardiff Street	House	3		£12,012.00	6215	2.9643	£11,642.95	4.04	£12,113.32
Liverpool Road (1)	House	3		£12,012.00	6215	2.9643	£11,642.95	4.04	£12,113.32
Millbrook Close	House	3	6	£12,012.00	6215	2.9643	£11,642.95	4.04	£12,113.32
Lime Court	House	6	4	£24,024.00	6215	5.9286	£23,285.90	4.04	£24,226.65
High Street (2)	House	2		£8,008.00	6215	1.9762	£7,761.97	4.04	£8,075.55
Marchbank Road (1)	House	5		£20,020.00	6215	4.9405	£19,404.91	4.04	£20,188.87

Total Properties 22.7263 **2011 Windows and doors (houses)** Programme Adjusted Cost £92,868.81

Programme Name: Environmental Improvement Cat II Hall Green Close

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£16,104.00
Hall Green Close	Flat	17		£273,768.00	6215	16.7977	£265,356.85	4.04	£276,077.27
Hall Green Close	Bungalow	8		£128,832.00	6215	7.9048	£124,873.81	4.04	£129,918.71

Total Properties 24.7025 **Environmental Improvement Cat II Hall Green Close** Programme Adjusted Cost £405,995.98

Programme Name: Environmental Improvement Cat II Queens Court

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,370.59
Queens Court	Flat	17		£91,300.03	6215	16.7977	£88,494.96	4.04	£92,070.16

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Incorporating 'Decent Homes' standard

Total Properties 16.7977 **Environmental Improvement Cat II Queens Court** Programme Adjusted Cost £92,070.16

2011 Financial Summary

Annual adjusted capital budget: £4,340,280.00	stock and inflation adjusted programme cost: £4,340,280.20	Year Balance -£0.20
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**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our repainting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

Indicative Capital Investment Plan 2009-2018

Appendix B

Incorporating 'Decent Homes' standard

Year: 2012

Programme Name: 2012 Adaptations for disabled persons

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Adaptations	House	229		£279,151.00	6175	224.8093	£268,833.04	6.12	£285,285.62

Total Properties 224.809

2012 Adaptations for disabled persons Programme Adjusted Cost £285,285.62

Programme Name: 2012 Bathrooms

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Fairburn	House	12		£30,000.00	6175	11.7804	£28,891.14	6.12	£30,659.28
School Lane (1)	House	10	8	£25,000.00	6175	9.817	£24,075.95	6.12	£25,549.40
Oxford Road	House	4		£10,000.00	6175	3.9268	£9,630.38	6.12	£10,219.76
School Lane (1)	Bungalow	5		£12,500.00	6175	4.9085	£12,037.98	6.12	£12,774.70
Oxford Road	Bungalow	6		£15,000.00	6175	5.8902	£14,445.57	6.12	£15,329.64
Cambridge Road	Bungalow	7		£17,500.00	6175	6.8719	£16,853.17	6.12	£17,884.58
Feltons	House	9		£22,500.00	6175	8.8353	£21,668.36	6.12	£22,994.46
Chapel House	House	17		£42,500.00	6175	16.6889	£40,929.12	6.12	£43,433.98
Greenhaven	Bungalow	10	6	£25,000.00	6175	9.817	£24,075.95	6.12	£25,549.40
Fawcett	House	37	1	£92,500.00	6175	36.3229	£89,081.02	6.12	£94,532.78
Hillock Lane	Bungalow	12	4	£30,000.00	6175	11.7804	£28,891.14	6.12	£30,659.28
Peacehaven	Bungalow	16		£40,000.00	6175	15.7072	£38,521.52	6.12	£40,879.04
Ivybridge	House	24	1	£60,000.00	6175	23.5608	£57,782.28	6.12	£61,318.56
Ivydale	House	26		£65,000.00	6175	25.5242	£62,597.47	6.12	£66,428.44

Total Properties 191.431

2012 Bathrooms Programme Adjusted Cost £498,213.29

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Incorporating 'Decent Homes' standard

Programme Name: 2012 Environmental Works

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£283.40
Random properties - Environmental	House	200		£56,680.00	6175	196.34	£54,585.00	6.12	£57,925.60
Total Properties 196.34				2012 Environmental Works				Programme Adjusted Cost	£57,925.60

Programme Name: 2012 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2012 Heating	House	198.1648		£549,312.83	6175	194.53838	£529,009.15	6.12	£561,384.51
Total Properties 194.538				2012 Heating (Subject to re-prioritisation)				Programme Adjusted Cost	£561,384.51

Programme Name: 2012 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Abbeywood	Bungalow	2		£11,000.00	6175	1.9634	£10,593.42	6.12	£11,241.74
Alderley	House	32	5	£176,000.00	6175	31.4144	£169,494.70	6.12	£179,867.77
Abbeystead	Flat	4	4	£22,000.00	6175	3.9268	£21,186.84	6.12	£22,483.47
Acregate	Bungalow	2	2	£11,000.00	6175	1.9634	£10,593.42	6.12	£11,241.74
Abbeywood	Flat	8	8	£44,000.00	6175	7.8536	£42,373.67	6.12	£44,966.94
Acregate	Flat	36	15	£198,000.00	6175	35.3412	£190,681.53	6.12	£202,351.24
Abbeystead	Bungalow	1	1	£5,500.00	6175	0.9817	£5,296.71	6.12	£5,620.87
Abbeywood	House	15	2	£82,500.00	6175	14.7255	£79,450.64	6.12	£84,313.02
Acregate	House	11	1	£60,500.00	6175	10.7987	£58,263.80	6.12	£61,829.55
Abbeystead	House	8		£44,000.00	6175	7.8536	£42,373.67	6.12	£44,966.94
Alderley	Flat	50	48	£275,000.00	6175	49.085	£264,835.46	6.12	£281,043.39

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Incorporating 'Decent Homes' standard

Total Properties 165.907 **2012 Kitchens** Programme Adjusted Cost £949,926.67

Programme Name: 2012 Newly Arising Non-Decent Programme

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Various Decency Issues Identified	House	1		£500,000.00	6175	0.9817	£481,519.03	6.12	£510,987.99

Total Properties 0.9817 **2012 Newly Arising Non-Decent Programme** Programme Adjusted Cost £510,987.99

Programme Name: 2012 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Elswick	House	37		£169,978.00	6175	36.3229	£163,695.28	6.12	£173,713.43

Total Properties 36.3229 **2012 Replacement Roofing Houses/Bung** Programme Adjusted Cost £173,713.43

Programme Name: 2012 Sheltered Upgrades

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Sheltered	Flat	165		£174,400.05	6175	161.9805	£167,953.88	6.12	£178,232.66

Total Properties 161.980 **2012 Sheltered Upgrades** Programme Adjusted Cost £178,232.66

Programme Name: 2012 Structural Work Programme

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,586.00

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Random properties - Structural House 58 £149,988.00 6175 56.9386 £144,444.15 6.12 £153,284.13

Total Properties 56.9386 **2012 Structural Work Programme** Programme Adjusted Cost £153,284.13

Programme Name: 2012 Windows and Doors (Bungalows)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,203.00
The Tamneys	Bungalow	2	4	£6,406.00	6175	1.9634	£6,169.22	6.12	£6,546.78
Tanfields	Bungalow	9	18	£28,827.00	6175	8.8353	£27,761.50	6.12	£29,460.50
The Winsters	Bungalow	9	18	£28,827.00	6175	8.8353	£27,761.50	6.12	£29,460.50
Windrows	Bungalow	9	18	£28,827.00	6175	8.8353	£27,761.50	6.12	£29,460.50
Tarlswood	Bungalow	5	10	£16,015.00	6175	4.9085	£15,423.05	6.12	£16,366.95

Total Properties 33.3778 **2012 Windows and Doors (Bungalows)** Programme Adjusted Cost £111,295.23

Programme Name: 2012 Windows and doors (flats)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,445.00
Willow Hey	Flat	9	18	£31,005.00	6175	8.8353	£29,858.99	6.12	£31,686.37
Tarlswood	Flat	7	14	£24,115.00	6175	6.8719	£23,223.66	6.12	£24,644.95
Windrows	Flat	18	34	£62,010.00	6175	17.6706	£59,717.99	6.12	£63,372.73
The Winsters	Flat	1	2	£3,445.00	6175	0.9817	£3,317.67	6.12	£3,520.71
Tanfields	Flat	9	16	£31,005.00	6175	8.8353	£29,858.99	6.12	£31,686.37

Total Properties 43.1948 **2012 Windows and doors (flats)** Programme Adjusted Cost £154,911.12

Programme Name: 2012 Windows and doors (houses)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,004.00

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The Winsters	House	4	8	£16,016.00	6175	3.9268	£15,424.02	6.12	£16,367.97
Tanfields	House	21	42	£84,084.00	6175	20.6157	£80,976.09	6.12	£85,931.83
Windrows	House	52	104	£208,208.00	6175	51.0484	£200,512.23	6.12	£212,783.58
Willow Hey	House	49	96	£196,196.00	6175	48.1033	£188,944.21	6.12	£200,507.60
Tarlswood	House	21	42	£84,084.00	6175	20.6157	£80,976.09	6.12	£85,931.83

Total Properties 144.309 **2012 Windows and doors (houses)** Programme Adjusted Cost £601,522.80

2012 Financial Summary

Annual adjusted capital budget:	stock and inflation adjusted programme cost:	Year Balance
£4,236,683.00	£4,236,683.06	-£0.06

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Indicative Capital Investment Plan 2009-2018

Incorporating 'Decent Homes' standard

Year: 2013

Programme Name: 2013 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£1,219.00
Random properties - Adaptations	House	229		£279,151.00	6135	223.3666	£267,091.61	8.24	£289,099.95
Total Properties 223.366				2013 Adaptations for disabled persons				Programme Adjusted Cost	£289,099.95

Programme Name: 2013 Bathrooms

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£2,500.00
Fairstead	Flat	52	27	£130,000.00	6135	50.7208	£124,383.97	8.24	£134,633.21
Fairstead	House	32	2	£80,000.00	6135	31.2128	£76,543.98	8.24	£82,851.20
Falkland	House	29		£72,500.00	6135	28.2866	£69,367.98	8.24	£75,083.90
Fairhaven	House	31		£77,500.00	6135	30.2374	£74,151.98	8.24	£80,262.10
Fairlie	House	33	1	£82,500.00	6135	32.1882	£78,935.98	8.24	£85,440.30
Total Properties 172.645				2013 Bathrooms				Programme Adjusted Cost	£458,270.72

Programme Name: 2013 Environmental Works

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£283.40
Random properties - Environmental	House	200		£56,680.00	6135	195.08	£54,231.41	8.24	£58,700.08
Total Properties 195.08				2013 Environmental Works				Programme Adjusted Cost	£58,700.08

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Incorporating 'Decent Homes' standard

Programme Name: 2013 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£2,772.00
Random properties - 2013 Heating	House	229.26252		£635,515.71	6135	223.62266	£608,061.27	8.24	£658,165.52
Total Properties		223.622	2013 Heating (Subject to re-prioritisation)		Programme Adjusted Cost		£658,165.52		

Programme Name: 2013 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£5,500.00
Wheatacre	House	22	20	£121,000.00	6135	21.4588	£115,772.77	8.24	£125,312.45
Woodrow	House	16	15	£88,000.00	6135	15.6064	£84,198.38	8.24	£91,136.32
Whitburn	House	14	1	£77,000.00	6135	13.6556	£73,673.58	8.24	£79,744.28
Waldron	House	12	12	£66,000.00	6135	11.7048	£63,148.78	8.24	£68,352.24
Whitestocks	House	9	1	£49,500.00	6135	8.7786	£47,361.59	8.24	£51,264.18
Wolverton	House	4	4	£22,000.00	6135	3.9016	£21,049.59	8.24	£22,784.08
Woodcroft	House	3	3	£16,500.00	6135	2.9262	£15,787.20	8.24	£17,088.06
Whitehey	House	2	2	£11,000.00	6135	1.9508	£10,524.80	8.24	£11,392.04
Whitburn	Flat	82	6	£451,000.00	6135	79.9828	£431,516.69	8.24	£467,073.66
Total Properties		159.965	2013 Kitchens		Programme Adjusted Cost		£934,147.32		

Programme Name: 2013 Newly Arising Non-Decent Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									Base Unit Cost including fees
									£500,000.00
Various Decency Issues Identified	House	1		£500,000.00	6135	0.9754	£478,399.88	8.24	£517,820.02
Total Properties		0.9754	2013 Newly Arising Non-Decent Programme		Programme Adjusted Cost		£517,820.02		

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Appendix B

Incorporating 'Decent Homes' standard

Programme Name: 2013 Replacement Roofing Flats

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,250.00
Cedar Grove	Flat	2	2	£4,500.00	6135	1.9508	£4,305.60	8.24	£4,660.38
Fern Close	Flat	1		£2,250.00	6135	0.9754	£2,152.80	8.24	£2,330.19

Total Properties 2.9262

2013 Replacement Roofing Flats Programme Adjusted Cost £6,990.57

Programme Name: 2013 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,594.00
Beech Close	House	7		£32,158.00	6135	6.8278	£30,768.77	8.24	£33,304.11
Hawthorne Crescent	House	15		£68,910.00	6135	14.631	£65,933.07	8.24	£71,365.96
Mill Lane (1)	House	1		£4,594.00	6135	0.9754	£4,395.54	8.24	£4,757.73
Red Cat Lane	House	1		£4,594.00	6135	0.9754	£4,395.54	8.24	£4,757.73
Fern Close	Bungalow	4	4	£18,376.00	6135	3.9016	£17,582.15	8.24	£19,030.92
Moss Nook	House	4	2	£18,376.00	6135	3.9016	£17,582.15	8.24	£19,030.92
Rose Crescent	House	10		£45,940.00	6135	9.754	£43,955.38	8.24	£47,577.30
Fern Close	House	10	1	£45,940.00	6135	9.754	£43,955.38	8.24	£47,577.30
Cedar Grove	House	7	7	£32,158.00	6135	6.8278	£30,768.77	8.24	£33,304.11
Mere Avenue	House	8	1	£36,752.00	6135	7.8032	£35,164.30	8.24	£38,061.84
Lancaster Crescent	House	21		£96,474.00	6135	20.4834	£92,306.30	8.24	£99,912.34

