

**REDDITCH BOROUGH COUNCIL**

**EXECUTIVE  
COMMITTEE**

8<sup>th</sup> September 2010

**DECENT HOMES CAPITAL PROGRAMME OUTTURN 2009/10,  
PROGRAMME OF WORKS 2010/11 AND ASBESTOS REMOVAL HALF YEAR  
BUDGET SPEND**

Relevant Portfolio Holder	Cllr B Clayton, Portfolio Holder for Housing, Local Environment and Health
Relevant Head of Service	Liz Tompkin, Head of Housing Services
Non-Key Decision	

**1. SUMMARY OF PROPOSALS**

- 1.1 To report on the actual expenditure for the Decent Homes Programme Year 3 (2009-2010), Appendix1;
- 1.2 To report on the Decent Homes budget and programme of works for year 4 (2010/11), Appendix 2;
- 1.3 To report on the half year expenditure for the Asbestos Removal and Service contract, Appendix3.

**2. RECOMMENDATIONS**

**The Committee is asked to RESOLVE that**

**subject to any comments, the contents of the report be noted.**

**3. BACKGROUND**

- 3.1 The second 5 year Housing Capital Programme 2007-2012 was approved by Full Council in August 2006.
- 3.2 The re-allocation of funds and increase in Capital budgets to support the completion of the 2007-12, 5 year programme, was approved by Full Council in March 2009.
- 3.3 The increase in budget funding for the Asbestos contract was approved at Executive Committee in May 2010.

**4. KEY ISSUES**

Decent Homes

- 4.1 A small number of Decent Homes works due to be carried out in year 3 (2009-2010) were not completed, (Appendix 1 refers). This was due to the required funding not being in place, tenants refusing to have works carried out or access problems. The additional funding required to enable us to complete the second Decent Homes five year programme (2007-12) was not approved until March 2009. Until this extra funding had been approved, we were unable to issue the additional works to the contractors so this caused a slight delay last year in their programme of works.
- 4.2 This year's (Year 4) bathroom upgrade programme has been amended due to the sheltered schemes programmed for Year 3 being removed as Officers were awaiting the outcome of the Older Persons Housing and Support Strategy. The proposals for the Sheltered Housing Schemes have now been passed to Members for approval and the bathroom upgrades will then be added back into the programme, as appropriate, and will be completed by 2012.

Asbestos

- 4.4 It was requested at the Executive Committee meeting of 26th May 2010 that the Asbestos Removal and Service contract be audited closely and spend reported to Committee twice yearly (Appendix 3).

**5. FINANCIAL IMPLICATIONS**

- 5.1 Due to the overspend in the Asbestos budget 2009/10, additional funding was approved for the financial years 2010/11 and 2011/12. Spend from April to June 2010 is shown in Appendix 3 and this will be updated at the Executive meeting to be held on 8th September.
- 5.2 Negotiations are ongoing with all our Decent Homes and framework contractors and savings are being realised throughout the year which are being reinvested into other Capital works e.g. roofing and level access showers.

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**6. LEGAL IMPLICATIONS**

- 6.1 The Council has a duty to carry out repairs, maintenance and renewals to its housing stock as deemed necessary under the Landlord and Tenants Act 1985 and the Housing Act 1985.
- 6.2 The Council as a Social Landlord has a duty to ensure that all of its properties meet the Decent Homes Standard 2010.
- 6.3 The Council has a duty of care to all our Tenants to ensure that asbestos within their home is managed and dealt with in a safe and appropriate manner.

**7. POLICY IMPLICATIONS**

- 7.1 The contract for Asbestos Servicing and Removal was procured by Redditch Borough Council using the Standing Order 46 tendering and procurement policy in 2007 and is in force until 2012
- 7.2 The contracts for all Decent Homes capital works were procured by Redditch Borough Council using the Standing Order 46 tendering and procurement policy in 2007 and are in force until 2012.

**8. COUNCIL OBJECTIVES**

Providing a safe cleaner and greener environment for our tenants and the residents of Redditch.

**9. RISK MANAGEMENT INCLUDING HEALTH & SAFETY  
CONSIDERATIONS**

- 9.1 The risk of not controlling/removing asbestos from our properties would contravene the Control of Asbestos Regulations and could put both our staff and tenants health at risk.
- 9.2 The risk of not proceeding with continued Capital Investment could result in Council housing stock falling into "non decency" and therefore not meet the Governments targets for the standards and conditions laid down.

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**10. CUSTOMER IMPLICATIONS**

10.1 We have a duty of care to our Tenants to ensure that asbestos within their homes is managed and dealt with appropriately.

10.2 We have a duty of care to our tenants that they live in a property that meets the Decent Homes Standard.

**11. EQUALITIES AND DIVERSITY IMPLICATIONS**

None.

**12. VALUE FOR MONEY IMPLICATIONS, PROCUREMENT AND ASSET MANAGEMENT**

We negotiate on an annual basis with the Decent Homes contractors and have realised substantial savings which we have reinvested in other areas of work.

**13. CLIMATE CHANGE, CARBON IMPLICATIONS AND BIODIVERSITY**

13.1 Removing damaged asbestos and replacing it with high quality safe and environmentally friendly materials ensures that we are working towards improving the carbon footprint.

13.2 All Decent Homes contractors have to submit their environmental policy to Redditch Borough Council as part of the tendering process. The way in which they carry out their work, the materials they use and the manner in which they dispose of waste is to be done within their environmental policy.

**14. HUMAN RESOURCES IMPLICATIONS**

None.

**15. GOVERNANCE/PERFORMANCE MANAGEMENT IMPLICATIONS**

None.

**16. COMMUNITY SAFETY IMPLICATIONS INCLUDING SECTION 17 OF CRIME AND DISORDER ACT 1998**

None.

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**17. HEALTH INEQUALITIES IMPLICATIONS**

None.

**18. LESSONS LEARNT**

Due to the overspend that was incurred in the Asbestos budget 2009/10, spend is now being monitored closely and will be reported to Executive twice yearly as detailed at Appendix 3.

**19. COMMUNITY AND STAKEHOLDER ENGAGEMENT**

All tenants are consulted by the Contractors' Liaison Officer prior to Decent Homes works being carried out in their property. This is to discuss with the Tenant their choice and preferences. Whilst the works are in progress, our Tenant Liaison Officer maintains contact with the Tenant.

**20. OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	Yes
Chief Executive	No
Executive Director (S151 Officer)	No
Executive Director – Leisure, Cultural, Environmental and Community Services	No
Executive Director – Planning & Regeneration, Regulatory and Housing Services	No
Director of Policy, Performance and Partnerships	No
Head of Service	Yes
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

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**21. WARDS AFFECTED**

All wards.

**22. APPENDICES**

Appendix 1 – Decent Homes Capital Spend for year 3 (2009-2010).

Appendix 2 – Decent Homes Capital Programme and Budget for year 4 (2010-2011).

Appendix 3 - Report on the Asbestos Quarterly spend to the end of June.

**23. BACKGROUND PAPERS**

None.

**AUTHOR OF REPORT**

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