

Appendix 1: Capital Schemes for Approval

| Capital project approval | |
|---|--|
| Project title: Door Entry Systems 2009/10 | Total project cost: £120,000 |
| Project Manager: Steve Cooper | Directorate: Adult Social Care & Housing |

| Purpose, benefits and risks | |
|--|-------------------|
| The following Door Entry Systems have failed or have been identified as deteriorating with failure imminent and replacement parts being obsolete and unavailable: | |
| Address/Project | Amount (£) |
| Goldstone House | 60,000 |
| Swallow Court | 60,000 |
| | |
| Total | 120,000 |
| There is currently a contingent sum which includes Door Entry Systems/Alarms in the HRA capital reserves and this form seeks to release £0.120 million of that sum. | |
| Existing Blocks' Replacements | |
| The strategic priorities supported include the safety and security of our tenants and leaseholders. | |
| BHCC installed the original systems which are part of the general amenity of the blocks and therefore has an obligation to maintain/replace the systems when failure occurs. | |
| Options: | |
| Do nothing: doors will be left without locks. This will leave buildings insecure although this does meet our Insurer's requirements. Alternatively, the doors could be made to lock securely but without a door entry system. This will present difficulty to any visitors to the block, especially to carers attending their clients. Both of these options are likely to encourage anti-social behaviours. Replacement Door Entry Systems are therefore recommended. | |

| Capital expenditure profile | | | | |
|--|----------|----------|---------|----------|
| | 2009/10 | 2010/110 | 2010/11 | TOTAL |
| Funding source | £120,000 | £0 | £0 | £120,000 |
| A - Approved contingency in General reserves | | | | |
| | £120,000 | £ 0 | £ 0 | £120,000 |

| Financial implications | |
|---|--|
| A proportion of the capital expenditure will be reimbursed via Leaseholder charges. | |
| Whole Life Costing – Running costs will be similar to existing equipment apart from 6 months defects saving after installation. | |

| New capital project approval | |
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| Project title: Conversion of Properties with Shared Facilities | Total project cost: £508,000 |
| Project Manager: Peter Matthews | Directorate: Adult Social Care & Housing |

| Purpose, benefits and risks |
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| <p>There are a number of properties currently used for temporary accommodation that have shared bathroom/toilet facilities. Proposals have been drawn up and planning permission has been sought to convert these properties into modern self contained units. The conversion works will also include general refurbishment and improvements both internally and externally which will enable these properties to meet the decent homes standards and other health & safety requirements on completion. This sum will be funded from HRA capital reserves and will cover the conversion of 23 properties into 16 units.</p> <p>These properties have also been identified for leasing after refurbishment, to the local delivery vehicle. Upon leasing the HRA would receive a capital receipt which will cover the costs of the conversion works and provide additional funding for Decent Homes works to other tenanted properties. Alternatively, if the properties are not leased, the works to the properties would still be required. Detailed proposals will be brought to the Housing Management Consultative Committee.</p> |

| Capital expenditure profile | | | | |
|-----------------------------|---------|---------|---------|----------|
| Year | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| Estimated costs and fees | 508,000 | £0 | £0 | £508,000 |

| Financial implications |
|---|
| This scheme will be funded from HRA capital reserves. |

| Capital project approval | |
|---|--|
| Project title: Full Refurbishment of Lifts and Installation of Stair Lifts at Walter May House and Rosehill Court | Total project cost: £240,000 |
| Project Manager: Steve Cooper | Directorate: Adult Social Care & Housing |

| Purpose, benefits and risks | | | | | | | | | |
|--|----------------|-----------------|------------|------------------|---------|----------------|---------|--------------|----------------|
| <p>The following Lifts are of an obsolete design with parts no longer available. Both blocks are sheltered schemes and have only one lift to reach all floors. The stair lifts will be installed first to allow access to floors during refurbishment and will remain in place for future maintenance shut-downs of the main lifts.</p> <p>Both lifts already have regular breakdowns and have been identified as high-risk by our specialist lift consultant, Frankhams.</p> | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Address/Project</th> <th>Amount (£)</th> </tr> </thead> <tbody> <tr> <td>Walter May House</td> <td>120,000</td> </tr> <tr> <td>Rosehill Court</td> <td>120,000</td> </tr> <tr> <td>Total</td> <td>240,000</td> </tr> </tbody> </table> | | Address/Project | Amount (£) | Walter May House | 120,000 | Rosehill Court | 120,000 | Total | 240,000 |
| Address/Project | Amount (£) | | | | | | | | |
| Walter May House | 120,000 | | | | | | | | |
| Rosehill Court | 120,000 | | | | | | | | |
| Total | 240,000 | | | | | | | | |
| <p>This form seeks funding from the capital reserves of £240,000.</p> <p>The strategic priorities supported include the safety and security of our tenants and sustainability due to reduced energy consumption.</p> <p>The systems have been examined by the M&E Section and our specialist lift consultant and found to be non-reparable and obsolete.</p> <p>The replacement of these lifts will reduce future breakdowns and provide tenants with accessible controls that comply with DDA requirements. The new controls will reduce energy consumption as well as reducing down-time during site visits.</p> | | | | | | | | | |