Total Properties 85.8352

2013 Replacement Roofing Houses/Bung Programme Adjusted Cost £418,680.27

Programme Name: 2013 Rewiring Full - Bungalow

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,249.00
The Grove (1)	Bungalow	12		£26,988.00	6135	11.7048	£25,822.11	8.24	£27,949.85

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Incorporating 'Decent Homes' standard

Molyneux Road	Bungalow	6		£13,494.00	6135	5.8524	£12,911.06	8.24	£13,974.93
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Total Properties 17.5572 **2013 Rewiring Full - Bungalow** Programme Adjusted Cost £41,924.78

Programme Name: 2013 Rewiring Full - Flat

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,497.00
Whalley Drive	Flat	20	15	£49,940.00	6135	19.508	£47,782.58	8.24	£51,719.86
Town Green Lane	Flat	9	1	£22,473.00	6135	8.7786	£21,502.16	8.24	£23,273.94
Molyneux Road	Flat	4		£9,988.00	6135	3.9016	£9,556.52	8.24	£10,343.97

Total Properties 32.1882 **2013 Rewiring Full - Flat** Programme Adjusted Cost £85,337.78

Programme Name: 2013 Rewiring Full - House

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,249.00
Chapel House	House	17	17	£38,233.00	6135	16.5818	£36,581.32	8.24	£39,595.63
Middlewood Drive	House	1	1	£2,249.00	6135	0.9754	£2,151.84	8.24	£2,329.15
Whalley Drive	House	26	23	£58,474.00	6135	25.3604	£55,947.91	8.24	£60,558.02

Total Properties 42.9176 **2013 Rewiring Full - House** Programme Adjusted Cost £102,482.80

Programme Name: 2013 Sheltered Upgrades

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,056.97
Random properties - Sheltered	Flat	165		£174,400.05	6135	160.941	£166,865.92	8.24	£180,615.68

Total Properties 160.941 **2013 Sheltered Upgrades** Programme Adjusted Cost £180,615.68

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Incorporating 'Decent Homes' standard

Programme Name: 2013 Structural Work Programme

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,586.00
Random properties - Structural	House	58		£149,988.00	6135	56.5732	£143,508.48	8.24	£155,333.58

Total Properties 56.5732

2013 Structural Work Programme Programme Adjusted Cost £155,333.58

Programme Name: 2013 Windows and Doors (Bungalows)

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,203.00
Chapel Road	Bungalow	14	24	£44,842.00	6135	13.6556	£42,904.81	8.24	£46,440.17
Cropper Gardens	Bungalow	19		£60,857.00	6135	18.5326	£58,227.96	8.24	£63,025.95

Total Properties 32.1882

2013 Windows and Doors (Bungalows) Programme Adjusted Cost £109,466.12

Programme Name: 2013 Windows and doors (flats)

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,445.00
Flaxton	Flat	36	36	£124,020.00	6135	35.1144	£118,662.31	8.24	£128,440.08
Pennington Court	Flat	6		£20,670.00	6135	5.8524	£19,777.05	8.24	£21,406.68
Greenfields	Flat	3	6	£10,335.00	6135	2.9262	£9,888.53	8.24	£10,703.34

Total Properties 43.893

2013 Windows and doors (flats) Programme Adjusted Cost £160,550.10

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Programme Name: 2013 Windows and Doors Houses

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Aughton Street	House	1		£4,004.00	6135	0.9754	£3,831.03	8.24	£4,146.70
Park Avenue	House	4	8	£16,016.00	6135	3.9016	£15,324.10	8.24	£16,586.81
Cropper Gardens	House	13		£52,052.00	6135	12.6802	£49,803.34	8.24	£53,907.14
Greenfields	House	6	12	£24,024.00	6135	5.8524	£22,986.16	8.24	£24,880.22
Newarth Lane	House	2	2	£8,008.00	6135	1.9508	£7,662.05	8.24	£8,293.41
Chapel Road	House	1		£4,004.00	6135	0.9754	£3,831.03	8.24	£4,146.70
Elmers Green Lane	House	1		£4,004.00	6135	0.9754	£3,831.03	8.24	£4,146.70

Total Properties 27.3112

2013 Windows and Doors Houses Programme Adjusted Cost £116,107.68

2013 Financial Summary

Annual adjusted capital budget:
£4,293,693.00

stock and inflation adjusted programme cost:
£4,293,692.96

Year Balance
£0.04

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Incorporating 'Decent Homes' standard

Year: 2014

Programme Name: 2014 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,219.00
Random properties - Adaptations	House	229		£279,151.00	6095	221.901	£265,350.18	10.41	£292,973.13
Total Properties									
221.901				2014 Adaptations for disabled persons			Programme Adjusted Cost		£292,973.13

Programme Name: 2014 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2014 Heating	House	190.9523		£529,319.78	6095	185.03277	£503,150.97	10.41	£555,528.99
Total Properties									
185.032				2014 Heating (Subject to re-prioritisation)			Programme Adjusted Cost		£555,528.99

Programme Name: 2014 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Bearncroft	Flat	4	4	£22,000.00	6095	3.876	£20,912.35	10.41	£23,089.33
Banksbarn	Bungalow	6		£33,000.00	6095	5.814	£31,368.53	10.41	£34,633.99
Banksbarn	Flat	16	16	£88,000.00	6095	15.504	£83,649.41	10.41	£92,357.31
Bankfield	House	20	7	£110,000.00	6095	19.38	£104,561.76	10.41	£115,446.64
Bearncroft	House	50	47	£275,000.00	6095	48.45	£261,404.40	10.41	£288,616.60
Banksbarn	House	115	111	£632,500.00	6095	111.435	£601,230.12	10.41	£663,818.17
Total Properties									
204.459				2014 Kitchens			Programme Adjusted Cost		£1,217,962.03

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Programme Name: 2014 New Doors and double glaze existing (houses)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,000.00
Flimby	House	26		£78,000.00	6095	25.194	£74,143.79	10.41	£81,862.16
Flamstead	House	15		£45,000.00	6095	14.535	£42,775.27	10.41	£47,228.17
Flaxton	House	11		£33,000.00	6095	10.659	£31,368.53	10.41	£34,633.99
Flordon	House	30		£90,000.00	6095	29.07	£85,550.53	10.41	£94,456.34

Total Properties 79.458 **2014 New Doors and double glaze existing (houses)** Programme Adjusted Cost £258,180.66

Programme Name: 2014 Newly Arising Non-Decent Programme

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£500,000.00
Various Decency Issues Identified	House	1		£500,000.00	6095	0.969	£475,280.72	10.41	£524,757.45

Total Properties 0.969 **2014 Newly Arising Non-Decent Programme** Programme Adjusted Cost £524,757.45

Programme Name: 2014 Renew front and rear doors

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,312.36
Whitburn	House	14		£18,373.04	6095	13.566	£17,464.70	10.41	£19,282.78
Ash Grove	House	5		£6,561.80	6095	4.845	£6,237.39	10.41	£6,886.71
The Green	House	4	4	£5,249.44	6095	3.876	£4,989.92	10.41	£5,509.37
Field Street	House	3		£3,937.08	6095	2.907	£3,742.44	10.41	£4,132.02
Newarth Lane	House	2	2	£2,624.72	6095	1.938	£2,494.96	10.41	£2,754.68
Stafford Street	House	1		£1,312.36	6095	0.969	£1,247.48	10.41	£1,377.34
Malt Kiln Lane	House	1		£1,312.36	6095	0.969	£1,247.48	10.41	£1,377.34
Clegg Street	House	1		£1,312.36	6095	0.969	£1,247.48	10.41	£1,377.34
Durham Street	House	11	2	£14,435.96	6095	10.659	£13,722.27	10.41	£15,150.76

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Uppingham (2)	House	18		£23,622.48	6095	17.442	£22,454.62	10.41	£24,792.14
Inglewhite	House	46		£60,368.56	6095	44.574	£57,384.03	10.41	£63,357.70
Witham Road	House	5	4	£6,561.80	6095	4.845	£6,237.39	10.41	£6,886.71

Total Properties 107.559 **2014 Renew front and rear doors** Programme Adjusted Cost £152,884.89

Programme Name: 2014 Replacement Roofing Flats

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Mill Dam Lane	Flat	8	2	£18,000.00	6095	7.752	£17,110.11	10.41	£18,891.27

Total Properties 7.752 **2014 Replacement Roofing Flats** Programme Adjusted Cost £18,891.27

Programme Name: 2014 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Manor Drive	House	5	5	£22,970.00	6095	4.845	£21,834.40	10.41	£24,107.36
High Street (2)	House	2		£9,188.00	6095	1.938	£8,733.76	10.41	£9,642.94
Pickles Drive	House	1		£4,594.00	6095	0.969	£4,366.88	10.41	£4,821.47
The Tamneys	Bungalow	2		£9,188.00	6095	1.938	£8,733.76	10.41	£9,642.94
Railway Avenue	House	5		£22,970.00	6095	4.845	£21,834.40	10.41	£24,107.36
Truscott Road	House	18		£82,692.00	6095	17.442	£78,603.83	10.41	£86,786.49
Elm Road	House	15		£68,910.00	6095	14.535	£65,503.19	10.41	£72,322.07
Richmond Avenue	House	14		£64,316.00	6095	13.566	£61,136.31	10.41	£67,500.60
High Street (1)	House	10		£45,940.00	6095	9.69	£43,668.79	10.41	£48,214.71
Hesketh Avenue	House	10		£45,940.00	6095	9.69	£43,668.79	10.41	£48,214.71
Manor Gardens	House	9	9	£41,346.00	6095	8.721	£39,301.91	10.41	£43,393.24
Tanfields	Bungalow	9		£41,346.00	6095	8.721	£39,301.91	10.41	£43,393.24
Higgins Lane	House	8	8	£36,752.00	6095	7.752	£34,935.03	10.41	£38,571.77
Tarlswood	Bungalow	5		£22,970.00	6095	4.845	£21,834.40	10.41	£24,107.36
Furnival Drive	House	6	6	£27,564.00	6095	5.814	£26,201.28	10.41	£28,928.83
Lilac Grove	House	2	2	£9,188.00	6095	1.938	£8,733.76	10.41	£9,642.94

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Incorporating 'Decent Homes' standard

Road	Property type	Total Properties		Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Mill Dam Lane	House	5		£22,970.00	6095	4.845	£21,834.40	10.41	£24,107.36
The Avenue	House	3	3	£13,782.00	6095	2.907	£13,100.64	10.41	£14,464.41
Square Lane	House	2	2	£9,188.00	6095	1.938	£8,733.76	10.41	£9,642.94
Station Road (2)	House	2		£9,188.00	6095	1.938	£8,733.76	10.41	£9,642.94
Manor Avenue	House	6	6	£27,564.00	6095	5.814	£26,201.28	10.41	£28,928.83
Manor Road	House	3		£13,782.00	6095	2.907	£13,100.64	10.41	£14,464.41
Alexandra Road	House	4	4	£18,376.00	6095	3.876	£17,467.52	10.41	£19,285.89
Manor Crescent	House	4	4	£18,376.00	6095	3.876	£17,467.52	10.41	£19,285.89
Fletchers Drive	House	5		£22,970.00	6095	4.845	£21,834.40	10.41	£24,107.36
Liverpool Road South	House	3		£13,782.00	6095	2.907	£13,100.64	10.41	£14,464.41

Total Properties 153.102 **2014 Replacement Roofing Houses/Bung** Programme Adjusted Cost £761,792.48

Programme Name: 2014 Rewiring Upgrade - Bungalow

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,581.00
Banksbarn	Bungalow	6		£9,486.00	6095	5.814	£9,017.03	10.41	£9,955.70

Total Properties 5.814 **2014 Rewiring Upgrade - Bungalow** Programme Adjusted Cost £9,955.70

Programme Name: 2014 Rewiring Upgrade - Flat

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£835.00
Bearcroft	Flat	4		£3,340.00	6095	3.876	£3,174.88	10.41	£3,505.38
Banksbarn	Flat	16		£13,360.00	6095	15.504	£12,699.50	10.41	£14,021.52

Total Properties 19.38 **2014 Rewiring Upgrade - Flat** Programme Adjusted Cost £17,526.90

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Programme Name: 2014 Rewiring Upgrade - House

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,032.00
Bankfield	House	20	7	£20,640.00	6095	19.38	£19,619.59	10.41	£21,661.99
Banksbarn	House	115		£118,680.00	6095	111.435	£112,812.63	10.41	£124,556.43
Bearncroft	House	50	4	£51,600.00	6095	48.45	£49,048.97	10.41	£54,154.97
Total Properties 179.265				2014 Rewiring Upgrade - House				Programme Adjusted Cost	£200,373.38

Programme Name: 2014 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,056.97
Random properties - Sheltered	Flat	165		£174,400.05	6095	159.885	£165,777.96	10.41	£183,035.45
Total Properties 159.885				2014 Sheltered Upgrades				Programme Adjusted Cost	£183,035.45

Programme Name: 2014 Structural Work Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,586.00
Random properties - Structural	House	58		£149,988.00	6095	56.202	£142,572.81	10.41	£157,414.64
Total Properties 56.202				2014 Structural Work Programme				Programme Adjusted Cost	£157,414.64

2014 Financial Summary

Annual adjusted capital budget:	stock and inflation adjusted programme cost:	Year Balance
£4,351,277.00	£4,351,276.97	£0.03

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Incorporating 'Decent Homes' standard

Year: 2015

Programme Name: 2015 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,219.00
Random properties - Adaptations	House	229		£279,151.00	6055	220.4354	£263,608.75	12.62	£296,876.17
Total Properties		220.435	2015 Adaptations for disabled persons		Programme Adjusted Cost		£296,876.17		

