

BOROUGH OF BARROW-IN-FURNESS

HOUSING MANAGEMENT FORUM

Meeting: Thursday, 26th February, 2009
at 2.00 p.m. in Committee Room No. 4

Group Meetings at 1.15 pm

A G E N D A

PART ONE

1. To note any items which the Chairman considers to be of an urgent nature.

2. Admission of Public and Press

To consider whether the public and press should be excluded from the meeting during consideration of any of the items on the agenda.

3. Disclosure of Interests

A Member with a personal interest in a matter to be considered at this meeting must either before the matter is discussed or when the interest becomes apparent disclose

1. *The existence of that interest to the meeting.*

2. *The nature of the interest.*

3. *Decide whether they have a prejudicial interest.*

A note on declaring interests at meetings, which incorporates certain other aspects of the Code of Conduct and a pro-forma for completion where interests are disclosed accompanies the agenda and reports for this meeting.

4. Confirmation of minutes of meeting held on 15th January, 2009.

5. Apologies for Absence/Changes in Membership.

FOR DECISION

STRATEGIC PLANNING

(D) 6. Housing Maintenance Investment Programme

FOR INFORMATION

7. Performance Information Report – 7th April to 4th January, 2009

8. Planned Maintenance Programme 2008/09

PART TWO

FOR DECISION

- (D) 9. Request for Adaptations to a Council Property.

NOT FOR PUBLICATION BY VIRTUE OF PARAGRAPH 3 OF PART ONE OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT, 1972 AND ACCESS TO INFORMATION (VARIATION) ORDER 2006

- (D) 10. Request for Adaptations to a Council Property.

NOT FOR PUBLICATION BY VIRTUE OF PARAGRAPH 3 OF PART ONE OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT, 1972 AND ACCESS TO INFORMATION (VARIATION) ORDER 2006

- (D) 11. Request for Adaptations to a Council Property.

NOT FOR PUBLICATION BY VIRTUE OF PARAGRAPH 3 OF PART ONE OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT, 1972 AND ACCESS TO INFORMATION (VARIATION) ORDER 2006

NOTE: (D) – Delegated to the Executive Committee
(R) – Referred to the Council

HOUSING MANAGEMENT FORUM MEMBERS:

Councillors:

D. Dawes
O. N. Flitcroft
J. Hamezeian
L. Hammond
M. Irwin
D. V. James (Councillors' nominated Chairman appointed at Annual Council meeting)
R. E. J. Maltman
J. Waiting (Chairman for meeting management purposes)

Tenant Representatives: Mrs. P. Charnley

Mrs. M. Burgess
Mr. N. Hird
Mrs. K. Hotchkiss
Mr. A. McIntosh
Mr. D McMillan
Mr. T. Slater
Mrs. J. McMurray

HOUSING MANAGEMENT FORUM

Meeting: 15th January, 2009
at 2.00 p.m.

PRESENT:- Councillors Flitcroft, J. Hamezeian (apart from Minute No. 46), Irwin and James.

Tenant Representatives:- Mrs P. Charnley, Mr N. Hird, Mrs K. Hotchkiss, Mr D. McMillan and Mr T. Slater.

42 – Appointment of Chairman for this Meeting Only

Councillor Waiting (Chairman) had submitted her apologies for this meeting, therefore nominations were requested for the appointment of Chairman for this meeting only.

It was moved by Councillor Irwin and seconded by Councillor Flitcroft that Mrs P. Charnley be appointed Chairman for this meeting only.

(MRS P. CHARNLEY IN THE CHAIR)

43 – Disclosures of Interest

Mr Slater declared a personal and prejudicial interest in Agenda Item No. 6 – Housing Revenue Account (Minute No. 47) as he rented a garage from the Council. He remained in the meeting due to the general exemption regarding Housing.

44 – Minutes

The Minutes of the meeting held on 27th November, 2008 were taken as read and confirmed.

45 – Apologies for Absence/Changes in Membership

Apologies for absence were submitted from Councillors Waiting (Chairman), Dawes, Hammond and Maltman and also from Mrs A. Burgess (Tenant Representative).

46 – Housing Maintenance Investment Programme 2009/10

The Housing Manager submitted the report to agree the spend profile for the Housing Services Investment Plans for the next financial year. It also sought to suggest how it should be delivered.

The investment Programme was funded from the Housing Revenue Account or from the Major Repairs Allowance.

