

CABINET (HOUSING) COMMITTEE

10 DECEMBER 2012

THE OVERVIEW AND SCRUTINY COMMITTEE

10 DECEMBER 2012

MAINTENANCE, IMPROVEMENTS AND NEW BUILD PROGRAMMES –  
PROGRESS UPDATES AND REVISED BUDGETS

REPORT OF THE HEAD OF HOUSING SERVICES

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RECENT REFERENCES:

CAB2287 (HSG) - Housing Revenue Account Budget 2012/13 and Business Plan 2012/13 to 2042/43 -1 February 2012

PER217 -\_Delivering the Housing Revenue Account Business Plan – Additional Staffing Requirements – 11 June 2012

CAB2386 (HSG) - Housing Revenue Account - Revised 2012/13 Budget - 19 September 2012

EXECUTIVE SUMMARY:

This report updates members on progress with the 2012/13 maintenance, improvements and new build programmes. This report also recommends further revisions to the Housing Revenue Account (HRA) revenue and capital repairs budgets for 21012/13 which were originally approved by Council in February 2012.

The proposed revisions to budgets take account of progress on individual projects, current issuing trends, and also any operational practicalities / limitations. The proposed revisions also seek to seize on any transient opportunities in respect of other available sources of funding or joint funding.

Although these proposals recommend a number of changes to where and how this years repairs and maintenance budget is spent, all the proposed changes can be funded from within the existing, and already agreed, overall 2012/13 budget.

The total value of work currently programmed for completion by the Housing Property Services team during 2012/13 (i.e. excluding environmental improvements, sewage treatment works and the new builds) remains unchanged at £11m.

This Report was not included within the December 2012 Forward Plan as a key decision. Although the programme overall is on track and it was not anticipated that any revisions to budgets would be necessary, detailed monitoring has highlighted the need to rebalance the budget, albeit with no net change overall. This does however result in the requirement for a key decision to be taken as soon as possible to avoid the programme being delayed.

Under Regulation 10 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012, the Chairman of The Overview and Scrutiny Committee has been informed and notice has been published on the Council's website.

#### RECOMMENDATIONS:

- 1 That Cabinet (Housing) Committee notes the progress of the various projects against programme, and considers whether further actions are required to address any areas of concern.
2. That, in accordance with Financial Procedure Rule 7.4, Cabinet be requested to approve the revenue virements of £90,000 which are summarised in Appendix A.
3. That, in accordance with Financial Procedure Rule 7.2, Cabinet be requested to approve a supplementary estimate in relation to an increase in spending on New Build schemes in 2012/13 funded by a reduction of £58,000 in the contribution to the New Build Reserve.
4. That The Overview & Scrutiny Committee considers whether to call-in the revenue virement of £90,000 as summarised in Appendix A of the Report and the supplementary estimate in relation to an increase in spending on New Build schemes in 2012/13 funded by a reduction of £58,000 in the contribution to the New Build Reserve, and indicate whether there are any other matters of significance that it wants to draw to the attention of Cabinet or the portfolio holder.
5. That Cabinet and Council be requested to approve amendments to the Housing Revenue Account Capital Programme set out in Appendix A.

CABINET (HOUSING) COMMITTEE10 DECEMBER 2012THE OVERVIEW AND SCRUTINY COMMITTEE10 DECEMBER 2012MAINTENANCE, IMPROVEMENTS AND NEW BUILD PROGRAMMES -  
PROGRESS UPDATES AND REVISED BUDGETSREPORT OF THE HEAD OF HOUSING SERVICESDETAIL:1 Introduction

- 1.1 The 2012/13 maintenance, improvements and new build programmes and budgets were approved by Council in February 2012 (CAB2287 (HSG), App. 4).
- 1.2 This report seeks to update members on progress against those programmes and budgets. This report also proposes various adjustments/revisions to take account of current issuing trends and changing priorities.
- 1.3 Appendix A sets out the current agreed programme and identifies against each line entry whether or not an adjustment/revision is recommended. Further explanatory notes are given for each area of the service in the paragraphs below.
- 1.4 Some of the following budget items have already been approved at other committees, but are included and referenced here for completeness

