

The Highland Council
City of Inverness Area Committee
3 December 2015

Agenda Item	12
Report No	CIA/66/15

Housing Revenue Account Capital Programme for Inverness Area 2016/17

Report by the Director of Community Services

Summary

This report outlines the resources available to undertake capital investment to the Council's Housing Stock in the Inverness Area and recommends capital investment projects for approval in 2016/17 following Member Consultation.

1. Background

1.1 The Community Services Committee on 20 August approved the framework for the Housing Revenue Account (HRA) Capital Programme for 2016-2021. Since 2007 the HRA Capital programme has been focussed mainly on investment to meet the Scottish Housing Quality Standard. Future investment priorities are to be based on a standard set of 'Major Repairs Allowances' published by the UK Government.

This method provides standard investment allowances per house based on house type and date of construction. These allowances are based on the costs of standard life cycle replacement of major building elements.

1.2 There are five components to the programme:

- **Major Component Replacement** representing 45% of the programme. This comprises kitchens over 30 years old, bathrooms over 30 years old, re-wiring, and windows/doors over 30 years old.
- **Heating / Energy Efficiency** representing 45% of the programme. This comprises prioritising all heating systems over 20 years old with renewable systems from our heating options approach.
- **External fabric (major component replacement)** representing 5% of the programme. This comprises replacement of Roofs and Rainwater Goods/Soil Pipes.
- **External fabric (environmental improvements)** representing 5% of the programme. This includes replacement fencing; external rendering and painting.
- **Equipment and Adaptations.** This comprises £300,000 per year for the five years with clients identified via Occupational Health Advisor.

1.3 The Community Services Committee agreed that consultation take place with Ward members on local Capital HRA projects for 2016/17. This consultation was undertaken between 14th October and 2nd November at each of the seven Inverness Area Ward Business Meetings.

2 2016-17 programme Summary for Inverness city and Area

2.1 The budget allocation the Inverness Area for 2016/17 is £3,034,055. This has been allocated across the five components as detailed in 2.2 below.

2.2	Major Component Repairs	Heating/ Energy Efficiency	External fabric (MCR) and External fabric (environmental)	Aids & Adaptations	
	Kitchens – 33 = £165,000 Bathrooms 14 = £70,000 Windows & Doors 166 = £996,000 Re-wiring 36 = £144,000	Heating replacements 61 = £567,000	Render / Rhone/ Roofs/ Fencing £63, 381 per ward	Demand Led / Occupational Health Advisor Recommendation	
	£1,375,000	£567,000	£478,667	£300,000	£2, 720,667 314,160 £3, 034,827

2.3 The addresses / Locations of the projects are detailed in **Appendix 1**. The addresses have been identified via reference to the age and type of the property, the date of the construction / installation of the component, and/or Maintenance Officer recommendation arising from known repair defects.

The programme for External Fabric (MCR) and External Fabric (Environment) has been determined via Member Consultation. Details of this are also contained in **Appendix 1**.

3. Implications

3.1 **Resources:** There are ongoing resource implications arising from the need to develop and maintain performance monitoring systems relating to Scottish Housing Charter Performance Indicators. This is managed within the current HRA budget.

3.2 **Legal:** The need to set up new performance monitoring and reporting systems relating to Scottish Housing Charter performance indicators is a legal requirement under the Housing (Scotland) Act 2010.

3.3 **Equality:** here are no equality implications arising from this report.

3.4 **Climate:** There are no Climate/Carbon Clever implications arising from this report.

3.5 **Risk:** There are no risk implications arising from this report.

3.6 **Gaelic:** There are no Gaelic implications arising from this report.

3.7 **Rural:** There are no Rural implications arising from this report.

Recommendation

Members are invited to note the resources available to undertake capital investment to the Council's Housing Stock in the Inverness Area and approve the capital investment projects for 2016/17 following Member consultation.

