



AGENDA ITEM: 16

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:
3 February 2011**

Report of: Council Secretary and Solicitor

**Contact for further information: Mrs J Denning (Extn. 5384)
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**SUBJECT: PUBLIC SECTOR HOUSING CAPITAL INVESTMENT SCHEMES AND
PROGRAMMED WORKS PROJECTS – 2011/12 – INCORPORATING
THE DECENT HOMES UPDATE**

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To consider the decision of Cabinet in respect of the Public Sector Housing Capital Investment and Programmed Works Projects for 2011-12 and progress made on implementing the Decent Home Standard within the public housing stock.

2.0 RECOMMENDATION

2.1 That the report attached at Appendix 1 and Minute 113 of Cabinet detailed at paragraph 3.2 below be considered and any agreed comments be incorporated in the report to be considered by Council on 23 February 2011.

3.0 BACKGROUND

3.1 The report of the Executive Manager Housing and Property Maintenance Services, which was considered at Cabinet on 18 January 2011, is attached at Appendix 1 to this report.

3.2 The minute of Cabinet reads as follows:-

**“113. PUBLIC SECTOR HOUSING CAPITAL INVESTMENT SCHEMES AND
PROGRAMMED WORKS PROJECTS - 2011-2012 - INCORPORATING
DECENT HOMES UPDATE**

Councillor Mrs Hopley introduced the report of the Executive Manager Housing and Property Maintenance Services which presented the proposed Public Sector Housing Capital Investment and Programmed Works Projects for 2011/12 and sought approval

to invite tenders/quotations for the 2011/12 contracts. The report also provided details of progress officers have made on implementing the Decent Homes Standard within the public housing stock and sought approval to prioritise capital investment plans for health and safety and energy efficiency measures whilst still achieving the required “decency” standards.

In reaching the decision below, Cabinet considered the details set out in the report before it and in the Motion submitted by Councillor Mrs Hopley and accepted the reasons contained therein.

- RESOLVED: A. That the proposed Public Sector Housing Capital Investment and Programmed Works Projects for 2011/12, incorporating the Decent Homes update be endorsed, subject the following items being incorporated in the report to be considered by Council on 23 February 2011:
- (i) That the budget estimate of £59,000 for environmental works, should be specifically allocated to tenants to decide where this money is invested. This will add to the money already available to tenants and will give tenants the opportunity to invest £110,000 to improve the areas in which they live.
 - (ii) That timescales on the future of Findon and Firbeck are not moving forward as fast as residents or Members would wish. In order that residents of Firbeck Court, some of who moved in to benefit from sheltered housing support, do not face yet another winter with single glazed wooden windows, £62,000 be reallocated from the budget to cover new arising decent homes standard failures to provide double glazed PVCu windows to Firbeck Court.
 - (iii) That within the budget for sheltered housing improvements a sum of money be allocated to provide all of our Cat II sheltered housing schemes with a computer connected to the internet in their communal lounges and that there be no charge made for the use of this facility which would enable residents to access the Council Website.
- B. That the Executive Manager Housing and Property Maintenance Services present this report to Executive Overview and Scrutiny Committee and the Tenants and Residents Forum together with the proposals at A(i), (ii) and (iii) above.
- C. That the Executive Manager Housing and Property Maintenance Services be authorised to ensure that the stock condition survey is robust and validated to inform investment decisions from financial year 2012/13 when it is anticipated that the Council will be “self-financing” investment in its housing stock.

- D. That a Housing Self-Financing Cabinet Working Group, comprising 3 Conservative Members, 2 Labour Members, 2 Tenants and 2 Co-opted Members, if the Working Group so determine, be established with the following Terms of Reference:
“To consider preparations to manage the introduction of ‘self-financing’ investment in the housing stock”.
 - E. That call in is not appropriate for this item as the report is to be submitted to the Executive Overview and Scrutiny Committee on 3 February 2011.
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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

1. Report of the Executive Manager Housing and Property Maintenance Services - Public Sector Housing Capital Investment Schemes And Programmed Works Projects - 2011/2012 - Incorporating Decent Homes Update – Cabinet 18 January 2011.