2 Lines 1 – 4 - Responsive Repairs (current budget £2.150m)

- 2.1 The vast majority of these repairs will be reported on an ad-hoc/reactive basis directly by the tenants to the Council's Customer Service Centre. This very important front line element of the service is generally epitomised by high volume, low value jobs. The majority of these jobs (85%) will be carried out by Osborne and Liberty. Typically, there are likely to be approximately up to 22,000 jobs of this nature reported every year with an average value of £105/ea. 95% of these jobs will have a value of less than £500. Annual budgets for this element are generally established from historical information and adjusted accordingly in line with inflation.
- 2.2 The heating appliance service contract (Line 2) has recently been re-tendered (CAB2391 (HSG) refers) and this came into effect on 1/10/2012. It is anticipated that this will produce savings of approximately £20k for the

remainder of this year and therefore officers therefore recommend that a revised budget of £280k be set for this element.

- 2.3 The overall value of responsive works raised to date during 2012/13 is broadly in line with predictions, and therefore a revised budget of £2.130m overall is proposed to be set for this area of the service. That said, it should be remembered that the responsive element of the service is demand -ed and therefore, to some extent, remains inherently unpredictable.

3 Lines 5 – 6 - Void (empty property) Maintenance (original budget £0.640m)

- 3.1 This element of the service deals specifically with the “change of tenancy costs” associated with re-letting empty properties. Other remedial works carried out when a property is empty will be carried out and coded in accordance with other keys lines in the budget as appropriate (e.g. typically Lines 1,16,17,19 & 25).
- 3.2 Line 5 - Change of Tenancy Costs (£0.600m). These are works which the Council would not normally do for tenants during their tenancy (e.g. decorations; lock changes; cleaning; rubbish clearance; etc.) This element of the budget tries to identify and separate those costs associated solely and specifically with the property becoming empty (i.e. and keep them separate from those remedial repairs that are being rectified while the property is empty purely due to timing or because, for example, the previous tenant’s unwillingness or reluctance to report repairs).
- 3.3 Line 6 - Decoration Vouchers (£0.040m). Vouchers issued to new tenants under this element should not be confused with those on offer under the newly established Discretionary Works Scheme (DWS) (covered in para.4.6 below). These vouchers are a tried and tested means by which both parties benefit - the new tenant is able to purchase decorating materials of their own choice, and the Council saves money by not having to carry out expensive decorating with contract labour.
- 3.4 Again, this element of the service is demand-led and therefore, to some extent, will always be inherently unpredictable. The number of properties becoming empty each year (typically between 300- 400), and the state in which they are handed back to the Council, can vary enormously. That said, the overall value of works raised to date during 2012/13 is broadly in line with predictions, and therefore it is recommended that the current budget for these two elements (£0.640m overall) remains unchanged.

4 Lines 7 – 11 - Cyclic Maintenance (original budget £1.400m)

- 4.1 This element of the budget covers those remedial works that are normally carried out on repetitive cycles. The length of the cycle varies with the type of work and may be driven by either legislative/national or local determinants. For example, some works are carried out once a year, every year (e.g. Line

8- gas servicing), with others on 5-yearly cycles (eg Lines 7 (External Repairs & Painting) & Line 11 (the new Discretionary Works Scheme).