The principles adopted in drafting these proposals continued with the previously agreed approach that sought to ensure:

- i The council achieves the Decent Homes standard.
- ii The investment split between responsive and planned works at a minimum meets the Audit Commission's guidelines, and seeks to maximise monies spent on planned works.
- iii The aspirations of tenants are considered and incorporated where appropriate.
- iv To work collaboratively with other housing providers and contractors to improve delivery of planned and responsive repairs services.

Properties identified for improvement were completed on a “worst first” basis. Programmes of delivery reflected the need to satisfy Decent Homes requirements and were based on the results from an independent stock condition survey completed in 2005/06.

1. Progress during the Current Year 2008/09

The Housing Manager reported that all planned investment works had progressed satisfactorily during the year, the bulk of which were completed prior to Christmas.

This showed improved delivery of the Investment Plan over previous years due to the following:-

- 1. Investment Plan agreed earlier than normal enabling earlier starts on site.
- 2. Scheme spread over a longer duration resulting in fewer properties being worked on at one time.
- 3. Reduced administration and management time by using the CHP framework.
- 4. Implementing new contract for Disabled Adaptations resulting in quicker delivery.

The table below gives details of the number of properties that have benefited from the more significant Investment Plans:

Type of Work	No of Properties
Kitchens	191
Bathrooms	97
Central Heating	228
Rewires	79
Painting	499
Roofing	16 (roofs)
Adaptations	109
Digital TV	190

As a result of this Investment, the proportion of homes failing the Decent Homes Standard has reduced as follows:

	Properties	Percentage of Stock
* Baseline	509	18%
as at 4/08	68	2%
as at 4/09 (est.)	47	1.7%

* 2005/06 stock condition survey

2. Suggested Investment Profiles for 2009/10

The Housing Manager submitted a suggested investment profile which is attached at **Appendix A** to these Minutes.

The proposals had been developed based on the principles highlighted at i, ii, iii and iv above. He drew Members attention to the following issues regarding the draft Investment Plan:-

Adaptations for Tenants with a Disability

He had recently been advised by Cumbria County Council of changes in the way requests for small adaptations were handled. Traditionally, all requests for adaptations, whether small or large, involved an assessment by an Occupational Therapist. With regard to tenants of this Council, small adaptations were also funded by the County Council.

He was now advised that this arrangement had ended and the assessment for and cost of small adaptations (up to £1000) should be completed by ourselves.

He was currently seeking to establish the historical cost of such small adaptations from the County Council. For the purposes of drafting this Investment Plan, no additional resources had been identified for meeting this commitment. The Housing Manager was currently looking to draft new procedures for dealing with such requests and he would monitor this expenditure closely. He requested that Members note this information and agree the proposed action.

Communal Smoke Alarms - £75,000

The Housing Manager reported that during 2008/09 Officers had undertaken a fire risk assessment of the communal areas in conjunction with the Cumbria Fire and Rescue Service and identified a need to improve the general safety of three storey flats serviced by an enclosed stairwell. It was proposed to provide additional smoke detectors and alarms in the main stairwell area and link them to the tenants' own smoke detection equipment. The fire department

had agreed to these improvements. It was intended to complete this work over a two year basis and he requested Members to agree this proposal.

Door Entry Replacements - £100,000

The Housing Manager reported that during 2008/09 Officers had undertaken a review of the existing door entry systems fitted to flats with communal entrances and concluded that the units were fast approaching the end of their serviceable life. The review also indicated that the present systems did not comply with the requirements of the Disability Discrimination Act 1995. In view of this it was proposed to commence a 4 year replacement programme on a “worst first” basis and he requested Members to agree this proposal.

3. Progressing the Planned Investment Works

The Housing Manager reported that 50% of the major investment works, plus rewires, were completed through Cumbria Housing Partners. Other areas of work had been delivered through one-off contracts.

The remaining 50% of such works, plus other substantial works such as external painting and disabled adaptations, had been tendered as individual contracts.

During the current year the Housing Service had been pursuing the option of completing the external painting through CHP. This assessment was ongoing and if positive, looked to deliver the work through CHP.

RECOMMENDED:- That the Executive Committee agree the following:-

- (i) To note the progress on achieving the Decent Homes Standard shown at Point 1 of the report;
- (ii) Agree principles highlighted in Point 2 of the annual Investment Profile shown at **Appendix A** to these Minutes; and
- (iii) Agree continued delivery proposals through Cumbria Housing Partners, including external painting subject to a positive financial assessment.

