
REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 13
DATE OF MEETING:	9th JUNE 2005	CATEGORY: DELEGATED
REPORT FROM:	HEAD OF HOUSING	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	LEE CARTER (EXT 5957)	DOC:
SUBJECT:	REVISION OF IMPROVEMENT PROGRAMMES FOR COUNCIL HOUSING TO MEET THE DECENT HOMES STANDARD	REF: LJC/u:\word\committee reports\june 2005 - dhs programmes.doc
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: HCS01

1.0 Recommendations

- 1.1 To approve the revised improvement programmes to ensure the Council achieves the Decent Homes Standard by 2008/2009.

2.0 Purpose of Report

- 2.1 To inform members that the programmes agreed at Housing and Community Services Committee 5th February 2005, have been reviewed and will continue to be validated, to ensure compliance with the decent homes standard. It is likely that following further validation, which is ongoing, programmes may need to be adjusted to target the decent homes standard.

3.0 Detail

- 3.1 Members will recall that at the meeting of the Housing and Community Services 2005 improvement programmes aimed at meeting the decent homes standard were presented and agreed.
- 3.2 As part of the continued management of the decent homes programme, validation of stock condition information is carried out on a regular basis. As a result of this validation process the programmes need to be revised to ensure that the 2010 target is achieved.
- 3.3 The revised programmes show an increase in the level of heating and loft insulation programmes the details of which are in annexe A, together with the kitchen, bathroom and window replacement programmes.
- 3.4 The validation process so far, has in itself, highlighted the need for more detailed validation processes including greater scrutiny of the stock condition database and the structural engineer's report of the non traditional properties previously conducted in 1999, needs to be updated to ensure that the condition of these properties are in a good structural state of repair.

4.0 Financial Implications

- 4.1 The proposed revisions detailed within this report can be contained within existing budgets. However, members need to be aware that the validation process in operation may require additional resources which will be identified as part of the validation process and reported to committee.

5.0 Corporate Implications

- 5.1 Completion of the proposed programmes will enable the Council to meet the Decent Homes Standard by 2010.

6.0 Community Implications

- 6.1 The proposed energy efficiency improvements are intended to provide affordable warmth for tenants, recognising the national guidelines of a maximum 10% disposal income spent on fuel for heating.
- 6.2 The central heating improvements will increase the energy efficiency rating of the properties and contribute to reductions in CO² emissions in accordance with the Council's Housing Strategy.
- 6.3 The 'Standard Assessment Procedure' (SAP) will be applied to these properties. This provides energy rating with potential fuel savings and reductions in CO² emission. This information will be communicated to the tenants after the completion of the improvements in their home.

7.0 Conclusions

- 7.1 The validation process will ensure that this council holds robust information relating to the stock allowing it to make informed decisions about programmes specifically relating to the decent homes standard.

8.0 Background Papers

- 8.1 Housing and Community Services Committee - February 2005