- 4.2 Line 7 - External repairs and painting (£0.320m). These works are currently carried out on a 5 year framework agreement which comes to an end on 31 March 2013. The intention is to let a short term contract to cover next year's work so that longer term agreements can be fully investigated and procured during 2013/14. The original contract also allowed for a substantial amount of internal decorating to be carried each year but this had to be suspended almost immediately after the contract was let (April 2008) due to budgetary constraints. Although internal decorating to tenant dwellings is now covered by the newly established DWS (see para. 4.6 below), officers have taken the opportunity this year to catch up on some of the neglected internal communal decorating. It is therefore recommended that a revised budget of £0.370m be set for this element.
- 4.3 Line 8 - Heating Appliance Service Contract (£0.390m). This contract has recently been re-tendered (CAB2391 (HSG) refers) and came into effect on 1 October 2012. It is anticipated that this will produce savings of approximately £30k for the remainder of this year and therefore a revised budget of £0.360m for this element is recommended.
- 4.4 Line 9 – Electrical and Mechanical Service Contracts (£0.130m) will be under-committed by year end by approximately £30k and therefore officers recommend that a revised budget of £0.100m be set for this element.
- 4.5 Line 10 - Electrical Testing and follow-up works (£0.160m) will be under committed by year end by approximately £60k and therefore a revised budget of £0.100m is recommended to be set for this element. Much of the electrical upgrade works (new consumer units; ring mains etc.) are now carried out in tandem with other refurbishment works (e.g. kitchen upgrades; void works etc.) so a proportion of this under-commitment will in fact be falling under those other elements.
- 4.6 Line 11 - Discretionary Works Scheme (£0.400m). This scheme is still in its infancy (CAB316 (HSG) refers), but early signs are that the DWS has been very well received by tenants and that there will be significant uptake. Officers therefore recommend that the current budget (£0.400m) for this element remains unchanged.
- 4.7 Apart from the adjustments recommended above, the overall value of cyclic works raised to date during 2012/13 is broadly in line with predictions, and a revised overall budget of £1.330m is proposed for this area of the service.
- 5 Lines 12– 28 - Planned Improvements (original budget £7.420m)
- 5.1 This element of the service includes all the larger capital improvement, refurbishment and conversion works carried out by Property Services.

- 5.2 Line 12 - External envelope works (£0.900m). This element of the budget covers remedial works to the key building components that keep tenants wind and weathertight e.g. walls; roofs; chimney; fascia/soffits etc. This budget has already been revised downward from £1.200m (CAB 2357 (HSG) refers) to fund the new stock condition survey (Line 27). Much of these works are again demand led and, more often than not, will have been reported or instigated by the tenant in the first instance. The value of works raised to date during 2012/13 is broadly in line with predictions, and therefore it is proposed that the current budget (£0.900m) for this element remains unchanged.
- 5.3 Line 13 - Window /door/screen replacements (£0.500m). This element of the budget sets aside money for window replacement schemes, and individual dwelling or communal front/rear entrance door replacements. The properties benefiting from new windows form the tail end of the original window replacement programme which has been running since the mid-1980s. The external door replacements will have been identified from either the cyclic repair and painting programme (Line 7), or will have been reported directly by the tenant. The value of works raised to date during 2012/13 is less than hoped and due primarily to delays with planning permission and staff shortages. An additional member of staff has recently been recruited and it is therefore proposed that the current budget (£0.500m) for this element remains unchanged. It is estimated that this budget will see approximately 550 external doors replaced during 2012/13 (during 2011/12, the Council replaced 286 doors). This figure could be substantially more if the uptake for doors under the DWS meets expectations. Subject to planning approval, officers also estimate that this budget will fund window replacements to approximately 120 dwellings during 2012/13 (during 2011/12, windows were replaced to 78 dwellings).
- 5.4 Line 14 - Miscellaneous external works (£0.250m). This element of the budget covers items such as steps, paths, drainage and fencing. The value of works raised to date during 2012/13 is broadly in line with predictions, and therefore it is proposed that the current budget (£0.250m) for this element remains unchanged.
- 5.5 Line 15 - Lift refurbishment (£0.060m). Further to a detailed re-appraisal of the Richard Moss lift, money has been saved by refurbishing just the key components and minimising down time. It is therefore recommended that a revised budget of £0.030m be set for this element.
- 5.6 Line 16 - Kitchen/bathroom replacements (£1.900m). This element of the budget is perhaps the most prominent in terms of member and tenant expectations. Although the budget has almost quadrupled since last year, the value of works raised to date during 2012/13 is, unfortunately, less than hoped and due primarily to high refusal rates and staff shortages. Although an additional member of staff has recently been recruited, it is recommended that a revised budget of £1.600m be set for this element. The reduced budget here is being used to fund the mechanical extract ventilation (Line 28). It is estimated that this reduced budget will still see approximately 375 kitchens

and 175 bathrooms being refurbished during 2012/13 (for 2011/12, the figures were 150 and 136 respectively).