| Capital expenditure profile | | | | |
|----------------------------------|----------|---------|---------|----------|
| | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| Funding source - General reserve | £240,000 | £0 | £0 | £240,000 |
| | | £0 | £0 | |
| | £240,000 | £0 | £0 | £240,000 |

| Financial implications |
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| There will be reduced breakdown repair costs as well as lower energy costs. The scheme will be financed from HRA capital reserves. |

| Capital project approval | |
|------------------------------------|--|
| Project title: Disabled Facilities | Total project cost: £1,100,000 |
| Project Manager: Martin Reid | Directorate: Adult Social Care & Housing |

| Purpose, benefits and risks |
|---|
| <p>Disabled Facilities Grant (DFG) is a mandatory entitlement administered by local housing authorities to help fund the provision of adaptations to enable disabled people to live as comfortably and independently as possible in their homes.</p> <p>Eligible work is wide-ranging, providing for access to the home and basic facilities within it, for example: providing ramps, door widening, stair lifts and level access showers. The grant is subject to an assessment of need and a financial means test.</p> <p>The Council makes a 40% contribution of £0.440 million to match fund the government's 60% (£0.660 million) contribution toward Disabled Facilities Grants. This 40% match funding is provided by the Council's Private Sector Housing Renewal Grant allocation via the Housing Renewal Assistance Policy and enables the Council to attract considerable additional funding by way of Disabled Facilities Grant.</p> <p>In 2008/09 115 grants were made with total expenditure of £0.820 million.</p> |

| Capital expenditure profile | | | | |
|-----------------------------|-----------|---------|---------|-----------|
| Year | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| Estimated costs and fees | 1,100,000 | £0 | £0 | 1,100,000 |

| Financial implications |
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| <p>Funding is from Disabled Facilities Grant aided expenditure of £0.660 million (60%) and Council match funding of £0.440 million (40%) from Private Sector Housing Renewal Grant</p> |

| Capital project approval | |
|--|--|
| Project title: Private Sector Housing Renewal | Total project cost: £4,209,600 |
| Project Manager: Martin Reid | Directorate: Adult Social Care & Housing |

| Purpose, benefits and risks |
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| <p>The value of this scheme is £4,209,600, being the Council's share of the 2009/10 Private Housing Renewal Grant allocation from the Regional Housing Board to the Brighton & Hove and East Sussex Together (BEST) local authority consortium in accordance with the provisions of the Regularity Reform (Housing Assistance) Order 2002. At a total of £8 million, BEST receive the highest allocations of funds in the South East. This is the second year of the grant, in 2008/09 the Council spent grant of £2,722,032.</p> <p>Distribution of the remainder of this allocation, £3,790,400 will be committed in accordance with the agreed distribution profile to the council's BEST partner authorities in East Sussex.</p> <p>The renewal programme for BEST covers energy efficiency/fuel poverty, decent homes, empty homes and other interventions such as landlord accreditation. Disabled Facilities Grant (DFG) is a mandatory entitlement administered by local housing authorities to help fund the provision of adaptations to enable disabled people to live as comfortably and independently as possible in their homes.</p> <p>Through BEST the Council makes a 40% contribution of £440,000 to match-fund the government's 60% (£660,000) contribution toward Disabled Facilities Grants. This 40% match funding and considerable additional funding by way of additional Disabled Facilities Assistance is provided by the Council's Private Sector Housing Renewal Grant allocation via the Housing Renewal Assistance Policy. This expenditure is included elsewhere in this report for approval.</p> <p>In 2008/09 115 grants were made with total expenditure of £820,000.</p> <p>Progress in Brighton & Hove 2008/9 was good, and the Private Sector Housing Team delivered £2.7 million of measures, improving the living conditions of 1000 households living in poor quality private housing in the City. 800 energy efficiency measures were installed, saving 436 tonnes of CO₂. As a result of excellent progress in year one, the BEST consortium received an additional £1.245 million on the expected grant for 2009/10 (Brighton & Hove received £655,119). More funding may be available later in the year if progress continues for 2009/10.</p> <p>A detailed report to the Cabinet Member for Housing is planned which will set out the progress made to date, the plans for the future application of the grant, and the links with corporate strategies.</p> |

| Capital expenditure profile | | | | |
|-----------------------------|-----------|---------|---------|-----------|
| Year | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| Estimated costs and fees | 4,209,600 | £0 | £0 | 4,209,600 |

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|------------------------|
| Financial implications |
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| The scheme is financed from grant aided expenditure of £4,209,600 from the BEST Housing Renewal Grant allocation |
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