REFERRED ITEMS

THE FOLLOWING MATTER IS REFERRED TO COUNCIL FOR DECISION

47 – Housing Revenue Account

The Housing Manager submitted a report to agree a Housing Revenue Account Budget for the financial year 2009/10. The report also provided an Expected Outturn Budget for the current year 2008/09 and information regarding balances.

The expected outturn and proposed HRA for 2009/10 was attached as an appendix to his report. An amended version of this appendix was tabled at the meeting for Members' information.

In drafting his report he had followed the final subsidy determination provided in this year's guidance on rent setting and Housing Subsidy. This had been issued earlier than last year and changes to this were not anticipated.

1. Expected Outturn Budget 2008/09

The Housing Manager reported that it was envisaged that any significant savings during 2008/09 would be in the areas of rental income and salaries. For example:

- (i) Rental Income sales during the year are significantly lower than when the budget was set.
- Sales assumed in original 2008/09 budget = 40 dwellings
 - Sales current expectations 2008/09 = 6 dwellings (4 completed as at December 2008)
 - Expected income increase in rental income = £65,000

(ii) Salaries

Changes in personnel, working hours and unfilled vacancies have resulted in savings estimated to be £75,000 for the year to date.

(iii) Estimated savings 2008/09

Increased rental income	:	£65,000
Savings on salary costs	:	£75,000

Total	:	£140,000

- (iv) It has been your practice to re-direct savings on in-year accounts to the Maintenance Budget. I would recommend c.£140,000 be transferred to the Housing Investment Programme for 2008/09.

2. Balances on the Expected Outturn for 2008/09

The Expected Outturn for 2008/09 was likely to result in the following movement in balances.

2.1 Balance on the Major Repair Reserve as at 31 March 2008 : £7,409

This amount was earmarked for programmed work which is ongoing from the year before.

2.2 Balance on the Housing Revenue Account as at 31 March 2008 : £725,423

The Housing Revenue Account Balance includes an element for funds committed to ongoing housing maintenance of £24,897.

2.3 Breakdown of Balances on Account:

Balance 1.4.08	:	£725,423
Ongoing Housing Maintenance	:	(£24,897)

Balance 31.3.09	:	£700,526
HMF agreed Stackwood Avenue (28.6.07)	:	(£50,000)

		£650,526

This figure is in line with the recommended minimum balances as suggested by the Borough Treasurer. However, it would be prudent to await completion of the final accounts in July before committing any further expenditure.

Members also noted that the £50,000 reallocated monies (HMF 28th June, 2007) was to be spent over two years and Stackwood Avenue was included in this report.

3. Draft Proposed HRA 2009/10

The proposed budget for 2009/10 was shown in the amended appendix tabled at the meeting.

3.1 In developing a proposed budget for 2009/10 the following factors had been taken into account:

- Rent increases will be applied in accordance with the rent restructuring plans (further details are shown below) – currently averaging 5.8% on actual rents per annum 6.2% on guideline rents per annum.
- General inflation of 2% on salary costs, 4% on utilities or in line with contractual increases.
- Rental income is based on sales of 25 dwellings in 2009/10.

3.2 As referred to above, rent levels were dictated by the rent restructuring rules.

This year's rent restructuring guidance has been set to reflect the Department of Communities and Local Government's (CLG's) decision to fix rent increases for this year and next. The Retail Price Index (RPI) for September 2008 was 5% and hence would have led to rent increases in excess of 7%. As a result, the convergence date of 2009/10 has been pushed back to 2023-24, leading to an average increase in our rents of 5.8%.

The effect of this is as follows:

	48 Weeks	52 Weeks
2008/09	£62.73	£57.91
2009/10	£66.37	£61.27
Increase	5.8%	5.8%

The Housing Manager had also included further details of the resultant rents for different property types.

- 3.3 The HRA has also included a contribution to the Housing Repair Account which covers maintenance of the Council Dwellings. This has been increased by 6% in line with the rent increase. The amount of £1,092.68p per dwelling provides £2,986,290 for repairs and investment.

4. Other Charges

4.1 Garage Charges

The proposed budget does not include any increase on garage charges.