- 5.7 Line 17 - Heating replacement programme (£1.450m). The heating installation contracts have recently been re-tendered (CAB2391 (HSG) refers) and these came into effect on 1 October 2012. Not only will these savings allow the Council to complete more installations within the original budget but, in addition, officers would also like to seize the opportunity of completing more joint-funded RHPP projects. Two further schemes have been provisionally accepted (by the Energy Saving Trust on behalf of DECC) subject to the Council finding the balance (RHPP Phase 2 - £75k (£102k with 25% return in funding; RHPP Phase 3 - £90k (£180k with 50% return in funding)). These two schemes will allow more rural/off gas properties to benefit from renewable technologies. It is therefore recommended that a revised budget of £1.590 be approved to cover these additional opportunities.
- 5.8 Line 18 - Fire Risk Assessments (£0.080m). The Council commissioned fire risk assessments on all its communal blocks 2/3 years ago. All the high priority works were addressed immediately, but work is ongoing to address the medium risk items. An example in hand is renewing all the fire doors to the medium rise flats at Winnall (Braxton; Craddock etc.). Officers propose the current budget (£0.080m) for this element remains unchanged.
- 5.9 Line 19 - Miscellaneous internal works (£0.130m). This element of the budget covers items such as wall, floor and ceiling finishes. Much of these works are again demand-led and, more often than not, will have been reported or instigated by the tenant in the first instance. The value of works raised to date during 2012/13 is already disproportionately high, and additional remedial works (particularly plastering) are also expected to flow from the newly introduced DWS. A revised budget of £0.180m is therefore recommended to be set for this element.
- 5.10 Line 20 - Garages/other non-dwelling assets (£0.120m). Much of these works are again demand-led and, more often than not, will have been reported or instigated by the tenant in the first instance. The value of works raised to date during 2012/13 is broadly in line with predictions, and therefore it is proposed that the original budget (£0.120m) for this element of the budget remains unchanged. This represents approximately double the investment in garages compared to previous years. A survey of all garage sites has been completed by surveying staff and the results of this will inform investment in the remainder of this year and future years.
- 5.11 Line 21 - Non-traditional dwellings (£0.030m). This money was ear-marked to carry out up to date and detailed structural surveys of the Council's non-traditional stock (e.g. Aireys; Reemas; Swedish Timber; etc.). These units are generally classified as "hard (and expensive) to insulate" so any new remedial brief will concentrate on this issue. The need and extent of detailed surveys will be re-assessed following the preliminary findings of the Stock Condition Survey (SCS) and, if still deemed appropriate, carried out next year.

Officers therefore recommend a revised budget of (£0.000m)(zero) for this element in 2012/13.

