

The Highland Council
Lochaber Area Committee
26 February 2015

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| Agenda Item | 9 |
| Report No | LA 7/15 |

Housing Capital Projects Report

Report by the Director of Community Services

Summary

This report provides information to Members on the Housing Revenue Account Capital Projects in the Lochaber Area and on future proposals for the Housing Capital programme.

1. Background

- 1.1 Members had asked at the August and November 2014 Area Committee about capital project work taking place in the Lochaber Area.
- 1.2 The approved work has been identified in order to meet the Council's commitment to achieving the Scottish Housing Quality Standard. An exception to this is the external insulation work. The utility company E.on is carrying out work under the Government, Home Energy Efficiency Programme Scotland, Area Based Schemes (HEEPS ABS). In order to take advantage of the funding provided to E.on some £81,000 of Council funding has been committed in order to carry out work to twenty properties this financial year.

2. Current Capital Improvement Work

- 2.1 The position regarding the current work can be found in **Appendix 1** where comments and the current project status is given together with any appointed contractor and the approved project cost.
- 2.2 The Development and Infrastructure Project Management team, in consultation with Area Managers, decide how projects should be packaged in order to obtain economies of scale. Consequently, apart from heating project HCC0462, the projects involve other Council Areas.

3. Future Projects

- 3.1 The Community Services Committee on 5 February 2015, approved an increase in the overall HRA Capital Programme taking account of the need for additional funding to meet the Scottish Housing Quality Standard. Within this an additional £3m of funding was approved Highland-wide for 2015/16 for exceptional work, including aids and adaptations for disabled tenants. Recommendations for the allocations of this funding to specific projects will be made to the Community Services Committee in May.
- 3.2 Priorities for exceptional work in Lochaber are currently considered to be:
 - Continue with external wall insulation in conjunction with the Government's Home Energy Efficiency Programme Scotland, Area Based Schemes (HEEPS ABS) initiative.
 - The upgrade of Swedish Timber properties

- Medical adaptations to properties for disabled tenants.

4. Implications

- 4.1 **Resources:** There are ongoing resource implications which are subject to formal approval of the capital programme budget by Community Services Committee. There may not be sufficient resources available to undertake all the priorities for investment identified for Lochaber during 2015/16.
- 4.2 **Legal:** There are no known legal implications.
- 4.3 **Carbon Clever/Climate Change:** Investment in new heating systems will help improve energy efficiency and reduce carbon emissions.
- 4.4 There are no other known equality, rural, or Gaelic implications arising from this report.

Recommendation

This report is provided for information to Members who are invited to comment on the content of the report.

Designation: **Director of Community Services**

Date: 12 February 2015

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| Project | Project Title and Location | Comments | Contractor | Status | Approved Project Cost £k |
|---------|---|---|-------------------|---|--------------------------|
| HCC0422 | Heating upgrades, Lochaber, Badenoch and Inverness. Upgrade heating systems to air source, biomass, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers. | 47 Lochaber properties of the 126 in the project. | UKFM Group | Project on hold as recent report on design of biomass boiler indicates not user friendly. A substitute design has been requested from the Energy and Sustainability team. | 1,374.9 |
| HCC0424 | Heating upgrades Lochaber, Badenoch, Nairn and Inverness. Upgrade heating systems to air source, biomass, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers. | 45 Lochaber properties of the 229 in the project. | Easy Heat Systems | Work in progress. Contractor working in each sub-area. Completion anticipated June 2015. | 2,341.5 |
| HCC0462 | Heating upgrades, Lochaber Upgrade heating systems to air source, biomass, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers. | 265 properties. | | Award of contract imminent. Work to start in April 2015. 12 month contract period. | 3,372.6 |

| Project | Project Title and Location | Comments | Contractor | Status | Approved Project Cost £k |
|---------|---|--|--|--|--------------------------|
| HCC0463 | Heating upgrades, Lochaber and Inverness. Upgrade heating systems to air source, biomass, stoves and quantum electric from Total Heating Total Control, solid fuel and electric boilers. | 115 Lochaber properties of the 180 in the project. This is a proposed "Scape" project. Scape is a procurement framework owned by four Local Authorities used exclusively to achieve efficiency in public sector works. The Council's Scape partner is Kier Construction Ltd. | | Tender report being received end of February 2015. Completion anticipated end December 2015. | 2,169.0 |
| HCC0464 | External insulation, Lochaber and Inverness. | Government scheme, Home Energy Efficiency Programme Scotland, Area Based Schemes (HEEPS ABS). Joint funding with utility company E.on and Highland Council. 52 Lochaber properties of the 60 in the project. | E.on | First 20 Lochaber properties in Caol instructed (Council contribution approx £81k). Anticipated completion date of end of March 2015. Remaining 32 Lochaber properties (Coal and Corpach) dependant on Capital Programme budget allocation in 2015/16. | 460.620 |
| HCC0467 | Bathroom refurbishments, Lochaber, Badenoch, Nairn and Inverness. | Of the 370 in the project, 31 Lochaber properties (5 by O'Briens and 26 by Building Maintenance). | O'Brien Properties Ltd and Highland Council Building Maintenance | Complete | 1,719.9 |
| HCC0468 | Kitchen refurbishment, Lochaber, Badenoch, Nairn and Inverness. | 88 Lochaber properties of the 551 in the project. | McGregor Construction (Highland) Ltd | Complete | 1,706.4 |