Programme Name: 2015 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2015 Heating	House	205.9243		£570,822.16	6055	198.22273	£539,040.58	12.62	£607,067.50
Total Properties		198.222	2015 Heating (Subject to re-prioritisation)		Programme Adjusted Cost		£607,067.50		

Programme Name: 2015 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Beechtrees	House	109	99	£599,500.00	6055	104.9234	£566,121.72	12.62	£637,566.29
Beechtrees	Flat	54	47	£297,000.00	6055	51.9804	£280,463.97	12.62	£315,858.53
Birleywood	House	30	30	£165,000.00	6055	28.878	£155,813.32	12.62	£175,476.96
Total Properties		185.781	2015 Kitchens		Programme Adjusted Cost		£1,128,901.77		

**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our pre-painting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

Indicative Capital Investment Plan 2009-2018

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Appendix B

Programme Name: 2015 New Doors and double glaze existing (houses)

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,000.00
Hallcroft	Bungalow	6	1	£18,000.00	6055	5.7756	£16,997.82	12.62	£19,142.94
Hallcroft	House	40	2	£120,000.00	6055	38.504	£113,318.78	12.62	£127,619.61
Hartshead	House	29	2	£87,000.00	6055	27.9154	£82,156.11	12.62	£92,524.21
Harsnips	House	31		£93,000.00	6055	29.8406	£87,822.05	12.62	£98,905.20
Total Properties	102.035	2015 New Doors and double glaze existing (houses)							Programme Adjusted Cost
									£338,191.96

Programme Name: 2015 Newly Arising Non-Decent Programme

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£500,000.00
Various Decency Issues Identified	House	1		£500,000.00	6055	0.9626	£472,161.57	12.62	£531,748.36
Total Properties	0.9626	2015 Newly Arising Non-Decent Programme							Programme Adjusted Cost
									£531,748.36

Programme Name: 2015 Replacement Roofing Flats

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,250.00
Alma Court	Flat	9	5	£20,250.00	6055	8.6634	£19,122.54	12.62	£21,535.81
Pennington Avenue	Flat	17		£38,250.00	6055	16.3642	£36,120.36	12.62	£40,678.75
Total Properties	25.0276	2015 Replacement Roofing Flats							Programme Adjusted Cost
									£62,214.56

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Appendix B

Programme Name: 2015 Replacement Roofing Houses/Bung

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,594.00
Jubilee Avenue	House	9	9	£41,346.00	6055	8.6634	£39,043.98	12.62	£43,971.34
Alma Hill	House	11	9	£50,534.00	6055	10.5886	£47,720.43	12.62	£53,742.74
Alma Road	House	12	9	£55,128.00	6055	11.5512	£52,058.65	12.62	£58,628.45
Clucas Gardens	House	13	1	£59,722.00	6055	12.5138	£56,396.87	12.62	£63,514.15
Stockley Crescent	Bungalow	14		£64,316.00	6055	13.4764	£60,735.09	12.62	£68,399.86
Owen Avenue	House	13		£59,722.00	6055	12.5138	£56,396.87	12.62	£63,514.15
Alma Walk	House	9		£41,346.00	6055	8.6634	£39,043.98	12.62	£43,971.34
Alma Parade	House	3	3	£13,782.00	6055	2.8878	£13,014.66	12.62	£14,657.11
Parker Crescent	House	20		£91,880.00	6055	19.252	£86,764.41	12.62	£97,714.08
Pennington Avenue	House	21	2	£96,474.00	6055	20.2146	£91,102.63	12.62	£102,599.78
Lea Crescent	House	25		£114,850.00	6055	24.065	£108,455.51	12.62	£122,142.60
Tabby Nook	Bungalow	8		£36,752.00	6055	7.7008	£34,705.76	12.62	£39,085.63
Scarisbrick Street	House	7		£32,158.00	6055	6.7382	£30,367.54	12.62	£34,199.93
Heyescroft	House	7		£32,158.00	6055	6.7382	£30,367.54	12.62	£34,199.93
Holly Close (2)	House	5		£22,970.00	6055	4.813	£21,691.10	12.62	£24,428.52
Royal Oak	House	1	1	£4,594.00	6055	0.9626	£4,338.22	12.62	£4,885.70
Mawdsley Terrace	House	6		£27,564.00	6055	5.7756	£26,029.32	12.62	£29,314.22

Total Properties 177.118

2015 Replacement Roofing Houses/Bung Programme Adjusted Cost £898,969.53

Programme Name: 2015 Rewiring Upgrade - Flat

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£835.00
Beechtrees	Flat	54		£45,090.00	6055	51.9804	£42,579.53	12.62	£47,953.07

Total Properties 51.9804

2015 Rewiring Upgrade - Flat Programme Adjusted Cost £47,953.07

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Indicative Capital Investment Plan 2009-2018

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Programme Name: 2015 Rewiring Upgrade - House

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,032.00
Beechtrees	House	109		£112,488.00	6055	104.9234	£106,225.02	12.62	£119,630.62
Birleywood	House	30	30	£30,960.00	6055	28.878	£29,236.24	12.62	£32,925.86
Total Properties		133.801		2015 Rewiring Upgrade - House		Programme Adjusted Cost			£152,556.48

Programme Name: 2015 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,056.97
Random properties - Sheltered	Flat	165		£174,400.05	6055	158.829	£164,690.00	12.62	£185,473.88
Total Properties		158.829		2015 Sheltered Upgrades		Programme Adjusted Cost			£185,473.88

Programme Name: 2015 Structural Work Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,586.00
Random properties - Structural	House	58		£149,988.00	6055	55.8308	£141,637.14	12.62	£159,511.75
Total Properties		55.8308		2015 Structural Work Programme		Programme Adjusted Cost			£159,511.75

2015 Financial Summary

Annual adjusted capital budget:	stock and inflation adjusted programme cost:	Year Balance
£4,409,465.00	£4,409,465.02	-£0.02

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Incorporating 'Decent Homes' standard

Year: 2016

Programme Name: 2016 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,219.00
Random properties - Adaptations	House	229		£279,151.00	6015	218.9927	£261,867.32	14.87	£300,806.99
Total Properties 218.992				2016 Adaptations for disabled persons				Programme Adjusted Cost	£300,806.99

Programme Name: 2016 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2016 Heating	House	200.4914		£555,762.16	6015	191.72992	£521,352.06	14.87	£598,877.11
Total Properties 191.729				2016 Heating (Subject to re-prioritisation)				Programme Adjusted Cost	£598,877.11

Programme Name: 2016 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Belfield	House	25	19	£137,500.00	6015	23.9075	£128,986.67	14.87	£148,166.98
Blakehall (2)	Flat	50	37	£275,000.00	6015	47.815	£257,973.33	14.87	£296,333.97
Blakehall (2)	Bungalow	13	10	£71,500.00	6015	12.4319	£67,073.07	14.87	£77,046.83
Blythewood	Flat	24		£132,000.00	6015	22.9512	£123,827.20	14.87	£142,240.30
Blakehall (2)	House	64	14	£352,000.00	6015	61.2032	£330,205.86	14.87	£379,307.48
Total Properties 168.308				2016 Kitchens				Programme Adjusted Cost	£1,043,095.56

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Incorporating 'Decent Homes' standard

Programme Name: 2016 New Doors and double glaze existing (houses)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,000.00
Helmsdale	House	31	2	£93,000.00	6015	29.6453	£87,241.89	14.87	£100,214.76
Hawksclough	House	28	4	£84,000.00	6015	26.7764	£78,799.13	14.87	£90,516.56
Heathgate	House	2		£6,000.00	6015	1.9126	£5,628.51	14.87	£6,465.47
Total Properties		58.3343							£197,196.78

Programme Name: 2016 Newly Arising Non-Decent Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£500,000.00
Various Decency Issues Identified	House	1		£500,000.00	6015	0.9563	£469,042.42	14.87	£538,789.03
Total Properties		0.9563							£538,789.03

Programme Name: 2016 Replacement Roofing Flats

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,250.00
Cotton Drive	Flat	5		£11,250.00	6015	4.7815	£10,553.45	14.87	£12,122.75
Linaker Drive	Flat	6		£13,500.00	6015	5.7378	£12,664.15	14.87	£14,547.30
Town Green Lane	Flat	9	2	£20,250.00	6015	8.6067	£18,996.22	14.87	£21,820.96
Brookhouse Road	Flat	10		£22,500.00	6015	9.563	£21,106.91	14.87	£24,245.51
Rothwell Drive	Flat	15	2	£33,750.00	6015	14.3445	£31,660.36	14.87	£36,368.26
Whalley Drive	Flat	20		£45,000.00	6015	19.126	£42,213.82	14.87	£48,491.01
Molyneux Road	Flat	4		£9,000.00	6015	3.8252	£8,442.76	14.87	£9,698.20
Total Properties		65.9847							£167,293.99

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Incorporating 'Decent Homes' standard

Programme Name: 2016 Replacement Roofing Houses/Bung

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Carr Moss Lane	House	7	3	£32,158.00	6015	6.6941	£30,166.93	14.87	£34,652.76
Cotton Drive	House	25		£114,850.00	6015	23.9075	£107,739.04	14.87	£123,759.84
Burscough Street	House	1		£4,594.00	6015	0.9563	£4,309.56	14.87	£4,950.39
Molyneux Road	Bungalow	6	4	£27,564.00	6015	5.7378	£25,857.37	14.87	£29,702.36
South Terrace	Bungalow	26	2	£119,444.00	6015	24.8638	£112,048.61	14.87	£128,710.23
Thompson Avenue	House	21		£96,474.00	6015	20.0823	£90,500.80	14.87	£103,958.27
The Grove (1)	Bungalow	12	1	£55,128.00	6015	11.4756	£51,714.74	14.87	£59,404.72
Linaker Drive	Bungalow	10		£45,940.00	6015	9.563	£43,095.62	14.87	£49,503.94
Linaker Drive	House	8		£36,752.00	6015	7.6504	£34,476.49	14.87	£39,603.15
Queen Street	Bungalow	7		£32,158.00	6015	6.6941	£30,166.93	14.87	£34,652.76
Taylor Avenue	House	5	5	£22,970.00	6015	4.7815	£21,547.81	14.87	£24,751.97
Heathley Lane	House	5	4	£22,970.00	6015	4.7815	£21,547.81	14.87	£24,751.97
Whittle Drive	House	4		£18,376.00	6015	3.8252	£17,238.25	14.87	£19,801.57
School Lane (2)	House	4	5	£18,376.00	6015	3.8252	£17,238.25	14.87	£19,801.57
Holly Lane	House	2		£9,188.00	6015	1.9126	£8,619.12	14.87	£9,900.79
Moorgate	Bungalow	27		£124,038.00	6015	25.8201	£116,358.17	14.87	£133,660.63
Gaw Hill Lane	House	1		£4,594.00	6015	0.9563	£4,309.56	14.87	£4,950.39
Engine Lane	House	1	1	£4,594.00	6015	0.9563	£4,309.56	14.87	£4,950.39
Lord Sefton Way	House	1		£4,594.00	6015	0.9563	£4,309.56	14.87	£4,950.39
Rothwell Drive	House	4	4	£18,376.00	6015	3.8252	£17,238.25	14.87	£19,801.57
School Lane (2)	House	1	5	£4,594.00	6015	0.9563	£4,309.56	14.87	£4,950.39
Liverpool Road (2)	House	2	1	£9,188.00	6015	1.9126	£8,619.12	14.87	£9,900.79
Scarth Hill Lane	House	2		£9,188.00	6015	1.9126	£8,619.12	14.87	£9,900.79
Wigan Road (1)	House	3	2	£13,782.00	6015	2.8689	£12,928.69	14.87	£14,851.18
Edgley Drive	House	4		£18,376.00	6015	3.8252	£17,238.25	14.87	£19,801.57
Green Lane	House	4	3	£18,376.00	6015	3.8252	£17,238.25	14.87	£19,801.57
Latham Avenue	House	4		£18,376.00	6015	3.8252	£17,238.25	14.87	£19,801.57
Plex Moss Lane	House	1	1	£4,594.00	6015	0.9563	£4,309.56	14.87	£4,950.39

Total Properties 189.347

2016 Replacement Roofing Houses/Bung Programme Adjusted Cost **£980,177.93**

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Incorporating 'Decent Homes' standard

Programme Name: 2016 Rewiring Full - Flat

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,497.00
Blakehall (2)	Flat	50	21	£124,850.00	6015	47.815	£117,119.89	14.87	£134,535.62
Blythewood	Flat	24		£59,928.00	6015	22.9512	£56,217.55	14.87	£64,577.10
Total Properties 70.7662				2016 Rewiring Full - Flat			Programme Adjusted Cost		£199,112.72

Programme Name: 2016 Rewiring Upgrade - Bungalow

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,581.00
Blakehall (2)	Bungalow	13	13	£20,553.00	6015	12.4319	£19,280.46	14.87	£22,147.46
Total Properties 12.4319				2016 Rewiring Upgrade - Bungalow			Programme Adjusted Cost		£22,147.46

Programme Name: 2016 Rewiring Upgrade - House

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,032.00
Blakehall (2)	House	64	15	£66,048.00	6015	61.2032	£61,958.63	14.87	£71,171.88
Total Properties 61.2032				2016 Rewiring Upgrade - House			Programme Adjusted Cost		£71,171.88

Programme Name: 2016 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,056.97
Random properties - Sheltered	Flat	165		£174,400.05	6015	157.7895	£163,602.04	14.87	£187,929.67

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Incorporating 'Decent Homes' standard

Total Properties 157.789 **2016 Sheltered Upgrades** Programme Adjusted Cost £187,929.67

Programme Name: 2016 Structural Work Programme

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,586.00
Random properties - Structural	House	58		£149,988.00	6015	55.4654	£140,701.47	14.87	£161,623.78

Total Properties 55.4654 **2016 Structural Work Programme** Programme Adjusted Cost £161,623.78