The following extra income would be generated if certain increases were approved:

3%	:	£4,610
4%	:	£6,150
5%	:	£7,690
6%	:	£9,230
10%	:	£15,390

The effect on individual garage charges would be as follows:

	2008/09	+3%	+4%	+5%	+6%	+10%
Garage rate 1	£4.99	£5.14	£5.19	£5.24	£5.29	£5.49
Garage rate 2	£6.90	£7.11	£7.18	£7.25	£7.31	£7.59

It was noted that VAT was payable in addition to the above charges for garage holders who were not also Council tenants.

The demand for garages was buoyant with few vacancies. The Housing Manager therefore suggested that garage charges should be increased by 6%, in line with the increase for residential properties.

4.2 Homelink

The Housing Manager reported that the Homelink Service was provided both to tenants and private users. It was a requirement that the Housing Revenue Account did not subsidise private users. To this end, the following price increases needed to be introduced for 2009/10:

	2008/09 charge	Increase	2009/10
Homelink only	£125.26	5.29p	£130.55
Full Mobile Warden Service	£272.90	17.39p	£290.29

This equated to a 4% increase on Homelink and 6% on the Full Mobile Warden Services and would generate an extra £3,660 income which was not included in the appendix (amended) 2009/10 Budget.

Charges for tenant users were fixed by Supporting People and these increases were awaited.

4.3 Other Charges

Previously the principle had been agreed to vary certain charges as required to reflect the full cost of the service. These charges were altered when contracts were reviewed. Areas covered by this were staircase cleaning, supported tenancies, furnished tenancies, and dispersed accommodation. He recommended that this principle be continued.

5. **Investing in the Future**

The Housing Manager reported that the suggested in-year surplus for 2009/10 showed a figure of c.£52,000.

During the year, however, there were a number of key issues to be progressed, for example:

- (i) The future of the contract with Integral; and
- (ii) The development of choice-based lettings.

Further consideration of these two issues would be required, the outcome of which may necessitate investment. He therefore recommended, in agreeing the HRA for 2009/10, that funds were not redirected as this time.

6. **Housing Revenue Account Review**

It was noted that within his report, changes had been introduced to the rent restructuring rules, extending the rent convergence target to 2023/2024. Linked to this, was the way in which the Housing Revenue Account subsidy

system currently operated. It had been previously announced that a review of the Subsidy system was to be carried out by the Spring of 2009. The Housing Manager stated that he would keep Members informed of the progress of the review and implications on the Housing Revenue Account as it proceeded.

7. Summary

- (i) The proposed HRA budget for 2009/10 had been drafted to reflect the latest guidance.
- (ii) The proposed rent increase was in line with the rent restructuring plan and provided a convergence date of 2024.
- (iii) Contribution to the Maintenance Budget had been increased by 6%.

RECOMMENDED:- To approve the Housing Manager's recommendations and request the Executive Committee to agree the following:-

- (i) Note information at (1 of the report) and agree to redirect savings of c.£140,000 to the Housing Investment Programme;
- (ii) Note the information regarding balances as at (2 of the report);
- (iii) Agree the 2009/10 budget as shown at Appendix A (Version 2) of the report (in year surplus £52,670);
- (iv) Agree an average increase of 5.8% in line with Rent Restructuring guidelines and note the effect on individual rents shown at Appendix B of the report;
- (v) Agree the increase of Garage charges of 6%;
- (vi) Agree that Homelink charges be increased when inflationary increase has been agreed by the Supporting People Commissioning body (4.2 of the report); and
- (vii) The ongoing principle be agreed to vary certain charges as required to reflect the full cost of the service, which include, staircase cleaning, supported tenancies, furnished tenancies and dispersed accommodations (4.3 of the report).

In accordance with Procedure Rule 15.5 Councillor Hamezeian requested his right to require his individual vote to be recorded as follows:-

Councillor Hamezeian voted against recommendations (iv), (v) and (vi) as above.

The meeting closed at 2.36 p.m.

