

LANDLORD SERVICES COMMITTEE (CABINET WORKING GROUP) - 7 NOVEMBER 2012

26. CONSULTATION ON RELEVANT DRAFT CABINET REPORT -

Consideration was given to the report of the Assistant Director Housing and Regeneration on the following report, as contained on pages 171 to 182 of the Book of Reports, due to receive formal consideration by Cabinet on 13 November 2012, and, where necessary, provide comments for Cabinet's consideration.

27. PUBLIC SECTOR HOUSING CAPITAL INVESTMENT – PROCUREMENT OF KITCHEN AND BATHROOM REFURBISHMENT CONTRACTS

Members considered the report of the Assistant Director (Housing and Regeneration) the purpose of which was to seek approval to invest in kitchens and bathrooms of some of the Council's public housing stock and start the programme of investment over the next 5 years.

In discussion comments and questions were raised in respect of the following:-

- Kitchen re let standard
- Advantages/disadvantages of adopting the kitchen refurbishment standards on void properties
- Kitchens in void properties costing in excess of £500 to meet void standard to be upgraded to meet latest standard as part of kitchen capital programme
- £600k per annum allocation for void kitchen works as part of the capital plan
- Savings of no less than £93k per annum to void budget as a result of the £600k per annum allocation for void kitchen works
- A trailer will go to estates to display the chosen top five types of kitchen doors, drawers, handles, worktops and tiles for tenants to look at
- Quality of kitchens
- Post inspections of kitchens and bathrooms
- Provision of shower cubicles and showers in place of baths to ground floor flats, bungalows and sheltered accommodation in order to make these properties more suitable for their potential occupants
- A potential reduction in disabled adaptation costs

Members raised concerns regarding families who live in certain ground floor accommodation that would require a bath rather than a shower. It was mentioned that tenants could have the option to choose to keep a bath in the property if they so wish. This would mean that any future tenants to that property would have to wait until the next schedule of programmed works or disabled adaptation request before a shower could be fitted in the property.

The Chairman advised that the concern raised would be considered at Cabinet.

The Members and Tenant Representatives thanked officers for their work on the Task and Finish Group.

As a consequence of the discussion on this item it was:

RESOLVED: That the following recommendations to Cabinet be endorsed:

- A. That the Assistant Director Housing and Regeneration be authorised to accept the successful tenders for the provision of both kitchen and bathroom refurbishments (2 separate tenders) for a term of 5 years, based on the tender evaluation methodology detailed in Appendix A.
- B. To allow the prompt commencement of the extensive kitchen and bathroom contracts, Council be recommended to approve a budget allocation totalling £5.8M to allow for commencement in January 2013 (plus an additional £600k for void property kitchens, should recommendation in paragraph 2.3 be endorsed) including any increase in temporary staffing resource. This will be reflected in a further report to Council on the 27th February 2013 along with the remainder of the public sector capital investment plans for 2013/14, and as part of the normal budget setting process.
- C. That Council be recommended to approve the policies in respect of Kitchen and Bathroom replacement as detailed in paragraphs 6.6 and 7.3 of the report.