2016 Financial Summary

Annual adjusted capital budget:
£4,468,223.00

stock and inflation adjusted programme cost:
£4,468,222.89

Year Balance
£0.11

**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our repainting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*

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Incorporating 'Decent Homes' standard

Year: 2017

Programme Name: 2017 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,219.00
Random properties - Adaptations	House	229		£279,151.00	5975	217.5271	£260,125.89	17.17	£304,789.51
Total Properties 217.527				2017 Adaptations for disabled persons				Programme Adjusted Cost	£304,789.51

Programme Name: 2017 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2017 Heating	House	217.6359		£603,286.71	5975	206.73234	£562,170.64	17.17	£658,695.34
Total Properties 206.732				2017 Heating (Subject to re-prioritisation)				Programme Adjusted Cost	£658,695.34

Programme Name: 2017 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Elmridge	House	80	7	£440,000.00	5975	75.992	£410,012.48	17.17	£480,411.62
Elmridge	Flat	5		£27,500.00	5975	4.7495	£25,625.78	17.17	£30,025.73
Egerton	Flat	1		£5,500.00	5975	0.9499	£5,125.16	17.17	£6,005.15
Egerton	House	106	94	£583,000.00	5975	100.6894	£543,266.53	17.17	£636,545.40
Total Properties 182.380				2017 Kitchens				Programme Adjusted Cost	£1,152,987.89

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Incorporating 'Decent Homes' standard

Programme Name: 2017 New Doors and double glaze existing (flats)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,000.00
Acregate	Flat	36	12	£72,000.00	5975	34.1964	£67,092.95	17.17	£78,612.81
Firbeck	Flat	64	28	£128,000.00	5975	60.7936	£119,276.36	17.17	£139,756.11
Findon	Flat	16	16	£32,000.00	5975	15.1984	£29,819.09	17.17	£34,939.03
Ferndale	Flat	8	8	£16,000.00	5975	7.5992	£14,909.54	17.17	£17,469.51
Abbeywood	Flat	8	8	£16,000.00	5975	7.5992	£14,909.54	17.17	£17,469.51
Abbeystead	Flat	4	4	£8,000.00	5975	3.7996	£7,454.77	17.17	£8,734.76
Alderley	Flat	50	16	£100,000.00	5975	47.495	£93,184.65	17.17	£109,184.46

Total Properties 176.681

2017 New Doors and double glaze existing (flats)

Programme Adjusted Cost

£406,166.19

Programme Name: 2017 New Doors and double glaze existing (houses)

Base Unit Cost including fees

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,000.00
Firbeck	House	40		£120,000.00	5975	37.996	£111,821.58	17.17	£131,021.35
Heversham	House	21		£63,000.00	5975	19.9479	£58,706.33	17.17	£68,786.21
Hartland	House	6		£18,000.00	5975	5.6994	£16,773.24	17.17	£19,653.20
Abbeywood	House	15	14	£45,000.00	5975	14.2485	£41,933.09	17.17	£49,133.01
Acregate	House	11		£33,000.00	5975	10.4489	£30,750.94	17.17	£36,030.87
Abbeystead	House	8		£24,000.00	5975	7.5992	£22,364.32	17.17	£26,204.27
Alderley	House	32	5	£96,000.00	5975	30.3968	£89,457.27	17.17	£104,817.08
Acregate	Bungalow	2	2	£6,000.00	5975	1.8998	£5,591.08	17.17	£6,551.07
Abbeywood	Bungalow	2	2	£6,000.00	5975	1.8998	£5,591.08	17.17	£6,551.07
Abbeystead	Bungalow	1	1	£3,000.00	5975	0.9499	£2,795.54	17.17	£3,275.53
Ferndale	House	10		£30,000.00	5975	9.499	£27,955.40	17.17	£32,755.34

Total Properties 140.585

2017 New Doors and double glaze existing (houses)

Programme Adjusted Cost

£484,779.00

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Programme Name: 2017 Newly Arising Non-Decent Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Base Unit Cost including fees									
£500,000.00									
Various Decency Issues Identified	House	1		£500,000.00	5975	0.9499	£465,923.27	17.17	£545,922.29
Total Properties		0.9499	2017 Newly Arising Non-Decent Programme		Programme Adjusted Cost		£545,922.29		

Programme Name: 2017 Renew front doors only

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Base Unit Cost including fees									
£610.40									
Feltons	House	9		£5,493.60	5975	8.5491	£5,119.19	17.17	£5,998.16
Fairburn	House	12		£7,324.80	5975	11.3988	£6,825.59	17.17	£7,997.54
Ivybridge	House	24	2	£14,649.60	5975	22.7976	£13,651.18	17.17	£15,995.09
Ivydale	House	26		£15,870.40	5975	24.6974	£14,788.78	17.17	£17,328.01
Fawcett	House	37	2	£22,584.80	5975	35.1463	£21,045.57	17.17	£24,659.09
Total Properties		102.589	2017 Renew front doors only		Programme Adjusted Cost		£71,977.89		

Programme Name: 2017 Replacement Roofing Flats

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Base Unit Cost including fees									
£2,250.00									
Gorse Close	Flat	11		£24,750.00	5975	10.4489	£23,063.20	17.17	£27,023.15
Total Properties		10.4489	2017 Replacement Roofing Flats		Programme Adjusted Cost		£27,023.15		

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Programme Name: 2017 Replacement Roofing Houses/Bung

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,594.00
Woodrow Drive	Bungalow	7		£32,158.00	5975	6.6493	£29,966.32	17.17	£35,111.54
Malt Kiln Lane	House	1	1	£4,594.00	5975	0.9499	£4,280.90	17.17	£5,015.93
Cropper Gardens	House	13		£59,722.00	5975	12.3487	£55,651.74	17.17	£65,207.14
The Green	House	4		£18,376.00	5975	3.7996	£17,123.61	17.17	£20,063.74
Stoneygate Lane	House	4	4	£18,376.00	5975	3.7996	£17,123.61	17.17	£20,063.74
Mossfields	House	4		£18,376.00	5975	3.7996	£17,123.61	17.17	£20,063.74
Holmeswood Road	House	3		£13,782.00	5975	2.8497	£12,842.71	17.17	£15,047.80
Tootle Lane	House	5	4	£22,970.00	5975	4.7495	£21,404.51	17.17	£25,079.67
Cousins Lane	House	2		£9,188.00	5975	1.8998	£8,561.81	17.17	£10,031.87
The Grove (2)	Bungalow	8	1	£36,752.00	5975	7.5992	£34,247.22	17.17	£40,127.47
Graham Avenue	House	13		£59,722.00	5975	12.3487	£55,651.74	17.17	£65,207.14
Cropper Gardens	Bungalow	19		£87,286.00	5975	18.0481	£81,337.16	17.17	£95,302.75
Newarth Lane	House	2		£9,188.00	5975	1.8998	£8,561.81	17.17	£10,031.87

Total Properties 80.7415

2017 Replacement Roofing Houses/Bung Programme Adjusted Cost £426,354.39

Programme Name: 2017 Rewiring Upgrade - Flat

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£835.00
Elmridge	Flat	5		£4,175.00	5975	4.7495	£3,890.46	17.17	£4,558.45

Total Properties 4.7495

2017 Rewiring Upgrade - Flat Programme Adjusted Cost £4,558.45

Programme Name: 2017 Rewiring Upgrade - House

Road:	Property type	Total Properties	*Projected failure occurrences upto 2018 rectified by programme type	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,032.00

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Elmridge	House	80	7	£82,560.00	5975	75.992	£76,933.25	17.17	£90,142.69
Total Properties 75.992				2017 Rewiring Upgrade - House			Programme Adjusted Cost		£90,142.69

Programme Name: 2017 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Sheltered	Flat	165		£174,400.05	5975	156.7335	£162,514.08	17.17	£190,417.75
Total Properties 156.733				2017 Sheltered Upgrades			Programme Adjusted Cost		£190,417.75

Programme Name: 2017 Structural Work Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Structural	House	58		£149,988.00	5975	55.0942	£139,765.80	17.17	£163,763.59
Total Properties 55.0942				2017 Structural Work Programme			Programme Adjusted Cost		£163,763.59

2017 Financial Summary

Annual adjusted capital budget:	stock and inflation adjusted programme cost:	Year Balance
£4,527,578.00	£4,527,578.12	-£0.12

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Incorporating 'Decent Homes' standard

Year: 2018

Programme Name: 2018 Adaptations for disabled persons

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£1,219.00
Random properties - Adaptations	House	229		£279,151.00	5955	216.7943	£259,255.18	19.51	£309,835.86
Total Properties 216.794				2018 Adaptations for disabled persons				Programme Adjusted Cost	£309,835.86

Programme Name: 2018 Heating (Subject to re-prioritisation)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,772.00
Random properties - 2018 Heating	House	189.4623		£525,189.50	5955	179.36395	£487,757.87	19.51	£582,919.43
Total Properties 179.363				2018 Heating (Subject to re-prioritisation)				Programme Adjusted Cost	£582,919.43

Programme Name: 2018 Kitchens

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£5,500.00
Ennerdale	House	104	103	£572,000.00	5955	98.4568	£531,232.06	19.51	£634,875.44
Enstone	House	75	60	£412,500.00	5955	71.0025	£383,100.05	19.51	£457,842.87
Elmstead	House	56	1	£308,000.00	5955	53.0152	£286,048.03	19.51	£341,856.01
Elswick	House	37	3	£203,500.00	5955	35.0279	£188,996.02	19.51	£225,869.15
Elmstead	Flat	7		£38,500.00	5955	6.6269	£35,756.00	19.51	£42,732.00
Elswick	Flat	4		£22,000.00	5955	3.7868	£20,432.00	19.51	£24,418.29
Enstone	Flat	1		£5,500.00	5955	0.9467	£5,108.00	19.51	£6,104.57
Total Properties 268.862				2018 Kitchens				Programme Adjusted Cost	£1,733,698.32

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Programme Name: 2018 New Doors and double glaze existing (flats)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£2,000.00
Banksbarn	Flat	16	10	£32,000.00	5955	15.1472	£29,719.28	19.51	£35,517.51
Total Properties		15.1472							2018 New Doors and double glaze existing (flats) Programme Adjusted Cost
									£35,517.51

Programme Name: 2018 New Doors and double glaze existing (houses)

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£3,000.00
Banksbarn	Bungalow	6	1	£18,000.00	5955	5.6802	£16,717.09	19.51	£19,978.60
Banksbarn	House	115	112	£345,000.00	5955	108.8705	£320,410.95	19.51	£382,923.12
Total Properties		114.550							2018 New Doors and double glaze existing (houses) Programme Adjusted Cost
									£402,901.72

Programme Name: 2018 Newly Arising Non-Decent Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£500,000.00
Various Decency Issues Identified	House	1		£500,000.00	5955	0.9467	£464,363.69	19.51	£554,961.05
Total Properties		0.9467							2018 Newly Arising Non-Decent Programme Programme Adjusted Cost
									£554,961.05

Programme Name: 2018 Replacement Roofing Houses/Bung

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
									£4,594.00
Crawford Village	House	3		£13,782.00	5955	2.8401	£12,799.72	19.51	£15,296.95

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The Marshes Lane	House	3		£13,782.00	5955	2.8401	£12,799.72	19.51	£15,296.95
Smithy Lane (2)	House	1	1	£4,594.00	5955	0.9467	£4,266.57	19.51	£5,098.98
Sutton Avenue	House	1		£4,594.00	5955	0.9467	£4,266.57	19.51	£5,098.98
Moorfield Lane	House	2		£9,188.00	5955	1.8934	£8,533.15	19.51	£10,197.96
Mill Lane (2)	House	3	3	£13,782.00	5955	2.8401	£12,799.72	19.51	£15,296.95
Kearsley Avenue	House	3	3	£13,782.00	5955	2.8401	£12,799.72	19.51	£15,296.95
Sandbrook Road	Bungalow	7		£32,158.00	5955	6.6269	£29,866.02	19.51	£35,692.87
Greenhaven	Bungalow	10	1	£45,940.00	5955	9.467	£42,665.74	19.51	£50,989.82
Dayfield Road	House	10		£45,940.00	5955	9.467	£42,665.74	19.51	£50,989.82
Hillock Lane	Bungalow	12	1	£55,128.00	5955	11.3604	£51,198.88	19.51	£61,187.79
Parsonage Road	House	19		£87,286.00	5955	17.9873	£81,064.90	19.51	£96,880.66
Delamere Way	House	21		£96,474.00	5955	19.8807	£89,598.05	19.51	£107,078.62
Wyke Cop Road	House	2		£9,188.00	5955	1.8934	£8,533.15	19.51	£10,197.96

Total Properties 91.8299 **2018 Replacement Roofing Houses/Bung** Programme Adjusted Cost £494,601.27

Programme Name: 2018 Rewiring Upgrade - Flat

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Elmstead	Flat	7		£5,845.00	5955	6.6269	£5,428.41	19.51	£6,487.49

Total Properties 6.6269 **2018 Rewiring Upgrade - Flat** Programme Adjusted Cost £6,487.49

Programme Name: 2018 Rewiring Upgrade - House

Base Unit Cost including fees

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Elmstead	House	56	1	£57,792.00	5955	53.0152	£53,673.01	19.51	£64,144.62
Elswick	House	37	9	£38,184.00	5955	35.0279	£35,462.53	19.51	£42,381.27

Total Properties 88.0431 **2018 Rewiring Upgrade - House** Programme Adjusted Cost £106,525.88

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Programme Name: 2018 Sheltered Upgrades

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Sheltered	Flat	165		£174,400.05	5955	156.2055	£161,970.10	19.51	£193,570.47
Total Properties 156.205				2018 Sheltered Upgrades				Programme Adjusted Cost	£193,570.47

Programme Name: 2018 Structural Work Programme

Road:	Property type	Total Properties	<i>*Projected failure occurrences upto 2018 rectified by programme type</i>	Base cost	Estimated Stock	Estimated stock in stock in road	stock adjusted cost:	Percentage increase from base	Adjusted cost
Random properties - Structural	House	58		£149,988.00	5955	54.9086	£139,297.96	19.51	£166,475.00
Total Properties 54.9086				2018 Structural Work Programme				Programme Adjusted Cost	£166,475.00

2018 Financial Summary

Annual adjusted capital budget: £4,587,494.00	stock and inflation adjusted programme cost: £4,587,494.01	Year Balance -£0.01
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**All properties will be brought up to the Decent Home Standard by 31 December 2010. You will note however, that the investment plan identifies a limited number of properties being made decent after 2010. These properties will not have failed the DHS before 2010 as they will be prevented from falling into disrepair in previous years by timely cyclical maintenance work (cyclical maintenance programmes of work will be carried out in parallel to the Capital Programme detailed in the investment plan). For example, a property may fail the DHS in 2005 due to severely rotten windows. This defect will be prevented from becoming major disrepair by our pre-painting repair and painting programme in 2006. We however included this potential failure in our proposed plans after 2010. This is for planning purposes only, as although the properties components will not be in disrepair following good cyclical maintenance practice, elements will still be old and will therefore require replacement.*



Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor D. Westley

Contact for further information: Marc Taylor (Ext. 5092)
(E-mail: marc.taylor@westlancsdc.gov.uk)

SUBJECT: REVENUE BUDGET

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To provide details of the revenue budget position for the next financial year.