APPENDIX A

Total Budget £4,888,990

NEC 3 Contingencies (7.5%)	Routine Maintenance	Other Planned Maintenance	MRA
<p>£67,500 Tenant Demand Repairs</p> <p>£13,125 Void Repairs</p> <p>£5,625 Associated Building Works</p> <p>£14,529 Gas Breakdown Repairs</p> <p>£9,900 Gas Safety Tests and Servicing</p>	<p>£832,500 Tenant Demand Repairs</p> <p>£161,875 Void Repairs</p> <p>£35,000 Decoration Vouchers</p> <p>£10,000 Security Shutters</p> <p>£15,000 Tipping charges (Voids)</p>	<p>£69,375 Gas Building Works</p> <p>£193,581 Gas Breakdown Repairs</p> <p>£132,000 Gas Safety Tests and Servicing</p> <p>£200,000 Painting and Fabric repairs</p> <p>£20,000 Community Centre Upgrades</p> <p>£30,000 Door Entry Maintenance</p> <p>£25,000 Disrepair Claims</p> <p>£50,000 Environmental Enhancements</p> <p>£175,000 Electrical Testing & Smoke Alarms</p> <p>£20,000 Asbestos Surveys and Removal</p> <p>£100,000 Fencing and Environmental Imp</p> <p>£60,000 Consultancy Fees</p> <p>£100,000 Door entry replacements</p> <p>£30,000 Re-Insulation works</p> <p>£166,280 Other Contractors Planned Works (Misc)</p> <p>£125,000 Kitchens via CHP</p> <p>£75,000 Communal smoke alarm upgrades</p> <p>£250,000 Disabled Adaptations</p>	<p>£252,700 Rewires (CHP)</p> <p>£375,000 Heating and Insulation (Integral)</p> <p>£475,000 Heating and Insulation (CHP)</p> <p>£100,000 Bathrooms (Integral)</p> <p>£200,000 Bathrooms (CHP)</p> <p>£225,000 Kitchens (Integral)</p> <p>£275,000 Kitchens (CHP)</p>
<u>£110,679</u>	<u>£1,054,375</u>	<u>£1,821,236</u>	<u>£1,902,700</u>

CHP = Cumbria Housing Partners

HOUSING MANAGEMENT FORUM	(D) Agenda Item 6
Date of Meeting: 26th February 2009	
Reporting Officer: Colin Garnett, Housing Manager	
Title: Housing Maintenance Investment Programme	
Summary and Conclusion:	
The purpose of this Report is to agree the properties to benefit from Investment over the next two years.	
Recommendation:	
Members are requested to:	
<ol style="list-style-type: none">1. agree to the properties identified for Investment as shown at Appendix A ; and2. agree to the delivery of the 2009/10 investment programme for the works identified via existing framework agreements with Integral and Cumbria Housing Partners.	

Report

Introduction

At your meeting on 15th January, followed by approval at the Executive Committee on 28th January 2009, the expenditure profile for 2009/10 was agreed.

The purpose of this report is to seek agreement of the properties and areas to benefit from such investment over the next year, and to indicate those properties provisionally identified for investment during the following year.

In agreeing the property investment lists over the two years, it will be my intention to bring forward properties from year two, if resources in the HRA budget are identified throughout the year.

Properties to be upgraded

Attached at **Appendix A** is a list of properties showing the respective work to be completed within each housing management area during 2009/10 along with details of provisional properties scheduled for investment during 2010/11.

This list reflects the investment priorities obtained through our most recent stock condition data and has been developed on a "just in time" and "worst first" basis. In view of the diversity of styles of properties within the stock, a degree of 'smoothing' has been incorporated to try and ensure completeness of work on an area by area basis.

Delivery of Works

During 2008, members agreed to progress planned investment (eg. rewires, central heating, kitchens and bathrooms) through the new framework arrangement with Cumbria Housing Partners. Ongoing delivery of other planned investments with regard to the 2005 - 2009 Housing Maintenance Contract will continue with Integral.

Members are requested to agree to the continued delivery of these investments as outlined above.

Recommendations:

Members are requested to:

1. agree to the properties identified for Investment as shown at Appendix (1); and
2. agree to the delivery of the 2009/10 investment programme via existing framework agreements with Integral and Cumbria Housing Partners.

Legal Implications

N/A

Financial Implications

As outlined in the previous Report to the Forum, Agenda Item 7, 15th January 2009.

Health and Safety Implications

N/A

Key Priorities or Corporate Aims

Meets the housing needs of the Borough and makes decent housing more accessible.