Designation: **Director of Community Services**

Date: 16 November 2015

Author: Tracey Urry, Area Community Services Manager (Inverness)

Background Papers: Community Services Committee report 20 August 2015
http://www.highland.gov.uk/meetings/meeting/3546/community_services_committee

Appendix 1

Inverness Area HRA Capital programme 2016/17

Projects	Address/Location
Kitchens	<p>Ward 13: Abertarff Place, Fort Augustus (1); Balgate Drive, Kiltarlity (2)Beauly (2)</p> <p>Ward 14: Bruce gardens (1); Bruce Avenue (4)</p> <p>Ward 15: Benula Road (1); Bruce Gardens (1); Montague Road (1); Caledonian road (1)Celt st (1) Bellfield Pk (1)</p> <p>Ward 16: island Bank rd (1) Hilton Village (2) Tomatin Rd(2)</p> <p>Ward 17: Mackintosh Road (2); MacEwan Drive (1)King Duncans Rd (2)</p> <p>Ward 18: Manse Place (3); Stuart Place (1); Cameron Drive (1)</p> <p>Ward 20: Old Mill Rd (4)</p>
Bathroom s	<p>Ward 13: Beaufort Gds, Beauly (2)</p> <p>Ward 14: KINMYLIES (2)</p> <p>Ward 15: Dan Corbet gardens (1); Carse Road (1)</p> <p>Ward 16: Tomatin Rd (2)</p> <p>Ward 17: Kingsmills Road (2) Union Rd (1)</p> <p>Ward 18: West End Drive, Ardersier (2)</p> <p>Ward 20: Old Mill Rd (4)</p>
Heating	<p>Ward 13: Abertarff Place, Fort Augustus (10)Beaufort gds Beauly (1)</p> <p>Ward 14: Bruce Gardens (2); Glenurquhard Road (8)</p> <p>Ward 15: Cameron Square (3); St. Andrews Drive (7)</p> <p>Ward 16: Kintail Crescent (5); Island bank Rd (1) Hilton V (2) Tomatin Rd (2)</p> <p>Ward 17: Macewen Dr(10)</p> <p>Ward 18: Clachan Rd (5); Sinclair Park (2); Stuart Street (1)Cameron Dr(2) cherry pk (1)</p> <p>Ward 20: Inshes Court (1)</p>
Re-wiring	<p>Ward 13: Beaufort Gardens (2); Mossbank (1); Fort William Road (2)</p> <p>Ward 14: Bruce Gardens (5)</p> <p>Ward 15: Wells Street (2); Bellfield park (1); Muirtown Street (2)</p> <p>Ward 16: Island Bank Rd (1); Druid Road (1); Hilton Village (2); Tomatin Road (2)</p> <p>Ward 17: MACEWEN Drive (2); Beechwood Court (4)</p> <p>Ward 18: Corbett Gardens (3); Cherry Park (2)</p> <p>Ward 20: County Cottages (2); Birchwood Place (2)</p>
Windows	<p>Ward 13: Allarburn Drive (6); Balgate Drive (16)Beaufort Gds (1)</p> <p>Ward 14: Lindsay Avenue (13); Maxwell Drive (10)</p> <p>Ward 15: Benula Road (28) Caledonian Rd (20)</p> <p>Ward 16: Druid Rd (1); Tomatin Rd (2); Rosedene Court (9); Esk Road (3)Johnston Pl (1) Kintail Ct (3)</p> <p>Ward 17: old perth rd (1) Ashton crest (2) Ashton Rd (3) Janitors House Crown (1) Beechwood Ct (4) macewen Dr (2) Kingsmills Rd (3)) Raigmore Flats entrance doors</p> <p>Ward 18: Cameron Drive (12); Seaforth Avenue (6)</p> <p>Ward 20: Birchwood Lane (4); Inshes Court (8)</p>

External fabric and Environmental Projects

Ward 13	<p>Gutter replacements 1-30 Balmaccan road - Painting and general tidying up required. Viewfield Place, Beauly, check heating. Pavements Balnain and Whitebridge</p>
Ward 14	<p>Bin storage laybys Gutter replacement General path/slab work. Render repairs throughout the ward. Removal of redundant play areas, back to grass.</p>
Ward 15	<p>Install proper paths in desire routes. Handrails General slab work. Gutter replacement Weed killing. Over hanging shrubs and trees. Japanese Knotweed.</p>
Ward 16	<p>General tidying of Hilton village. Internal upgrade of Hilton Mall. Bin storage laybys Gutter replacement General path/slab work throughout the ward. External flat doors require painting. Weed killing.</p>
Ward 17	<p>Replacement of housing number signs. Painting external doors. Bin storage laybys</p>

	<p>Disabled access around the estate. Level paths around sheltered housing. Raigmore embankment clean up. Gutter replacement Fencing. Tree survey. Car parking. Maintain area behind sheltered housing MacEwan Drive.</p>
Ward 18	<p>External door painting, Ardersier. Gutter replacement. Moss on roof. Replacement guttering.</p>
Ward 20	<p>General tidying up of Paths. External painting</p>