2.0 RECOMMENDATIONS

2.1 That consideration be given to how a balanced revenue budget can be achieved and that any comments agreed by the Committee be submitted to the Portfolio Holder for Finance in advance of the Council meeting to be held on 25th February 2009.

3.0 BACKGROUND

3.1 The report attached as Appendix A was considered by Cabinet on 20 January 2009. It projects that there will be a significant budget gap of £0.862m before considering any budget issues and in particular reductions in external income as a result of unavoidable market factors. Consequently, there is a need to take steps to ensure a balanced budget and the report sets out a range of approaches that could be used to achieve this aim.

4.0 PROPOSALS

- 4.1 Members are asked to debate and consider how a balanced revenue budget position can be achieved in the context of a poor grant settlement combined with spending pressures and the impact of the global economic crisis.
- 4.2 Appendix B contains the detailed estimates for the General Revenue Account that in total come back to the budget gap of £0.862m reported to Cabinet. These estimates allow for the base budget increase, an increase in the employer's superannuation rate and the impact of job evaluation, but do not include budget issues and savings.
- 4.3 However in setting next year's budget there will be a need to reduce external income levels as a result of unavoidable market factors. Based on the latest available information it is expected that there will be a reduction of £0.641m across a range of areas including Land Charges, Planning, Community Related Assets rents, and Investment Income.
- 4.4 In addition there will also be a further £0.290m of unavoidable growth issues mainly in relation to Housing Benefit Expenditure (which is not within the direct control of the Council), and increased gas and electric prices.
- 4.5 When these additional factors are included it produces a budget gap of £1.793m before any savings are taken into account. To reach a balanced budget position will then require consideration of a package of savings measures including increasing fees and charges, the use of reserves and balances, corporate savings initiatives, saving plans within divisions, and an increase in the level of the Council tax. Each of these options will have its advantages and disadvantages and Members will need to weigh the implications of different approaches carefully.
- 4.6 Attached at Appendix C are a number of potential savings options that are currently being considered by the Finance Portfolio Holder. These options mainly represent efficiency savings and so would have a limited impact on service levels. **Consequently, this set of options may prove to be widely acceptable although they would not be sufficient by themselves to produce a balanced budget.**
- 4.7 The Group leaders and their financial spokespersons are currently examining in detail various options to produce a balanced budget. The Council meeting will provide an opportunity for each Political Group to put forward proposals that combine both expenditure and the means of funding it and to set the Council Tax
- 4.8 Any comments on the revenue budget position agreed by the Committee will be forwarded on to the Portfolio Holder for Finance in advance of the Council meeting on 25th February 2009 so that he can take account of them in submitting proposals to Council on that date.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

A – Revenue Estimates 2009-10 Report to Cabinet 20th January 2009

B – General Revenue Account Draft Estimates 2009-10

C – Potential Budget Savings



APPENDIX A

CABINET: 20th January 2009

**EXECUTIVE OVERVIEW AND
SCRUTINY: 5th February 2009**

Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor D. Westley

**Contact for further information: Marc Taylor (Ext. 5092)
(E-mail: marc.taylor@westlancsdc.gov.uk)**

SUBJECT: REVENUE ESTIMATES 2009-10

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To provide a summary on the current 2009-10 Budget position.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the financial position for 2009-10 be noted, and consideration given to how a balanced budget can be achieved.

2.2 That the Portfolio Holder for Finance be given delegated authority to submit firm proposals to Council on 25th February 2009 to enable the budget to be set.

2.3 That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 5th February 2009.

3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

3.1 That the budget position be considered and that any comments agreed by the Committee be submitted to the Portfolio Holder for Finance in advance of the Council meeting to be held on 25th February 2009.

4.0 BACKGROUND

- 4.1 The Council is required to set a budget for the 2009-10 financial year in accordance with section 32 of the Local Government Finance Act 1992. The Council meeting on the 25th February will provide all Members with the opportunity to debate and agree this budget.

5.0 DRAFT ESTIMATES

- 5.1 Draft estimates for 2009-10 have been prepared that include increases in the base budget to roll forward existing service levels into the next financial year to achieve a stand still service quality position. This base budget uplift reflects standard items such as the pay award and contract inflation that are required each year and that cannot be avoided. It is estimated that the base budget uplift required for 2009-10 will be £577,000.
- 5.2 The draft estimates also allow for an increase in the employer contribution rate from 18% to 19% to improve the Pension Fund's financial position in line with actuarial advice. The cost of this increase will be £125,000 and is part of a medium term plan to ensure the ongoing health of the Pension Fund.
- 5.3 The estimates also include an increase of £207,000 to meet the costs of job evaluation as set out in the harmonisation agreement reported to Council in July 2008.
- 5.4 I have reviewed these estimates to ensure that they are robust for the purposes of the budget calculation in accordance with the requirements of the Local Government Act 2003.

6.0 LOCAL GOVERNMENT FINANCE SETTLEMENT

- 6.1 On the 26th November the Government announced the provisional finance settlement for local government for 2009-10. The results of this settlement were essentially as forecast with the Council receiving a £47,000 or 0.5% increase in its main grants (RSG and business rates). This increase is significantly below the current rate of inflation. As has been the case in recent years this once again represents a floor level or minimum possible increase for a District Council.
- 6.2 Details on the settlements for other local authorities are shown overleaf. There are 4 districts in Lancashire (including West Lancs) that will receive a floor level increase in grant of 0.5%. This is significantly below the shire district average of 1.38% and the average for the whole of England of 2.84%. It is also well below the grant increase for the County of 5.69%.

AUTHORITY	Increase	AUTHORITY	Increase
England (average)	2.84%	OTHER LANCASHIRE	
Shire districts (average)	1.38%	Blackburn with Darwen	5.96%
		Blackpool	4.70%
LANCASHIRE DISTRICTS		Lancashire County	5.69%
Burnley	0.50%	Lancashire Police	2.69%
Chorley	1.67%	Lancashire Fire	0.50%
Fylde	2.12%		
Hyndburn	1.55%	NEIGHBOURING METS	
Lancaster	3.03%	Knowsley	1.75%
Pendle	1.38%	Liverpool	1.75%
Preston	0.50%	Sefton	2.72%
Ribble Valley	3.56%	St Helens	3.49%
Rossendale	0.50%	Wirral	3.67%
South Ribble	1.07%	Wigan	3.72%
West Lancashire	0.50%		
Wyre	3.22%		

- 6.3 In 2008-09 the average council tax increase across England was 3.9%. The Government have made it clear that once again they wish to see average increases substantially below 5% for next year, and that they will use their capping powers to prevent any increases that they consider to be excessive.
- 6.4 The settlement included news of a new and additional grant for climate change (planning policy statement) although details on this are not yet clear. Funding of £22,500 per annum will be provided for this item for the next 3 years through the Area Based Grant mechanism. This funding is not ring fenced and consequently Members will need to determine how this money should be utilised. Details on this funding stream will be provided in due course once this information has been received from the Government.
- 6.5 Local authorities had until 7th January to respond to the Government on the contents of the settlement. However unless there is a mathematical error in the formula used to calculate the settlement it is very unlikely that any changes will be made to the grant allocations. It is expected that the final settlement will be announced in mid to late January.

7.0 CURRENT BUDGET POSITION

- 7.1 Table 1 provides a summary of the budget position based on information that is currently available. This shows that there is an initial budget gap of £0.862m when comparing increases in the draft estimates to the increase in government grant. This budget gap is before any budget issues or savings are taken into account.

<u>Table 1</u>	Reference	£000
Base budget uplift	Para 5.1	577
Increase in pension costs	Para 5.2	125
Job Evaluation	Para 5.3	207
Increase in government grant	Para 6.1	-47
Initial budget gap before budget issues and savings		862

- 7.2 Divisional Managers have also identified a range of budget issues and potential savings in addition to the figures set out above. The budget issues mainly relate to anticipated reductions in external income as a result of unavoidable market factors such as reductions in interest rates and the slowdown in the housing market. There are also expected increases as a result of rising energy costs.
- 7.3 Members will need to carefully consider what proposals to include in the final budget to meet corporate and service objectives but also to ensure a balanced overall financial position. The scale of the budget gap is dependent upon a range of factors that include:
- The acceptance of budget issues identified by Divisional Managers
 - Changes to fees and charges and the use of balances and reserves
 - Weighing the implications of the potential savings options identified by Divisional Managers
 - The draft estimates as presented in this report do not currently contain any provision for increases in the council tax. However each 1% increase in the council tax level will produce around £68,000 of additional income.
- 7.4 Past experience demonstrates that there will normally be a significant gap at this stage of the budget process. However the Council is facing a more difficult budget round than it has done for many years as a result of a poor settlement, the recession in the economy and a number of spending pressures.
- 7.5 The Council has a healthy level of reserves and balances and consequently does not need to “slam its foot on the brake” to address this budget gap as some other authorities with a more difficult financial position will need to do. Instead Members are asked to consider the use of reserves and balances to smooth the transition to a lower resource base through a properly thought out and well managed process.
- 7.6 However reserves and balances can only provide a temporary funding source and consequently there will be a need to deliver significant savings initiatives in the near future as a matter of priority.

7.7 The Group leaders and their financial spokespersons are currently examining in detail various budget options. A more detailed set of budget papers will be reported to the Executive Overview and Scrutiny Committee to enable a more in depth consideration of the budget position. The Council meeting will then provide an opportunity for each Political Group to put forward proposals that combine both expenditure and the means of funding it and to set the Council Tax.

8.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY

8.1 There are no direct sustainability implications arising from this report.

9.0 RISK ASSESSMENT

9.1 The formal consideration and reporting of the budget estimates is part of the overall budgetary management and control framework that is designed to minimise the financial risks facing the Council.

10.0 CONCLUSIONS

10.1 This report identifies that there is currently a significant budget gap on the General Revenue Account. Members will examine these estimates in more detail before the Council meeting to set the budget on the 25th February 2009.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

None

APPENDIX B

GENERAL REVENUE ACCOUNT

***DRAFT ESTIMATES
2009/2010***

WEST LANCASHIRE DISTRICT COUNCIL DRAFT GENERAL REVENUE ACCOUNT ESTIMATES

NET EXPENDITURE BUDGETS	2008/2009 BUDGET £	2009/2010 BUDGET £
DIVISION		
Assistant Chief Executive	168,690	223,000
Community Services	5,024,310	5,239,760
Financial Services	4,254,610	4,371,530
Housing and Property Maintenance	860,280	895,570
Human Resources	550	-250
Legal & Member Services	1,297,260	1,347,490
Planning & Development	1,825,990	1,936,120
Regeneration and Estates	-243,820	-397,200
Street Scene	5,863,570	6,025,520
GENERAL AND UNALLOCATED ITEMS	-409,060	-456,680
Total Service Budget	18,642,380	19,184,860
NON SERVICE ITEMS		
Treasury Management	-1,363,070	-1,263,070
Provision for Repayment of External Loans	-50,000	-
Capital Charges	-1,317,110	-1,136,590
HRA Item 8	678,000	678,000
Less Transfer from Balances / Reserves	-332,700	-296,700
Total Non Service Items	-2,384,880	-2,018,360
Net Expenditure Requirement	16,257,500	17,166,500
Council Tax and Formula Grants	-16,257,500	-16,304,779
Budget Gap	-	861,720

NOTES

The Human Resources division has a small net budget requirement because it is a support service and consequently recharges most of its costs to other service areas.

The Regeneration and Estates division has a negative budget as it contains the Community Related Assets portfolio, which makes a substantial contribution to the overall running costs of the authority.