Risk Assessment

N/A

Equal Opportunities

N/A

Background Papers

N/A

PERFORMANCE INDICATORS							
Housemark/ BVPI / Local	Performance Indicator	Actual 2004/5	Actual 2005/6	Actual 2006/7	Actual 2007/8	Target 2008/9	April 08 to 4 Jan 09
	Rent Arrears and Collection						
BV66a	% Rent Collected	98.3%	98.1%	97.88%	96.78%	98%	94.61%
BV66b	% Tenants with > 7 weeks arrears	N/A	5.76%	5.89%	6.82%	5.5%	7.66%
BV66c	% Tenants served with NOSP for arrears	N/A	33.37%	35.48%	29%	25%	24.8%
BV66d	% Tenants evicted for rent arrears	N/A	0.99%	1.05%	0.66%	0.5%	0.9%
Housemark	Current tenants arrears as % of rent roll	2.86%	2.9%	2.99%	2.96%	2.5%	3.35%
	Void management						
BV212	Average relet time for dwellings (in days)	40.8	34	28	35.9	28	33
Housemark	% rent loss through vacant dwellings	1.7%	1.19%	0.98%	1.41%	1%	1.2%
Local	% rent loss due to voids – garages	1.97%	3.6%	2.63%	2.81%	2%	3.4%
	Homelessness						
Housemark	Average stay in B & B for families with children or pregnant women (in days)	N/A	3.5	2	10	3	4
Housemark	% of homeless applications where decision made and notified within 33 days	70%	99%	98.5%	95.3%	99%	90.2%
Local	Average length of stay in B&B (in days)	N/A	24.5	22	14.4	12	11.9
Local	Average length of stay in dispersed (in days)	45	50	45	48	28	51
Local	Average length of stay in dispersed for families with children (in days)	52	61	34	41	28	55
Local	Average number of homeless households in dispersed accommodation	7.5	5.9	5.8	7.3	5	10.4
BV213	% of households whose situation was resolved by housing advice	N/A	N/A	N/A	N/A	75%	N/A
NI 156 <i>(new for 08/09)</i>	Number of households living in temporary accommodation	--	--	--	13	10	11
	Housing Applications						
Local	% Housing applications answered within 6 days	96%	99%	95%	52%	95%	52%
	Repairs						
Housemark	% urgent repairs completed within Government time limits	88.1%	85.7%	89.59%	78%	92%	78%
Housemark	% emergency repairs completed on time	97.4%	98.4%	93.6%	84.36%	94%	87%
Housemark	% routine repairs completed on time	83.4%	92.9%	92.3%	77.26%	93%	77%
Housemark	% urgent repairs completed on time	81.6%	93.2%	78.7%	74.86%	90%	69%
NI 158 <i>(was BV184a)</i>	Proportion of homes which are non-decent	--	--	17.8%	2%	1.75%	N/A
Local	Average time taken to complete non-urgent repairs (in days)	9.7	7.6	10	13.7	8	13.3
	General Management						
NI 160 <i>(new for 08/09)</i>	Local authority's tenants' satisfaction with landlord's services	--	--	--	--	82%	87%

RENT ARREARS as at week ending 4th January 2009

Area	Current £	% Gross Debit	Former Tenants £	% Gross Debit
Central	89,740.18	5.29	22,857.51	1.35
Dalton	21,607.96	3.22	3,487.88	0.52
Roosegate	79,335.55	3.64	18,235.84	0.84
Ormsgill	65,116.11	3.31	54,697.34	2.78
Walney	29,255.99	2.46	5,373.53	0.45
Miscellaneous	2,003.86	10.15	27.96	0.14
Dwellings total	287,059.65	3.72	104,680.06	1.35
Garages	6,385.32	3.94	1,509.36	0.93
Homeless	3,140.55	6.01	20,926.42	40.03
Total	296,585.52	3.73	127,115.84	0.93
Grand Total	£423,701.36 5.34%			

FORMER TENANT ARREARS

Former tenants arrears written off in period April - December 2008 = £149,284.53

VOIDS from 7th April 2008 to 4th January 2009

	Central	Dalton	Ormsgill	Roosegate	Walney	Total
1 Bedroom						
Ground-floor flat	13	1	22	17	6	59
Upper-floor flat	26	3	22	7	8	66
Bungalow	1	1	4	2	5	13
Sub total	40	5	48	26	19	138
2 Bedrooms						
Ground-floor flat	0	1	6	4	0	11
Upper-floor flat	9	1	14	5	1	30
Bungalow	0	0	0	0	0	0
House	8	0	5	13	2	28
Sub-total	17	2	25	22	3	69
3 Bedrooms						
Ground-floor flat	1	0	0	0	0	1
Upper-floor flat	0	0	0	0	0	0
Bungalow	0	0	0	0	0	0
House	5	3	10	10	6	34
Sub-total	6	3	10	10	6	35
4 Bedrooms						
House	0	0	0	2	0	2
5 Bedrooms						
House	0	0	0	0	0	0
Total	63	10	83	60	28	244