- 5.12 Line 22 - Underground services (£0.050m). This element of the budget predominantly covers water and gas main renewals. The value of works raised to date during 2012/13 is already disproportionately high. A revised budget of £0.090m is therefore recommended to be set for this element of the budget.
- 5.13 Line 23 - Mechanical extract ventilation (£0.300m). This budget item was established and agreed by members in September 2012 (CAB2388 (HSG) refers) and on the understanding that it would be funded from within the existing 2012/13 repairs and maintenance budget.
- 5.14 Line 24 - Environmental/estate improvements (£0.550m). This budget has already been revised upwards from £0.250m (CAB2354 HSG refers). It is recommended that the current budget (£0.550m) for this element remains unchanged.
- 5.15 Line 25 - Disabled adaptation works (£0.800m). The value of works raised to date during 2012/13 is lower than expected. Changes have been introduced by Hampshire County Council to the way they administer their occupational therapy services. Fewer recommendations have been received this year, both in relation to HRA work and for Disabled Facilities Grant work in the private sector. It is not clear at this stage whether the reduced demand is a direct result of the changes or whether the current trend is likely to continue and discussions with County staff are currently reviewing this. Any backlog was cleared within the first six months of 2012/13, so officers expect the volume for the second half of the year to be the same, or lower. There are also no major schemes (extensions) anticipated in the remainder of this year. It is therefore proposed that a revised budget of £0.700m be set for this element. It is also recommended that £90k of this revised budget be revenue funded to reflect the smaller value jobs, leaving a capital budget of £0.610m.
- 5.16 Line 26 - Sheltered housing upgrades (£0.200m). This money was set aside for bringing the empty flats in Whitewings (CAB2356 (HSG) refers) back into service, and for converting one or two other sheltered scheme common rooms into flats (e.g. King Harold Court). The tender for Whitewings alone came in £218k. New heating systems to the flats themselves are already included in the main heating programme (Line 17), but other additional works have also proved necessary (e.g. new Tunstall system; heating to communal corridors; gutter/roofing works etc.). A revised budget of £0.260m is therefore recommended for this element.
- 5.17 Line 27 - Sewage treatment works (£0.100m). Improvement works to the sewage treatment systems at Hobbs Close and Woodlane Close have been completed, and the pumps at the Pastures pumping station have been replaced. The Council's engineers also plan to change the pumps and pumping main to Couch Green before the end of the current financial year.



These works will total approximately £60k. No other works are planned for this year, so officers recommend a revised budget of £0.060m for this element.

- 5.18 Line 28 - Stock condition survey (£0.300m). This budget item was established and agreed by members in June 2012 (CAB2357 (HSG) refers), and on the understanding that it would be revenue funded, and by a corresponding reduction in the capital budget for External Envelope Works (Line 12). The intention is still to make start on the SCS at the start of the New Year, although preparatory works have been unavoidably delayed due to the sickness of a key member of staff.

6 Line 29 – 30 New Build

- 6.1 Details of the latest spending on this programme were reported to the Cabinet (Housing Delivery) Committee on 22 October (CAB2405 (HD) refers). The latest estimated spending for 2012/13 was £0.658m. This is an increase of £0.058m over the sum included when the revised estimates were reported to the last meeting of this Committee on 19 September. This means that the contribution to the New Build Reserve will be reduced by this amount to £2.442M.

OTHER CONSIDERATIONS:

7 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 7.1 The proposals accord with the principles of making the best use of available resources by continued clear financial planning.

8 RESOURCE IMPLICATIONS:

- 8.1 Although these proposals recommend a number of changes to where and how this year's repairs and maintenance budget is spent, the Property Services team is still committed to meeting its original commitment (completing £10.910m of maintenance and improvement works during 2012/13).
- 8.2 As set out in the report, a revenue virement is required from the Repairs Works budget to the Disabled Adaptations revenue budget to reflect the cost of minor adaptation work. This virement can be funded as a result of reduced costs of gas servicing and repairs relating to the gas contract, which has recently been retendered at reduced contract rates.
- 8.3 The report also proposes changes to the capital programme to reflect reduced demand for disabled adaptations and works to sewage treatment works but additional costs in relation to Major Repairs and Sheltered housing improvements. The changes do not result in any net increase in the programme.