ASSISTANT CHIEF EXECUTIVE

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Public Relations	133,280	34,630	0	167,910	-167,620	290
Asst. Chief Executive & Policy	276,860	50,870	-32,000	295,730	-295,700	30
CM - Best Value	0	200	0	200	0	200
CM - Special Projects	0	16,020	0	16,020	0	16,020
Key Performance Indicators	0	11,000	0	11,000	0	11,000
Community Strategy	0	5,000	0	5,000	-5,000	0
Section 137 - LG Act 1972	0	154,830	0	154,830	0	154,830
Subscriptions & Grants	0	22,120	0	22,120	0	22,120
Information Technology	551,260	672,610	-102,530	1,121,340	-1,110,810	10,530
Customer Services	592,870	24,040	0	616,910	-608,930	7,980
Divisional Total	1,554,270	991,320	-134,530	2,411,060	-2,188,060	223,000

BUDGET 2008/2009

Public Relations	128,450	34,670	0	163,120	-169,460	-6,340
Asst. Chief Executive & Policy	274,950	59,850	-41,040	293,760	-307,570	-13,810
CM - Best Value	0	250	0	250	0	250
CM - Special Projects	0	16,020	0	16,020	0	16,020
Key Performance Indicators	0	11,000	0	11,000	0	11,000
Community Strategy	0	5,000	0	5,000	-5,000	0
Section 137 - LG Act 1972	0	148,170	0	148,170	0	148,170
Subscriptions & Grants	0	22,120	0	22,120	0	22,120
Information Technology	533,920	672,340	0	1,206,260	-1,206,920	-660
Customer Services	547,290	24,250	-6,590	564,950	-573,010	-8,060
Divisional Total	1,484,610	993,670	-47,630	2,430,650	-2,261,960	168,690

COMMUNITY SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
ENVIRONMENTAL HEALTH						
Health Management	212,680	64,900	-650	276,930	264,630	541,560
Food Safety	148,760	25,390	-3,700	170,450	1,470	171,920
Health Promotion	44,980	6,900	-2,000	49,880	970	50,850
Health & Safety	109,440	8,970	-640	117,770	1,950	119,720
Pollution Control	218,580	38,200	-28,180	228,600	2,410	231,010
Animal Welfare	8,900	2,530	-3,600	7,830	0	7,830
Licensing	144,440	27,200	-187,190	-15,550	36,790	21,240
Dog Control	70,710	68,580	-750	138,540	970	139,510
Pest Control	91,980	47,230	-65,250	73,960	970	74,930
Public Health	121,080	26,500	-250	147,330	980	148,310
Sub total	1,171,550	316,400	-292,210	1,195,740	311,140	1,506,880
COMMUNITY SAFETY						
Community Support Officers	0	88,000	0	88,000	0	88,000
Community Safety	74,320	3,800	-6,500	71,620	10,990	82,610
Ormskirk CCTV Running Costs	0	141,750	-70,150	71,600	175,810	247,410
Crime & Disorder General	89,520	29,400	-31,980	86,940	-79,940	7,000
Building Safer Communities	32,670	920	-33,590	0	0	0
Safer Stronger Communities	134,100	121,800	-258,000	-2,100	2,100	0
Sub total	330,610	385,670	-400,220	316,060	108,960	425,020

NOTE

The Building Safer Communities and Safer Stronger Communities service headings are externally grant funded and the expenditure in these areas varies directly in relation to the grants received.

COMMUNITY SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2008/2009						
ENVIRONMENTAL HEALTH						
Health Management	217,700	65,000	-650	282,050	234,190	516,240
Food Safety	143,960	25,400	-3,700	165,660	1,460	167,120
Health Promotion	43,300	6,890	-2,000	48,190	970	49,160
Health & Safety	105,270	9,000	-640	113,630	1,930	115,560
Pollution Control	209,020	38,210	-28,180	219,050	2,390	221,440
Animal Welfare	8,580	2,530	-3,600	7,510	0	7,510
Licensing	136,330	27,220	-187,190	-23,640	35,400	11,760
Dog Control	58,770	65,250	-750	123,270	970	124,240
Pest Control	73,840	44,500	-65,250	53,090	970	54,060
Public Health	118,530	20,030	-250	138,310	970	139,280
Sub total	1,115,300	304,030	-292,210	1,127,120	279,250	1,406,370
COMMUNITY SAFETY						
Community Support Officers	0	87,830	0	87,830	0	87,830
Community Safety	70,330	2,520	-6,500	66,350	9,640	75,990
Ormskirk CCTV Running Costs	0	141,890	0	141,890	159,630	301,520
Crime & Disorder General	84,800	29,410	-29,220	84,990	-77,990	7,000
Building Safer Communities	29,230	93,440	-122,670	0	0	0
Safer Stronger Communities	79,150	333,850	-413,000	0	0	0
Sub total	263,510	688,940	-571,390	381,060	91,280	472,340

COMMUNITY SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
LEISURE AND CULTURAL SERVICES						
Employee Account	248,630	34,810	0	283,440	-283,440	0
Chapel Gallery	81,140	43,690	-59,880	64,950	85,540	150,490
Cultural Services	30,530	21,430	-9,960	42,000	133,140	175,140
Golf Centre	0	3,070	-29,330	-26,260	50,530	24,270
Park Pool	0	389,400	0	389,400	80,580	469,980
Nye Bevan Pool	0	288,820	0	288,820	94,700	383,520
Burscough Sports Centre	0	103,770	0	103,770	68,360	172,130
Skelmersdale Sports Centre	0	105,950	0	105,950	93,750	199,700
North Meols Comm. Leis Centre	0	142,260	0	142,260	40,880	183,140
Leisure Trust Support	0	16,000	0	16,000	0	16,000
Civic Hall	49,770	22,130	-43,860	28,040	73,770	101,810
Community Letting Facilities	77,060	18,950	-18,580	77,430	99,520	176,950
Children's Play	0	48,750	0	48,750	0	48,750
Skelmersdale Comm. Centres	7,790	52,230	-52,360	7,660	212,760	220,420
Sports Development Prog.	119,110	25,580	-36,130	108,560	70,160	178,720
Playgrounds Client A/c	0	91,440	-12,630	78,810	111,200	190,010
Countryside Sites Client A/c	0	79,560	0	79,560	38,110	117,670
Countryside Recreation	165,180	78,530	-22,750	220,960	5,940	226,900
Sports Fields Client A/c	8,400	138,960	-26,430	120,930	107,940	228,870
Parks	26,010	17,180	0	43,190	200	43,390
Sub total	813,620	1,722,510	-311,910	2,224,220	1,083,640	3,307,860
Divisional Total	2,315,780	2,424,580	-1,004,340	3,736,020	1,503,740	5,239,760

COMMUNITY SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2008/2009						
LEISURE AND CULTURAL SERVICES						
Employee Account	237,420	34,790	0	272,210	-271,320	890
Chapel Gallery	73,540	43,710	-53,000	64,250	71,670	135,920
Cultural Services	29,510	21,410	-9,960	40,960	123,740	164,700
Golf Centre	0	3,580	-29,330	-25,750	49,350	23,600
Park Pool	0	359,400	0	359,400	79,620	439,020
Nye Bevan Pool	0	262,670	0	262,670	93,820	356,490
Burscough Sports Centre	0	104,060	0	104,060	67,750	171,810
Skelmersdale Sports Centre	0	98,980	0	98,980	93,110	192,090
North Meols Comm. Leis Centre	0	135,240	0	135,240	40,390	175,630
Leisure Trust Support	0	16,000	0	16,000	0	16,000
Civic Hall	44,500	23,420	-43,860	24,060	67,890	91,950
Community Letting Facilities	65,230	23,070	-18,580	69,720	92,150	161,870
Children's Play	0	48,750	0	48,750	0	48,750
Skelmersdale Comm. Centres	8,600	53,080	-21,610	40,070	186,100	226,170
Sports Development Prog.	102,370	25,620	-25,430	102,560	66,760	169,320
Playgrounds Client A/c	0	91,570	0	91,570	101,310	192,880
Countryside Sites Client A/c	0	77,840	0	77,840	34,720	112,560
Countryside Recreation	169,070	78,220	-24,870	222,420	-19,250	203,170
Sports Fields Client A/c	9,140	138,160	-14,740	132,560	88,630	221,190
Parks	24,450	16,950	0	41,400	190	41,590
Sub total	763,830	1,656,520	-241,380	2,178,970	966,630	3,145,600
Divisional Total	2,142,640	2,649,490	-1,104,980	3,687,150	1,337,160	5,024,310

FINANCIAL SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Financial Services	694,030	48,310	0	742,340	-742,340	0
Corporate and Democratic Core	0	194,040	0	194,040	1,076,770	1,270,810
Unallocated Central Overheads	424,950	5,270	0	430,220	-81,370	348,850
Parish Councils	0	101,110	0	101,110	8,020	109,130
Council Tax and Cashiers	518,810	234,200	-220,000	533,010	163,520	696,530
Revenues, Benefits & Payments	1,702,850	183,110	-193,960	1,692,000	-1,604,300	87,700
Housing Loans	0	6,240	-3,510	2,730	-3,290	-560
Housing / Council Tax Benefits	0	28,465,040	-29,448,390	-983,350	1,712,250	728,900
Travel Concessions & TV Licences	7,520	1,358,340	-282,320	1,083,540	46,630	1,130,170
Divisional Total	3,348,160	30,595,660	-30,148,180	3,795,640	575,890	4,371,530

BUDGET 2008/2009

Financial Services	671,920	53,510	0	725,430	-722,900	2,530
Corporate and Democratic Core	0	193,900	0	193,900	1,076,860	1,270,760
Unallocated Central Overheads	397,190	5,270	0	402,460	-77,590	324,870
Parish Councils	0	96,800	0	96,800	9,080	105,880
Council Tax and Cashiers	548,590	193,420	-220,000	522,010	138,760	660,770
Revenues, Benefits & Payments	1,647,920	176,890	-139,400	1,685,410	-1,588,730	96,680
Housing Loans	0	7,160	-5,020	2,140	-2,900	-760
Housing / Council Tax Benefits	0	27,768,880	-28,655,420	-886,540	1,581,290	694,750
Travel Concessions & TV Licences	7,400	1,298,630	-255,280	1,050,750	48,380	1,099,130
Divisional Total	3,273,020	29,794,460	-29,275,120	3,792,360	462,250	4,254,610

HOUSING AND PROPERTY MAINTENANCE

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Private Sector Housing Mngt.	33,150	4,360	0	37,510	221,470	258,980
Housing Enforcement& Renewal	301,320	40,300	-66,500	275,120	7,850	282,970
Housing Strategy	104,350	74,500	0	178,850	-11,720	167,130
Housing Advice	104,030	11,390	-30,000	85,420	2,940	88,360
Women's Refuge	0	11,230	0	11,230	0	11,230
Lifeline Support	0	100,600	-356,010	-255,410	212,140	-43,270
Meals on Wheels & OAP Clubs	0	4,680	0	4,680	0	4,680
Unison Office	0	670	0	670	0	670
Property Services	389,290	777,060	-14,100	1,152,250	-1,123,960	28,290
Bus/Rail Interchange	0	21,270	-9,500	11,770	3,980	15,750
Public Conveniences	36,520	38,850	-100	75,270	2,320	77,590
War Memorial & Public Clocks	0	3,190	0	3,190	0	3,190
Divisional Total	968,660	1,088,100	-476,210	1,580,550	-684,980	895,570

BUDGET 2008/2009

Private Sector Housing Mngt.	32,130	4,370	0	36,500	246,720	283,220
Housing Enforcement& Renewal	257,200	41,160	-63,200	235,160	7,060	242,220
Housing Strategy	105,370	54,030	0	159,400	-11,660	147,740
Housing Advice	119,550	13,070	-30,000	102,620	2,050	104,670
Women's Refuge	0	11,230	0	11,230	0	11,230
Lifeline Support	0	39,140	-287,190	-248,050	212,140	-35,910
Meals on Wheels & OAP Clubs	0	4,680	0	4,680	0	4,680
Unison Office	0	670	0	670	0	670
Property Services	399,180	782,700	-11,000	1,170,880	-1,167,340	3,540
Bus/Rail Interchange	0	15,820	-5,200	10,620	3,860	14,480
Public Conveniences	36,210	41,660	-100	77,770	2,300	80,070
War Memorial & Public Clocks	0	3,670	0	3,670	0	3,670
Divisional Total	949,640	1,012,200	-396,690	1,565,150	-704,870	860,280

HUMAN RESOURCES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Human Resources	487,100	70,360	0	557,460	-557,710	-250
BUDGET 2008/2009						
Human Resources	460,960	62,720	0	523,680	-523,130	550

LEGAL & MEMBER SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Legal & Member Services	996,110	103,410	0	1,099,520	-1,092,210	7,310
Democratic Representation	2,000	10,870	0	12,870	621,120	633,990
Civic Admin	13,910	403,600	0	417,510	-19,650	397,860
Civic Expenses	0	42,150	-1,500	40,650	9,280	49,930
Civic Ceremonials	0	10,970	0	10,970	430	11,400
Land Charges	300	20,330	-130,050	-109,420	88,100	-21,320
E procurement	300	1,550	0	1,850	-1,860	-10
Administration Services	192,960	48,640	0	241,600	-224,850	16,750
Elections	0	84,730	0	84,730	39,970	124,700
Register of Electors	8,690	46,520	-1,500	53,710	73,170	126,880
Divisional Total	1,214,270	772,770	-133,050	1,853,990	-506,500	1,347,490

BUDGET 2008/2009

Legal & Member Services	951,760	103,290	0	1,055,050	-1,049,170	5,880
Democratic Representation	2,000	10,870	0	12,870	573,920	586,790
Civic Admin	13,910	394,290	0	408,200	-22,380	385,820
Civic Expenses	0	40,650	-1,500	39,150	8,400	47,550
Civic Ceremonials	840	11,550	0	12,390	430	12,820
Land Charges	500	21,060	-130,050	-108,490	111,940	3,450
E procurement	300	1,550	0	1,850	-2,050	-200
Administration Services	186,610	48,130	0	234,740	-240,730	-5,990
Elections	0	84,730	0	84,730	40,140	124,870
Register of Electors	7,860	55,520	-1,500	61,880	74,390	136,270
Divisional Total	1,163,780	771,640	-133,050	1,802,370	-505,110	1,297,260

PLANNING & DEVELOPMENT

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Employee Account	499,970	69,170	-3,700	565,440	-565,440	0
Policy	336,980	174,720	-3,000	508,700	207,200	715,900
Heritage and Environment	199,440	21,230	0	220,670	-11,340	209,330
Development Control	591,310	74,570	-562,000	103,880	666,420	770,300
Building Control	430,900	42,920	-361,000	112,820	90,880	203,700
Town Centre Management	0	9,000	0	9,000	13,350	22,350
De-Minimis Contribution	0	11,000	0	11,000	0	11,000
Bus Shelters	0	18,000	0	18,000	19,370	37,370
Car Parks	0	322,020	-616,770	-294,750	71,680	-223,070
Other Services	0	2,000	0	2,000	0	2,000
Rechargeable Works	0	10,000	-10,000	0	0	0
Festive Lighting	0	33,450	0	33,450	1,900	35,350
Shoreline Management	0	5,500	0	5,500	20,250	25,750
Street Nameplates, etc	0	22,500	0	22,500	24,130	46,630
Watercourses/Flooding						
Emergencies	0	11,000	0	11,000	34,440	45,440
Methane Monitoring	0	28,000	0	28,000	9,550	37,550
Market Contribution	21,990	189,280	-244,580	-33,310	29,830	-3,480
Market Towns	0	0	0	0	0	0
Divisional Total	2,080,590	1,044,360	-1,801,050	1,323,900	612,220	1,936,120