OFFERS OF ACCOMMODATION
made and refused between 7th April 2008 to 4th January 2009

Area	Property Details	Area	Condition	Personal circumstances	No reply to offer	Other reasons	Withdrawn	Total
Central	4	3	2	1	0	0	0	10
Dalton	0	0	2	0	0	1	0	3
Ormsgill	1	5	0	1	1	1	0	9
Roosegate	7	6	1	1	0	2	0	17
Walney	2	1	0	3	0	0	0	6
Total	14	15	5	6	1	4	0	45

NEW TENANCIES
7th April 2008 to 4th January 2009

<i>Applicant Type</i>	<i>No.</i>
Housing Register	153
Transfers:	62
General Management	3
Management	17
Medical	20
Under/over Occupancy	22
Homeless (monitored from October 2004)	32
Mutual Exchanges	10
Total Relets	257

HOUSING PROPERTY AS AT 31st December 2008

TYPE OF PROPERTY	NO. OF BEDS.	CENTRAL	DALTON	ORMSGILL	ROOSE	SHOPS	DISPERSED	WALNEY	TOTAL
BUNGALOWS	1	13	35	27	14			54	143
	2		5						5
	3			4	4				8
FLATS	1	320	30	212	242		6	146	956
	2	62	12	161	51		5	16	307
	3	3	1		1		2	1	8
HOUSES	2	80	19	66	143			76	384
	3	133	114	220	252			119	838
	4	9	4	7	51			4	75
	5				5				5
SUB-TOTAL		620	220	697	763		13	416	2,729
SHOPS	0					16			16
	2					4			4
	3					0			0
	4					1			1
HOSTEL FLATLETS	1						0		0
	2						0		0
GRAND TOTAL		620	220	697	763	21	13	416	2,750
GARAGES		207	42	68				167	484

SOLD PROPERTIES
7th April 2008 to 4th January 2009

AREA	PROPERTY TYPE	BEDROOMS	TOTAL
Abbotsmead	House	2	1
	House	3	1
Greengate South	House	2	1
Tummerhill	House	2	1
TOTAL			4

SCHEME	CONTRACTOR OR SUPPLIER	CONTRACTOR	AVAILABLE BUDGET	No of Dwellings ORIGINAL	No of Dwellings REFUSED	No of Dwellings COMPLETED	INVOICES RECEIVED AND PAID TO DATE (£'s)	COMMENTS
REWIRES	CUMBRIA HOUSING PARTNERS	KEITH WILSON	£250,000	71	3	65	£219,094.00	97% COMPLETE
ONE OFF REWIRES	CUMBRIA HOUSING PARTNERS	KEITH WILSON	£0	0	0	14	£33,427.00	100% COMPLETE
ELECTRICAL TESTING	HOUSING MAINTENANCE CONTRACT	INTEGRAL	£175,000	500	5	425	£7,468.00	95% COMPLETE
BATHROOMS I	CUMBRIA HOUSING PARTNERS	AB MITCHELL	£150,000	78	30	47	£92,090.00	100% COMPLETE
BATHROOMS II	HOUSING MAINTENANCE CONTRACT	INTEGRAL	£100,000	50	17	30	£88,000.00	90% COMPLETE
KITCHENS I	CUMBRIA HOUSING PARTNERS	AB MITCHELL	£275,000	135	27	100	£207,314.00	100% COMPLETE
KITCHENS II	HOUSING MAINTENANCE CONTRACT	INTEGRAL	£225,000	50	13	36	£115,580.00	100% COMPLETE
ONE OFF KITCHENS	HOUSING MAINTENANCE CONTRACT	INTEGRAL	£0	0	0	55	£1,591.00	100% COMPLETE
HEATING I	CUMBRIA HOUSING PARTNERS	AB MITCHELL	£375,000	120	0	106	£365,339.00	80% COMPLETE
HEATING II	HOUSING MAINTENANCE CONTRACT	INTEGRAL	£375,000	100	16	85	£324,628.00	97% COMPLETE
ONE OFF HEATING	HOUSING MAINTENANCE CONTRACT	INTEGRAL	£50,000	8	0	8	£23,919.00	100% COMPLETE
ONE OFF HEATING	CUMBRIA HOUSING PARTNERS	AB MITCHELL	£50,000	10	0	11	£13,059.00	75% COMPLETE
DIGITAL TV	NEGOTIATED	AERIALEK	£60,000	190	4	190	£37,070.00	100% COMPLETE
ROOFING	TENDERED	CUMBRIA ROOFING	£88,000	16	0	16	£57,098.00	100% COMPLETE
DISABLED ADAPTATIONS	TENDERED	AB MITCHELL	£250,000			109	£118,329.00	N/A
PAINTING (Central)	NEGOTIATED	B MONCUR	£130,000	500	0	499	138769*	100% COMPLETE
PAINTING (07/08 Committed)	NEGOTIATED	B MONCUR	£70,000				£34,420.00	100% COMPLETE