- 8.4 The report also notes the spending on New Homes in order to present a complete picture of the level of capital spending for 2012/13. It is recommended that the contribution to the New Build Reserve be reduced to fund the increase in spending in 2012/13

## 9 RISK MANAGEMENT ISSUES

- 9.1 Although the Property Services team is still not up to full establishment, officers are fairly confident that this will change by Christmas, or soon thereafter. Even once all new posts approved in PER217 dated 11 June 2012 are recruited, the team remains smaller in numbers than three years ago, despite an increase in planned programmes of £4m (over 40%). Whilst changes to teams and working practices in the last year are considered appropriate to deliver the increased programme, this will be kept under review.
- 9.2 This is the first year of substantially more money being available for property maintenance, improvements and new builds. Of the £12.210m available, £11.000m is due to be procured and completed by the Property Services team. Of the £11.000m, nearly 60% is either demand led, and/or subject to tenant uptake. In addition, much of these works are subject to formal tendering arrangements which adds to the unpredictability in terms of how much can be achieved within agreed overall budgets.
- 9.3 For these reasons, as well as assisting in the delivery of the new homes programme, a review of current Contracts Procedure Rules, Financial Procedure Rules and the Council's scheme of delegation is required to ensure officers have sufficient flexibility and authority to make decisions within the overall programmes where relevant, but that appropriate safeguards, financial probity and opportunities for scrutiny are maintained. Recommendations for change to the current procedures, if required, will be brought to Cabinet in the New Year.

## 10 TACT COMMENT

- 10.1 Andrew Kingston has reported progress with the programme to the Tenant Scrutiny Group and this information will also be reviewed by TACT at a future meeting. We are pleased to see the programme is on track overall and that tenants are now receiving the benefit of the additional investment the Council has agreed for Council housing. TACT has discussed contractor performance with other tenant associations and can confirm that positive responses regarding repairs has been noted.

## 11 BACKGROUND DOCUMENTS:

None

## APPENDICES:

Appendix A - Maintenance, Improvement & New Build Programme 2012/13.