PLANNING & DEVELOPMENT

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2008/2009						
Employee Account	476,250	75,890	-9,700	542,440	-541,350	1,090
Policy	323,320	175,250	-16,210	482,360	202,490	684,850
Heritage and Environment	192,650	24,180	0	216,830	12,140	228,970
Development Control	570,100	74,260	-597,790	46,570	667,840	714,410
Building Control	416,780	42,110	-392,000	66,890	125,500	192,390
Town Centre Management	0	9,620	0	9,620	13,770	23,390
De-Minimis Contribution	0	11,000	0	11,000	0	11,000
Bus Shelters	0	18,730	0	18,730	17,090	35,820
Car Parks	0	303,080	-605,770	-302,690	65,150	-237,540
Other Services	0	2,000	0	2,000	0	2,000
Rechargeable Works	0	10,000	-10,000	0	0	0
Festive Lighting	0	33,450	0	33,450	0	33,450
Shoreline Management	0	5,500	0	5,500	18,690	24,190
Street Nameplates, etc	0	22,500	0	22,500	21,080	43,580
Watercourses/Flooding Emergencies	0	11,000	0	11,000	32,310	43,310
Methane Monitoring	0	28,000	0	28,000	8,870	36,870
Market Contribution	18,600	185,430	-244,580	-40,550	28,810	-11,740
Market Towns	37,250	10,940	-48,550	-360	310	-50
Divisional Total	2,034,950	1,042,940	-1,924,600	1,153,290	672,700	1,825,990

REGENERATION & ESTATES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Management Divisional Support	172,850	28,500	0	201,350	27,740	229,090
External Funding Unit	93,170	11,920	-56,500	48,590	47,030	95,620
Economic Development Unit	192,840	79,720	0	272,560	111,870	384,430
Estates	207,630	36,140	0	243,770	-243,770	0
Office Account	40	94,670	0	94,710	-94,710	0
Burscough Industrial Estate	0	4,500	-26,700	-22,200	1,010	-21,190
Westgate Depot	0	8,140	-24,920	-16,780	4,830	-11,950
Green Hey Place	0	5,000	-45,670	-40,670	6,500	-34,170
Burscough Old Stables	2,320	7,730	-1,980	8,070	14,490	22,560
CRA Management	0	198,200	-1,352,570	-1,154,370	69,030	-1,085,340
Industrial Portfolio	0	178,500	-325,850	-147,350	147,350	0
Investment Centre	124,800	447,610	-612,900	-40,490	40,490	0
Regeneration Grants	51,560	5,280	-56,840	0	0	0
Inspire Project	30,330	23,880	-55,420	-1,210	1,210	0
Regeneration Projects Team	74,660	44,380	0	119,040	-99,620	19,420
Skem Town Centre Project	0	0	0	0	4,330	4,330
Divisional Total	950,200	1,174,170	-2,559,350	-434,980	37,780	-397,200

NOTE

The reduction in Employees Costs and External Income in 2009-10 reflects the restructuring report presented to Council in December 2008. There is also a new budget heading for Management Divisional Support that has been created by transferring budgets from other service headings.

REGENERATION & ESTATES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2008/2009						
Management Divisional Support	0	0	0	0	0	0
External Funding Unit	267,400	38,430	-100,000	205,830	103,330	309,160
Economic Development Unit	199,500	99,390	0	298,890	90,010	388,900
Estates	252,610	39,270	0	291,880	-292,830	-950
Office Account	40	91,730	0	91,770	-91,770	0
Burscough Industrial Estate	0	6,340	-26,700	-20,360	3,510	-16,850
Westgate Depot	0	9,060	-24,920	-15,860	8,080	-7,780
Green Hey Place	0	5,000	-45,670	-40,670	9,660	-31,010
Burscough Old Stables	2,660	8,050	-1,980	8,730	19,290	28,020
CRA Management	0	210,120	-1,262,570	-1,052,450	89,850	-962,600
Industrial Portfolio	0	188,170	-333,000	-144,830	145,330	500
Investment Centre	107,170	451,460	-583,600	-24,970	24,880	-90
Regeneration Grants	116,520	4,760	-133,280	-12,000	12,000	0
Inspire Project	104,520	30,560	-136,460	-1,380	1,200	-180
Regeneration Projects Team	97,680	64,320	0	162,000	-134,210	27,790
Skem Town Centre Project	0	0	0	0	21,270	21,270
Divisional Total	1,148,100	1,246,660	-2,648,180	-253,420	9,600	-243,820

STREET SCENE SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2009/2010						
Depot	28,200	77,370	-28,840	76,730	-76,730	0
Depot Support Services	339,810	38,910	0	378,720	-378,720	0
Transport Section	190,360	1,623,990	0	1,814,350	-1,814,350	0
Street Cleansing Refuse & Green Waste Collection	1,241,480	655,310	-23,650	1,873,140	-260,610	1,612,530
Kerbside Recycling	1,452,950	1,031,000	-1,092,260	1,391,690	578,920	1,970,610
Cardboard & Textile Recycling	524,800	394,220	-375,000	544,020	267,120	811,140
Skelmersdale Recycling Round	172,910	83,320	-17,400	238,830	30,810	269,640
Environmental Officers	161,000	132,480	0	293,480	35,300	328,780
Grounds Maintenance Officers	123,570	18,640	0	142,210	-142,210	0
Formal Parks Client A/c	72,720	5,840	0	78,560	-78,560	0
Public Open Spaces Client A/c	0	110,330	-620	109,710	23,270	132,980
Highways Landscape Maint.	0	213,910	-210	213,700	159,380	373,080
Housing Landscape Maint.	0	511,720	-231,700	280,020	4,760	284,780
Cemeteries Client A/c	0	598,430	0	598,430	-598,430	0
CRA Landscape Maint. Client	0	16,420	-6,000	10,420	5,430	15,850
Grounds Maint. Trading A/c	0	218,520	0	218,520	4,300	222,820
	807,770	550,510	0	1,358,280	-1,354,970	3,310
Divisional Total	5,115,570	6,280,920	-1,775,680	9,620,810	-3,595,290	6,025,520

STREET SCENE SERVICES

	Employees	Running Expenses	External Income	Cash Total	Support Services & Capital Charges	Net Budget
	£	£	£	£	£	£
BUDGET 2008/2009						
Depot	130	63,380	-45,780	17,730	-14,730	3,000
Depot Support Services	346,490	34,880	0	381,370	-379,020	2,350
Transport Section	193,890	1,642,610	0	1,836,500	-1,791,950	44,550
Street Cleansing	1,111,390	580,290	-23,650	1,668,030	-82,900	1,585,130
Refuse & Green Waste Collection	1,393,280	1,303,780	-1,430,200	1,266,860	609,260	1,876,120
Kerbside Recycling	493,070	378,680	-375,000	496,750	264,000	760,750
Cardboard & Textile Recycling	165,010	77,250	-10,000	232,260	30,330	262,590
Skelmersdale Recycling Round	151,160	112,570	0	263,730	33,220	296,950
Environmental Officers	120,490	16,500	0	136,990	-136,270	720
Grounds Maintenance Officers	70,370	6,490	0	76,860	-76,430	430
Formal Parks Client A/c	0	117,360	-700	116,660	19,070	135,730
Public Open Spaces Client A/c	0	199,860	-210	199,650	151,260	350,910
Highways Landscape Maint.	0	493,800	-176,800	317,000	5,000	322,000
Housing Landscape Maint.	0	579,360	0	579,360	-579,360	0
Cemeteries Client A/c	0	16,200	-6,000	10,200	5,140	15,340
CRA Landscape Maint. Client	0	211,700	0	211,700	4,510	216,210
Grounds Maint. Trading A/c	763,930	524,190	0	1,288,120	-1,297,330	-9,210
Divisional Total	4,809,210	6,358,900	-2,068,340	9,099,770	-3,236,200	5,863,570

APPENDIX C - POTENTIAL BUDGET SAVINGS

	2009-10	2010-11
	£000	£000
Assistant Chief Executive		
1 Ethnic minority consultation funding (1 year only)	10.0	
2 Community Safety CCTV office supplies	2.5	2.5
Division total	<u>12.5</u>	<u>2.5</u>
Community Services		
1 Reduce Radmil subscriptions	2.0	2.0
2 Phase 2 Exchequer Services restructuring		20.0
3 Concessionary Travel	27.0	27.0
Division total	<u>29.0</u>	<u>49.0</u>
Housing and Property Maintenance Services		
1 Housing reserve (1 year only)	20.0	
2 Private sector housing	20.0	20.0
3 Externalising in house plumbing and electrical service	5.0	10.0
Division total	<u>45.0</u>	<u>30.0</u>
Human Resources		
1 Reduce the corporate training budget (ongoing)	11.5	11.5
Division total	<u>11.5</u>	<u>11.5</u>
Legal and Member Services		
1 Reduction in Assistant Solicitor salary costs less Deeds / Case Management system costs	7.0	7.0
2 Cease Sponsorship of Lancashire Show	0.4	0.4
4 Elections Budget (1 year only)	79.0	
5 Postal Recharges	1.0	1.0
6 Finance Contract and Price Savings	16.0	16.0
7 Insurance Contract Savings	70.0	70.0
8 Insurance Excess Travel	1.5	1.5
Divisional Total	<u>174.9</u>	<u>95.9</u>
Planning and Development		
1 LDF Printing Costs	5.0	5.0
2 Printing Savings	1.0	1.0
3 Back Scanning / Microfiching of Planning Applications	10.0	10.0
4 Reduction of Reserve Account (1 year only)	15.0	
5 Additional grant funding for Planning Policy Statement (1 year only)	22.5	
Division total	<u>53.5</u>	<u>16.0</u>

APPENDIX C - POTENTIAL BUDGET SAVINGS

	2009-10	2010-11
	£000	£000
Regeneration and Estates		
1 Ribble Estuary subscription (1 year only)	5.0	
2 Government relief on NNDR voids (1 year only)	20.0	
3 Recharges to the Investment Centre		38.0
Division total	<u>25.0</u>	<u>38.0</u>
Street Scene		
1 Pull out of ENCAMS cleaner, greener, safer network	5.0	5.0
2 Weed spraying - efficiencies and income	5.0	5.0
3 Tree work - efficiencies and income	8.0	8.0
4 Tender Street Scene agency requirements	20.0	20.0
5 Increase in Property Based Payment	35.0	35.0
6 Transfer of Waste Costs (1 year only)	25.0	
7 Installation of New Transfer Station		60.0
Division total	<u>98.0</u>	<u>133.0</u>
TOTAL POTENTIAL SAVINGS	<u>449.4</u>	<u>375.9</u>



AGENDA ITEM: 16

**EXECUTIVE OVERVIEW AND
SCRUTINY COMMITTEE:
5th February 2009**

Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor D. Westley

**Contact for further information: Mrs K Samosa (Ext. 5038)
(E-mail: karen.samosa@westlancsdc.gov.uk)**

SUBJECT: MEDIUM TERM CAPITAL PROGRAMME

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To provide details of the Medium Term Capital position and an opportunity to influence the process for setting the next Programme.

2.0 RECOMMENDATIONS

2.1 That consideration be given to how a balanced Capital Programme can be achieved and that any comments agreed by the Committee be submitted to the Portfolio Holder for Finance in advance of the Council meeting to be held on 25th February 2009.

3.0 BACKGROUND

3.1 The report attached as Appendix A was considered by Cabinet on 20 January 2009. It projects that there will be a significant reduction in capital receipt funding of £1.832m for the Capital Programme in future years. This is a result of a significant slowdown in Council House Sales and is a factor that is affecting Councils across the country. Consequently, there is a need to take steps to ensure a balanced future Programme in terms of either reducing planned expenditure or increasing the available funding.

4.0 PROPOSALS

- 4.1 Members are asked to debate and consider how a balanced Medium Term Programme can be achieved. The available options include deleting existing schemes, reducing their value, deferring them to later years, or increasing funding by borrowing or contributions from revenue. Each of these options will have its advantages and disadvantages and Members will need to weigh the implications of different approaches carefully.
- 4.2 Attached at Appendix B are a number of potential options suggested by the Finance Portfolio Holder for debate to reduce the Programme. These options will either have a limited impact on service levels or reflect schemes that are unlikely to progress due to external factors. **Consequently, this set of options may prove to be widely acceptable although they would not be sufficient by themselves to produce a balanced Programme.**
- 4.3 Any comments on the capital programme agreed by the Committee will be forwarded on to the Portfolio Holder for Finance in advance of the Council meeting on 25th February 2009 so that he can take account of them in submitting proposals to Council on that date.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

A – Medium Term Capital Programme Report to Cabinet 20th January 2009

B – Potential Options to Reduce Capital Expenditure Funded From Capital Receipts



APPENDIX A

CABINET: 20 January 2009

**EXECUTIVE OVERVIEW AND
SCRUTINY: 5 February 2009**

Report of: Council Secretary and Solicitor

Relevant Portfolio Holder: Councillor D. Westley

Contact for further information: Mrs K Samosa (Ext. 5038)

(E-mail: karen.samosa@westlancsdc.gov.uk)

SUBJECT: MEDIUM TERM CAPITAL PROGRAMME

District wide interest

1.0 PURPOSE OF THE REPORT

1.1 To set out a number of options for determining the medium term capital programme in the light of a significant reduction in capital receipt funding.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the reduction in capital receipt funding from Right to Buy Council House sales be noted.