Prices shown are correct at 28th October 2008 and will be updated for your next meeting

Planned Maintenance Programme 2009 - 2011

The following works will be carried out during the course of 2009/10/11

Type of work	2009/2010		2010/2011 (provisional)
Kitchen installations	Angle Meadow Lane (Flats) Ewan Close (Flats) Yew Tree Gardens (Flats) Yew Tree Terrace (Flats) Yew Tree Walk (Flats) Cumberland Court (Houses) Clive Street (Houses)	McClintock Street (Houses) Flass Meadows (House) Franklin Street (House) Hindpool Road (Houses) Stackwood Avenue (3) Millstone Ave (Flats) Park Road (Flats)	The Council is preparing to undertake a Stock Condition Survey in the near future. The results of the Survey will be used to inform future Kitchen, Bathroom, and Rewire Investment Programmes.
Bathroom installations	Urswick Green (Houses) Himalaya Avenue (Houses) Kendal Croft (Bungalows) Little Croft Gleaston Avenue (Houses) Westminster Ave (Houses) Calder Green (Bungalows) Court Guards (Houses) Netherfield Close (House) Orcades Green (House) Ribble Gardens (Houses)	Severn Road (Houses) Long Bank (Houses) Church Lane (House) Dale Bank (Houses) Frome Road (Houses) Duddon Drive (Houses) Sowerby Avenue (Houses) Chichester Place (Houses) Grosvenor Street (Houses) Sandscale Terr (Houses)	
Electrical rewires	Ewan Close (2009)		
Central Heating installations	Anson Street (Flats) 3 Blake Street (Flat) 1 Cavendish St (Flats) 3 Hartington St (Flat) 1 McCleane Close (Flats) 3 Michaelson Villa (Flat) 1 Bridge House (Flat) 1 Coronation Drive (House) 1 Dalton Fields Lane (House) 1 Duke St, Dalton (Houses) 5 Lord St, Dalton (Houses) 11 Newton Rd, Dalton (Houses) 3 Ruskin Ave (Flats/Houses) 4 Rydal Close (Houses) 2 Storey Square (House) 1 Thirlmere Close (Houses) 2 Ullswater Close (Houses) 4 Victoria Street (House) 1 Windermere Close (Houses) 5 Angle Meadow Lane (Flat) 1 Broad Close (Flats) 3	Chester Place (Flat) 1 Hazel Close (Flats) 2 High Cliff (Flat) 1 Low White Close (Flats) 2 Middle White Close (Flat) 1 Mill Bank (Flat) 1 Park Road (Flats) 2 Pennine Gardens (Flats) 2 Bardsea Road (House) 1 Cloisters Avenue (House) 1 Ewan Close (Flats) 73 Fife Street (House) 1 Gleaston Avenue (House) 1 Lorne Road (Houses) 4 Newton Brow (Flats/Houses) 6 Park Avenue (House) 1 Piel View Grove (Houses) 8 Irwell Road (Flats) 2 Roding Green (Flats) 7 Witham Walk (Flats) 2	Raglan Court (Flats) 3 Duke Street (House) 1 Chiltern Crescent (Flat) 1 Grosvenor Street (Houses) 2 Low White Close (Flats) 2 Meetings View (Houses) 2 Middlefield (House) 1 Ormsgill Lane (Houses) 2 Paxway Terrace (Houses) 3 Pennine Gardens (Flat) 1 Sandscale Terrace (House) 1 Sike Meadow (Houses) 4 Whinsfield Avenue (Houses) 7 Broadway (Houses) 26 Dale Bank (House) 1 Gateway (Houses) 13 Longway (Houses) 70 Roose Road (Houses) 8 Salthouse Road (Houses) 2 Stackwood Ave (Houses) 2 Westway (Houses) 19
Painting	Greengate/Risedale		Dalton