## Maintenance, Improvement and New Build Programme 2012/13

|  | Revenue          | Capital          | Current Agreed Budget 2012/13 | Proposed Adjustments/ Revisions Capital | Proposed Adjustments/ Revisions Revenue | Proposed Revised Budget |
|--|------------------|------------------|-------------------------------|---|---|-------------------------|
| <b>Responsive Maintenance</b>                      |                  |                  |                               |   |   |                         |
| 1 Voids (Osborne)                                  | 320,000          | -                | 320,000                       | -                                       | -                                       | 320,000                 |
| 2 Gas attend tos (Liberty)                         | 300,000          | -                | 300,000                       | -                                       | (20,000)                                | 280,000                 |
| 3 Main Term Contract (Osborne)                     | 1,250,000        | -                | 1,250,000                     | -                                       | -                                       | 1,250,000               |
| 4 Non-Term contract(other contractors)             | 150,000          | 130,000          | 280,000                       | -                                       | -                                       | 280,000                 |
| <b>Responsive</b>                                  | <b>2,020,000</b> | <b>130,000</b>   | <b>2,150,000</b>              | <b>-</b>                                | <b>(20,000)</b>                         | <b>2,130,000</b>        |
| <b>Voids Maintenance</b>                           |                  |                  |                               |   |   |                         |
| 5 Change of Tenancy Costs                          | 600,000          | -                | 600,000                       | -                                       | -                                       | 600,000                 |
| 6 Decorating Vouchers                              | 40,000           | -                | 40,000                        | -                                       | -                                       | 40,000                  |
| <b>Voids</b>                                       | <b>640,000</b>   | <b>-</b>         | <b>640,000</b>                | <b>-</b>                                | <b>-</b>                                | <b>640,000</b>          |
| <b>Cyclic Maintenance</b>                          |                  |                  |                               |   |   |                         |
| 7 External Repairs & Painting                      | 320,000          | -                | 320,000                       | -                                       | 50,000                                  | 370,000                 |
| 8 Heating Appliance Service Contract               | 390,000          | -                | 390,000                       | -                                       | (30,000)                                | 360,000                 |
| 9 E. & M. Service Contracts                        | 130,000          | -                | 130,000                       | -                                       | (30,000)                                | 100,000                 |
| 10 Electrical Testing & follow-up works            | 160,000          | -                | 160,000                       | -                                       | (60,000)                                | 100,000                 |
| 11 Discretionary Works Scheme                      | 200,000          | 200,000          | 400,000                       | -                                       | -                                       | 400,000                 |
| <b>Cyclic</b>                                      | <b>1,200,000</b> | <b>200,000</b>   | <b>1,400,000</b>              | <b>-</b>                                | <b>(70,000)</b>                         | <b>1,330,000</b>        |
| <b>Planned Improvements</b>                        |                  |                  |                               |   |   |                         |
| 12 External envelope works                         | -                | 900,000          | 900,000                       | -                                       | -                                       | 900,000                 |
| 13 Window/door/screen replacements                 | -                | 500,000          | 500,000                       | -                                       | -                                       | 500,000                 |
| 14 Misc external works                             | -                | 250,000          | 250,000                       | -                                       | -                                       | 250,000                 |
| 15 Lift refurbishment (Richard Moss)               | -                | 60,000           | 60,000                        | (30,000)                                | -                                       | 30,000                  |
| 16 Kitchen/bathroom renewals                       | -                | 1,900,000        | 1,900,000                     | (300,000)                               | -                                       | 1,600,000               |
| 17 Heating systems replacement                     | -                | 1,450,000        | 1,450,000                     | 140,000                                 | -                                       | 1,590,000               |
| 18 Fire risk assessments                           | -                | 80,000           | 80,000                        | -                                       | -                                       | 80,000                  |
| 19 Miscellaneous internal works                    | -                | 130,000          | 130,000                       | 50,000                                  | -                                       | 180,000                 |
| 20 Garages/other non-dwelling assets               | -                | 120,000          | 120,000                       | -                                       | -                                       | 120,000                 |
| 21 Non-traditional dwellings                       | -                | 30,000           | 30,000                        | (30,000)                                | -                                       | -                       |
| 22 Underground services                            | -                | 50,000           | 50,000                        | 40,000                                  | -                                       | 90,000                  |
| <b>Planned</b>                                     | <b>-</b>         | <b>5,470,000</b> | <b>5,470,000</b>              | <b>- 130,000</b>                        | <b>-</b>                                | <b>5,340,000</b>        |
| <b>Other Improvements</b>                          |                  |                  |                               |   |   |                         |
| 23 Environmental Improvements                      | -                | 550,000          | 550,000                       | -                                       | -                                       | 550,000                 |
| 24 Disabled Adaptation works                       | -                | 800,000          | 800,000                       | (190,000)                               | 90,000                                  | 700,000                 |
| 25 Sheltered Housing Upgrades                      | -                | 200,000          | 200,000                       | 60,000                                  | -                                       | 260,000                 |
| 26 Sewage Treatment Works                          | -                | 100,000          | 100,000                       | (40,000)                                | -                                       | 60,000                  |
| 27 Stock Condition Survey                          | 300,000          | -                | 300,000                       | -                                       | -                                       | 300,000                 |
| 28 Mechanical extract ventilation                  | -                | -                | -                             | 300,000                                 | -                                       | 300,000                 |
| <b>Other</b>                                       | <b>300,000</b>   | <b>1,650,000</b> | <b>1,950,000</b>              | <b>130,000</b>                          | <b>90,000</b>                           | <b>2,170,000</b>        |
| <b>Total Maintenance &amp; Improvements Budget</b> | <b>4,160,000</b> | <b>7,450,000</b> | <b>11,610,000</b>             | <b>-</b>                                | <b>-</b>                                | <b>11,610,000</b>       |
| 29 New Build/Stock Improvements                    | -                | 600,000          | 600,000                       | 58,000                                  | -                                       | 658,000                 |
| 30 Reduced Contribution to New Build Reserve       | -                | -                | -                             | (58,000)                                | -                                       | (58,000)                |
| <b>Total Budget for 2012/13</b>                    | <b>4,160,000</b> | <b>8,050,000</b> | <b>12,210,000</b>             | <b>-</b>                                | <b>-</b>                                | <b>12,210,000</b>       |