2.2 That consideration be given to the options set out in section 6 on producing a balanced capital programme.

2.3 That the Portfolio Holder for Finance be given delegated authority to submit firm proposals to Council on 25th February 2009 to enable the capital programme to be set.

2.4 That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 5th February 2009.

3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

3.1 That consideration be given to how a balanced capital programme can be set and that any comments agreed by the Committee be submitted to the Portfolio Holder for Finance in advance of the Council meeting to be held on 25th February 2008.

4.0 BACKGROUND

- 4.1 The Council has a medium term rolling capital programme, which is reviewed and updated on a regular basis. As part of the budget setting process a programme covering the next few years will need to be agreed by Council at its meeting in February 2009.
- 4.2 The total value of the capital programme currently stands at £34.570m. These approvals include Housing Public Sector capital schemes that are the subject of a report contained elsewhere on this agenda. The programme also contains a significant number of schemes that are dependent on external funding, which reflects the Council's success in attracting match funding for capital works and grants. The programme is updated for such schemes once the funding is secured.
- 4.3 A further significant source of funding of £11.368m for the programme comes from the capital receipts generated by sales of assets, and this area is explored in more detail in the next section.

5.0 CAPITAL RECEIPTS

- 5.1 For many years, a key source of internal funding to support the programme has been capital receipts generated by Council house sales, as shown in the following table:

	2003/04	2004/05	2005/06	2006/07	2007/08	To Date 2008/09
House sales	444	321	232	130	91	26
Gross receipts £'m	10.5	9.3	8	6	4	1
Usable receipts £'m	2.6	2.3	2	1.5	1	0.25

- 5.2 The pattern of Council house sales over recent years has meant that it could be anticipated that at least £1m plus of usable receipts would be generated via this method. These receipts have then been used to fund part of the capital programme. Other asset sales (most noticeably land sales) have also contributed resources to the programme but this has not been a regular element in the past.
- 5.3 Over the past several months the number of Council house sales has decreased rapidly. The reduction in sales is probably due to a combination of factors:
- Economic downturn
 - Credit crunch
 - Maximum house price discount of £26,000 remaining static and
 - Possibly that the majority of tenants that want to buy their home have already done so

- 5.4 At the mid-year review of the Capital Programme it was forecast that the number of sales for the year would struggle to be 45 in total and that the level of capital receipts would fall to an estimated £0.45m for 2008/09. The Housing market, however, has subsequently deteriorated further and it is now doubtful if this figure will be achieved. This situation is being closely monitored and any revised information will be incorporated into the budget process ahead of finalising the Capital Programme.
- 5.5 Economic forecasts indicate that the downturn is set to last for at least a couple of years. It is anticipated that future capital resources will be volatile. However, the estimated profile is detailed in the table:

	2008/2009 Revised Target	2009/2010	2010/2011	2011/2012
House sales	45	40	50	60
Gross receipts £'000	1,800	1,600	2,000	2,400
Usable receipts £'000	450	400	500	600

- 5.6 The anticipated reduction in Council House sales over the next few years will produce a shortfall in capital receipt funding for the existing programme of £1.832m. This represents 16.1% of the total capital receipt funding for the programme of £11.368m.

6.0 WAY FORWARD

- 6.1 There are a number of options that can be considered to deal with the scenario of reduced capital receipt funding:
- Reduce the level of current and future spending to match the resources that are expected to be available.
 - Utilise alternative sources of funding for the capital programme in the future

REVIEW USE OF EXISTING CAPITAL RECEIPT APPROVALS

- 6.2 The existing capital programme consists of budgets for the current year and notional allocations for future years that were approved some time ago. It is now appropriate to review these allocations given the change in financial circumstances and new policy priorities.
- 6.3 Appendix A sets out the current allocations from the Capital Pot. A number of options including deleting schemes, reducing the funding for schemes, and re-profiling schemes into later years, are currently being considered. The outcome of this process will be incorporated into the budget process. Given the difficult financial position a period of "belt tightening" now seems inevitable and some desirable but not essential schemes will need to be taken out of the capital programme.

- 6.4 The potential changes are being scrutinised to ensure that health and safety requirements will continue to be met, that contractual commitments are funded, and that essential investment still takes place.

ALTERNATIVE SOURCES OF FUNDING

- 6.5 One area that could be used in order to provide additional capital resources is borrowing. If the Council was to borrow £1m, it would increase revenue costs currently by broadly £50,000 to £70,000 pa as a result of interest and minimum revenue provision requirements.
- 6.6 The costs associated with borrowing would need to be factored into the revenue budget, and the GRA is already facing a significant budget gap. Consequently, it would only be appropriate to use borrowing to fund schemes that provide long term fixed assets for the Council and/or will generate future revenue savings.
- 6.7 There is the possibility of selling other fixed assets, such as Investment properties. However, with the potential revenue consequences of this action and the poor economic climate, this avenue is unlikely to be attractive.
- 6.8 The Council has been very successful at attracting external capital investment. For example, the setting up of the Leisure Trust provided the platform for £3.4m of capital investment over a 15 year timeframe. Also, over £0.5m was obtained from external sources to fund the Liverpool Road Building and changing facilities.
- 6.9 Whilst this avenue is worthy of exploration, such funding can have some considerable lead in times before issues are concluded. However partnership with the private sector and other forms of external funding will be important for the future development of the programme.
- 6.10 Confirmation is still awaited on the Housing Allocation Grant due from the Government. Early indications are that this is likely to change from its current level and schemes that are reliant on this source of funding will be reviewed once confirmation is received.

7.0 ABBOTSFORD REGENERATION

- 7.1 Members attention is drawn to the Council report on this issue presented on 16th July 2008. Funding of £1.3m has already been set aside towards the cost of the scheme and it is also expected that a significant capital receipt will be generated from the sale of our Derby Street site. The balance of funding required for this scheme will be found from the following sources:
- Reserves and balances
 - Reviewing the existing capital programme to free up resources
 - Future asset sales
 - Prudential borrowing
 - Separately funded preparatory work
- 7.2 As previously mentioned, sales of other Council assets e.g. land, have not generated a regular income stream in the past. However, the Council has

previously agreed that the proceeds from any future land sales will be earmarked for the Abbotsford Regeneration project.

8.0 PROPOSALS

- 8.1 Officers will continue to work with each Political Group over the next few weeks to review the various budget options. An update on the progress of this work will be presented to the next Executive Overview and Scrutiny Committee meeting. The Council meeting will then provide an opportunity for each Political Group to put forward proposals to produce a balanced capital programme.

9.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 9.1 The proper management of the Council's asset base enhances service delivery. Assets consume a high level of resources both in terms of capital investment and revenue maintenance and having a proper strategy in this area ensures that the capital base can shape the future direction of the Council.

10.0 RISK ASSESSMENT

- 10.1 The Council has fixed assets totalling some £276m. The Council has a capital strategy and asset management plan to ensure their proper management. In addition, the Property Services Team manage these assets and the capital and revenue schemes associated with them. This ensures that health and safety and other legislative requirements are met.
- 10.2 The level of capital receipts generated by Right to Buy sales is a key risk to the future development of the programme. If receipts exceed the projections contained in this report it would enable additional schemes to be developed. However, if receipts are below the projections it would require further reductions to be made.

11.0 SUMMARY

- 11.1 It is expected that there will be a significant reduction in the capital receipt funding available for the capital programme over the medium term. This report sets out a number of options for dealing with this situation. The Council will discuss and agree its new capital programme at its meeting on 25th February 2009.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Appendices

A – Capital Receipt Funding for the Capital Programme

CAPITAL RECEIPT FUNDING OF THE CAPITAL PROGRAMME

Scheme	2008/2009 Revised Programme Total Capital Pot Funding					Scheme Details
	2008/2009	2009/2010	2010/2011	2011/2012	Total Requirement	
	£'000	£'000	£'000	£'000	£'000	
Capital Contingency	57	40	50		147	Fund held to cover unforeseen capital expenditure.
Parish Capital Schemes	106	50	50		206	Annual fund set up to allow Parishes to bid for Capital Schemes.
I C T Infrastructure	50	50	50		150	Annual Investment to maintain the current level of IT users and to replace obsolete and out of date equipment.
Electronic Document Managing & Workflow	48				48	Council wide roll out of EDM pending OR projects.
E-Government	222	77	50		349	Funding to enable the Council to achieve the Government Target of 100% electronic service delivery of priority services.
Contaminated Land Works	10	40	10		60	Intrusive investigations of potentially contaminated land and appropriate remedial works.
Environmental Health Computerised System	23				23	Purchase of replacement computer system.
Community Environmental Action	15	15			30	Environmental Improvement Schemes on the Council's Countryside Recreation Sites implemented in conjunction with the local community.
Coronation Park Phase 4	71				71	Final phase of environmental and facility improvements including art and water features, repairs to stone walls, and flower beds.

CAPITAL RECEIPT FUNDING OF THE CAPITAL PROGRAMME

Scheme	2008/2009 Revised Programme Total Capital Pot Funding					Scheme Details
	2008/2009	2009/2010	2010/2011	2011/2012	Total Requirement	
	£'000	£'000	£'000	£'000	£'000	
Playground Improvements	213	148	30		391	Provision of high quality accessible play facilities throughout the district in accordance with Council's play policy.
OWLS Model Boat Lake	22				22	Contribution to OWLS for improvements to lake at Coronation Park.
Playing Pitch Improvements	50				50	Retention plus additional works approved November 07.
Fairshares - Teenzones	2				2	Additional works to Scot Estate.
Leisure Trust	142	142	142		426	Annual payment to the Leisure Trust for capital investment in the Council's Leisure Buildings included in the Partnership arrangement.
Alder Lane Landfill Remediation	27				27	Obligation to prepare a former landfill site for use as a sports and recreation area by providing topsoil and drainage.
Beacon Golf -Driving Range	1				1	Completion of fencing scheme.
Beacon Gold - Portacabin	1				1	Completion of scheme.
Beacon Park Visitor Centre		25	100	275	400	Construction of new Visitor Centre and programme of Park improvements with external partner funding.

CAPITAL RECEIPT FUNDING OF THE CAPITAL PROGRAMME

Scheme	2008/2009 Revised Programme Total Capital Pot Funding					Scheme Details
	2008/2009	2009/2010	2010/2011	2011/2012	Total Requirement	
	£'000	£'000	£'000	£'000	£'000	
Richmond Park - Phase 2	100				100	Environmental and leisure improvements in conjunction with Burscough Parish Council and external partner funding.
Contractual Maintenance/Landscaping	3				3	Provision of trees under the Free Tree Scheme.
Conservation Area Enhancement General	33	9			42	Programme of environmental schemes in accordance with Conservation Proposals.
Burscough Appraisal and Action Plan	2				2	Final phase of the appraisal and action plan in accordance with the Vital Village process.
Aughton Street Pedestrianisation	25				25	Additional paving works in conjunction with works at Clock Tower.
West Lancashire Community Rail Partnership	12				12	Improvements to the use of the Rail Network accessibility and infrastructure in West Lancashire.
Cycling Projects	13				13	Development of cycle routes in and around Ormskirk and Skelmersdale and provision of Cycle Stands.
Appley Bridge Quarry	21				21	Contribution towards pumping down of Quarry, dependant on landlord's development proposals.
Church Street Ormskirk	2				2	Final phase of new lights for Church Street.

CAPITAL RECEIPT FUNDING OF THE CAPITAL PROGRAMME

Scheme	2008/2009 Revised Programme Total Capital Pot Funding					Scheme Details
	2008/2009	2009/2010	2010/2011	2011/2012	Total Requirement	
	£'000	£'000	£'000	£'000	£'000	
Preservation of Buildings at Risk	20				20	Protection of special architectural and historic listed buildings.
Ormskirk Clock Tower	18				18	Improvement works to street furniture and further lighting and paving works to base of clock tower.
Town Centre Management - Christmas Lights		16			16	Purchase of new lights for Ormskirk.
Ormskirk Railway Station Improvements	20				20	Contribution to modernising the facility and regeneration of Grade II listed building.
Replacement Pay & Display Equipment	35				35	New pay and display equipment for car parks.
Appley Bridge Station Phase 1	8				8	Contribution to station improvements.
Gorsey Place Regeneration	12				12	Re-roofing of industrial units.
Skem Town Centre Project		200			200	Contingency fund for repairs to Nye Bevan Pool roof.
Abbotsford Regeneration	750	673			1,423	Re-development of office accommodation, housing, etc. at 52 Derby Street/Atkinson Kirkby Site. The total budget requirement for this scheme is dependent upon the sale of the current assets.

CAPITAL RECEIPT FUNDING OF THE CAPITAL PROGRAMME

Scheme	2008/2009 Revised Programme Total Capital Pot Funding					Scheme Details
	2008/2009	2009/2010	2010/2011	2011/2012	Total Requirement	
	£'000	£'000	£'000	£'000	£'000	
Corporate Property Investment Programme	628	534	400	300	1,862	Planned enhancement and improvement of Council Buildings. Projects identified from stock condition survey.
Housing Renewal Grants/Loans Financial Assistance	163	200	250	295	908	A range of assistance, predominantly underwriting repayable loans and the provision of small grants, targeted at vulnerable residents to achieve decent homes in the private sector in accordance with the Council's Housing Strategy.
Disabled Facilities Grants	219	210	210		639	Provision of Mandatory Disabled Facilities to adapt the homes of disabled persons in the private sector.
Affordable Housing	751	675	600	25	2,051	Development of decent and safe housing for eligible low-moderate income families, elderly, and persons with disabilities.
Sheltered Housing Upgrades	592	160	160	160	1,072	Improvements to Sheltered Housing schemes.
Replacement UPVC Windows	195	100	100		395	Additional programme of essential installation of UPVC windows in various parts of the District.
Electrical Upgrades	15				15	Contribution to electrical rewiring/upgrades in various areas of the District.
TV Aerials		50			50	Contribution towards aerial upgrades to facilitate TV reception within the District.
TOTALS	4,697	3,414	2,202	1,055	11,368	

